

**VOLUME II:
YORK COUNTY**

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York County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that York County's population increased from 13,665 in 2010 to 13,794 in 2016, or by 0.9 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 10.2 percent, and the number of people from 55 to 64 years of age increased by 8.6 percent. The white population decreased by 1 percent, while the black population increased by 44.1 percent. The Hispanic population increased from 555 to 711 people between 2010 and 2016 or by 28.1 percent. These data are presented in Table II.93.1.

Table II.93.1						
Profile of Population Characteristics						
York County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	York County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	13,665	13,794	0.9%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	2,486	2,702	8.7%	383,542	396,601	3.4%
15 to 24 years	1,807	1,844	2%	258,206	269,442	4.4%
25 to 34 years	1,500	1,653	10.2%	245,176	252,946	3.2%
35 to 44 years	1,477	1,399	-5.3%	220,838	230,528	4.4%
45 to 54 years	2,083	1,582	-24.1%	258,726	229,683	-11.2%
55 to 64 years	1,823	1,980	8.6%	213,176	241,172	13.1%
65 and Over	2,489	2,634	5.8%	246,677	286,744	16.2%
Race						
White	13,257	13,125	-1%	1,649,264	1,694,976	2.8%
Black	161	232	44.1%	85,971	94,620	10.1%
American Indian and Alaskan Native	59	113	91.5%	23,418	27,318	16.7%
Asian	64	122	90.6%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	8	9	12.5%	2,061	2,425	17.7%
Two or more races	116	193	66.4%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	555	711	28.1%	167,405	203,320	21.5%

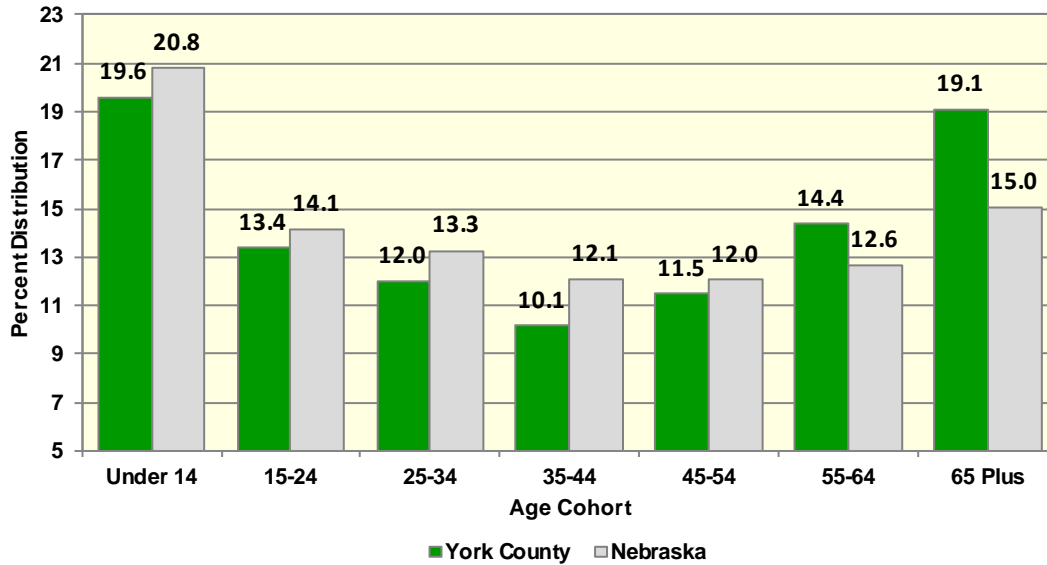
Table II.93.2, presents the population of York County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 6,670 males, who accounted for 48.8 percent of the population, and the remaining 51.2 percent, or 6,995 persons, were female. In 2016, the number of males was 6,715 persons, and accounted for 48.7 percent of the population, with the remaining 51.3 percent, or 7,079 persons being female.



Table II.93.2 Population by Age and Gender York County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	1,285	1,201	2,486	1,372	1,330	2,702	8.7%
15 to 24 years	948	859	1,807	966	878	1,844	2%
25 to 34 years	734	766	1,500	805	848	1,653	10.2%
35 to 44 years	725	752	1,477	667	732	1,399	-5.3%
45 to 54 years	1,020	1,063	2,083	773	809	1,582	-24.1%
55 to 64 years	905	918	1,823	966	1,014	1,980	8.6%
65 and Over	1,053	1,436	2,489	1,166	1,468	2,634	0.9%
Total	6,670	6,995	13,665	6,715	7,079	13,794	0.9%
% of Total	48.8%	51.2%	.	48.7%	51.3%	.	

**Diagram II.93.1
Age Distribution**

York County
Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.93.3, from April 2000 to July 2009, York County natural increase was estimated to be 323 people. York County has been experiencing net out-migration, with 1,084 persons leaving the county in the last nine years.¹⁷⁹ The 2016 population estimates showed a natural increase of 198 persons. Between 2010 and 2016, York County’s population rose to 13,794 persons.

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 York County increased from 22 persons in 2015 to 49 persons in 2016, with an additional net movement of 0 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.93.4.

Table II.93.3	
Population Change	
York County	
1980–2010 Census and Intercensal Data	
1980 Population	14,798
Natural Increase 80–90	985
Net Migration 80–90	-1,355
1990 Population	14,428
Natural Increase 90–00	264
Net Migration 90–00	-94
2000 Population	14,598
Natural Increase 00–09	323
Net Migration 00–09	-1,084
2009 Population Estimate	13,837
2010 Population	13,665
Natural Increase 10–16	198
Net Migration 10–16	-69
2016 Population Estimate	13,794

Table II.93.4			
Driver's Licenses Exchanged and Surrendered			
York County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	207	218	-11
Calendar 2002	183	198	-15
Calendar 2003	176	177	-1
Calendar 2004	172	217	-45
Calendar 2005	189	150	39
Calendar 2006	213	168	45
Calendar 2007	185	133	52
Calendar 2008	193	180	13
Calendar 2009	164	141	23
Calendar 2010	268	172	96
Calendar 2011	168	129	39
Calendar 2012	188	109	79
Calendar 2013	209	130	79
Calendar 2014	188	149	39
Calendar 2015	185	163	22
Calendar 2016	189	140	49
First Half of 2017	80	80	0

¹⁷⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in York County increased by 17.6 percent from 1,883 in 2016 to 2,214 in 2017, as shown in Table II.93.5. The number of school-age children 5 to 11 years of age increased from 959 in 2016 to 1,144 in 2017.

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 II.93.6, shows population by age for the 2000 and 2010 Census. The population changed by -6.4 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -1.7 percent to a total of 2,489 persons in 2010. Those aged 25 to 34 changed by -1 percent, and those aged under 5 changed by 6.8 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,600	433	1,059	3,092
1993	1,632	425	1,055	3,112
1994	1,616	463	1,105	3,184
1995	1,598	483	1,105	3,186
1996	1,537	452	1,151	3,140
1997	1,550	487	1,130	3,167
1998	1,522	512	1,183	3,217
1999	1,477	500	1,216	3,193
2000	1,417	479	1,225	3,121
2001	1,405	442	1,220	3,067
2002	1,354	445	1,222	3,021
2003	1,021	378	1,021	2,420
2004	940	342	938	2,220
2005	1,156	377	1,102	2,635
2006	1,170	353	1,109	2,632
2007	1,193	408	1,089	2,690
2008	1,211	379	1,039	2,629
2009	1,159	351	992	2,502
2010	1,130	353	940	2,423
2011	1,185	333	935	2,453
2012	1,159	337	870	2,366
2013	1,283	343	914	2,540
2014	1,195	307	792	2,294
2015	962	255	671	1,888
2016	959	264	660	1,883
2017	1,144	293	777	2,214

Table II.93.6 Population by Age York County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	814	5.6%	869	6.4%	6.8%
5 to 19	3,329	22.8%	2,562	18.7%	-23%
20 to 24	864	5.9%	862	6.3%	-0.2%
25 to 34	1,515	10.4%	1,500	11%	-1%
35 to 54	4,192	28.7%	3,560	26.1%	-15.1%
55 to 64	1,351	9.3%	1,823	13.3%	34.9%
65 or Older	2,533	17.4%	2,489	18.2%	-1.7%
Total	14,598	100.0%	13,665	100.0%	-6.4%

The elderly population is further explored in Table II.93.7. Those aged 65 to 66 changed by 6.7 percent between 2000 and 2010, resulting in a population of 255 persons. Those aged 85 or older changed by 2.6 percent during the same time period, and resulted in 431 persons over age 85 in 2010.

Table II.93.7 Elderly Population by Age York County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	239	9.4%	255	10.2%	6.7%
67 to 69	362	14.3%	340	13.7%	-6.1%
70 to 74	592	23.4%	595	23.9%	0.5%
75 to 79	508	20.1%	479	19.2%	-5.7%
80 to 84	412	16.3%	389	15.6%	-5.6%
85 or Older	420	16.6%	431	17.3%	2.6%
Total	2,533	100.0%	2,489	100.0%	-1.7%

Population by race and ethnicity is shown in Table II.93.8 representing 95 percent of the white population in 2010. The black population changed by 12.9 percent, representing 1.2 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 170.7 percent between 2000 and 2010, compared to the -8.9 percent growth rate for non-Hispanics.

Table II.93.8 Population by Race and Ethnicity York County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	14,128	96.8%	12,980	95%	-8.1%
Black	140	1%	158	1.2%	12.9%
American Indian	42	0.3%	58	0.4%	38.1%
Asian	71	0.5%	60	0.4%	-15.5%
Native Hawaiian/ Pacific Islander	12	0.1%	7	0.1%	-41.7%
Other	93	0.6%	263	1.9%	182.8%
Two or More Races	112	0.8%	139	1%	24.1%
Total	14,598	100.0%	13,665	100.0%	-6.4%
Hispanic	205	1.4%	555	4.1%	170.7%
Non-Hispanic	14,393	98.6%	13,110	95.9%	-8.9%



Population by race and ethnicity through 2016 is shown in Table II.93.9. The white population represented 95.3 percent of the population in 2016, compared with the black population accounting for 0.8 percent of the population. Hispanic population represented 4.7 percent of the population in 2016.

Table II.93.9 Population by Race and Ethnicity York County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	12,980	95%	13,195	95.3%
Black	158	1.2%	112	0.8%
American Indian	58	0.4%	74	0.5%
Asian	60	0.4%	25	0.2%
Native Hawaiian/ Pacific Islander	7	0.1%	0	0%
Other	263	1.9%	101	0.7%
Two or More Races	139	1%	335	2.4%
Total	13,665	100.0%	13,842	100.0%
Non-Hispanic	13,110	95.9%	13,194	95.3%
Hispanic	555	4.1%	648	4.7%

The population by race is broken down further by ethnicity in Table II.93.10. While the white non-Hispanic population changed by -9.4 percent between 2000 and 2010, the white Hispanic population changed by 240 percent. The black non-Hispanic population changed by 8.8 percent, while the black Hispanic population changed by 200 percent.

Table II.93.10 Population by Race and Ethnicity York County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	14,053	97.6%	12,725	97.1%	-9.4%
Black	137	1%	149	1.1%	8.8%
American Indian	39	0.3%	48	0.4%	23.1%
Asian	61	0.4%	59	0.5%	-3.3%
Native Hawaiian/ Pacific Islander	8	0.1%	4	0%	-50%
Other	3	0%	24	0.2%	700%
Two or More Races	92	0.6%	101	0.8%	9.8%
Total Non-Hispanic	14,393	100.0%	13,110	100.0%	-8.9%
Hispanic					
White	75	36.6%	255	45.9%	240%
Black	3	1.5%	9	1.6%	200%
American Indian	3	1.5%	10	1.8%	233.3%
Asian	10	4.9%	1	0.2%	-90%
Native Hawaiian/ Pacific Islander	4	2%	3	0.5%	-25%
Other	90	43.9%	239	43.1%	165.6%
Two or More Races	20	9.8%	38	6.8%	90%
Total Hispanic	205	100.0%	555	100.0%	170.7%
Total Population	14,598	100.0%	13,665	100.0%	-6.4%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.93.11. During this time, the total non-Hispanic population was 13,194 persons in 2016. The Hispanic population was 648.

Table II.93.11 Population by Race and Ethnicity				
York County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	12,725	97.1%	12,682	96.1%
Black	149	1.1%	112	0.8%
American Indian	48	0.4%	68	0.5%
Asian	59	0.5%	25	0.2%
Native Hawaiian/ Pacific Islander	4	0%	0	0%
Other	24	0.2%	0	0%
Two or More Races	101	0.8%	307	2.3%
Total Non-Hispanic	13,110	100.0%	13,194	100.0%
Hispanic				
White	255	45.9%	513	79.2%
Black	9	1.6%	0	0%
American Indian	10	1.8%	6	0.9%
Asian	1	0.2%	0	0%
Native Hawaiian/ Pacific Islander	3	0.5%	0	0%
Other	239	43.1%	101	15.6%
Two or More Races	38	6.8%	28	4.3%
Total Hispanic	555	100.0	648	100.0%
Total Population	13,665	100.0%	13,842	100.0%

Households by type and tenure are shown in Table II.93.12. Family households represented 67.8 percent of households, while non-family households accounted for 32.2 percent. These changed from 66.6 and 33.4 percent, respectively.

Table II.93.12 Household Type by Tenure				
York County 2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,708	66.6%	3,846	67.8%
Married-Couple Family	3,158	85.2%	3,157	82.1%
Owner-Occupied	2,715	86%	2,818	89.3%
Renter-Occupied	443	14%	339	10.7%
Other Family	550	14.8%	689	14.3%
Male Householder, No Spouse Present	183	33.3%	220	26.6%
Owner-Occupied	99	54.1%	159	72.3%
Renter-Occupied	84	45.9%	61	27.7%
Female Householder, No Spouse Present	367	66.7%	469	53.3%
Owner-Occupied	173	47.1%	144	30.7%
Renter-Occupied	194	52.9%	325	69.3%
Non-Family Households	1,856	33.4%	1,824	32.2%
Owner-Occupied	940	50.6%	876	48%
Renter-Occupied	916	49.4%	948	52%
Total	5,564	100.0%	5,670	100.0%

The group quarters population was 737 in 2010, compared to 725 in 2000. Institutionalized populations experienced a 15.8 percent change between 2000 and 2010. Non-institutionalized populations experienced a -18.3 percent change during this same time period.

Table II.93.13					
Group Quarters Population					
York County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	206	48.6%	298	60.7%	44.7%
Juvenile Facilities	.	.	40	8.1%	.
Nursing Homes	181	42.7%	153	31.2%	-15.5%
Other Institutions	37	8.7%	0	0%	-100%
Total	424	100.0%	491	100.0%	15.8%
Noninstitutionalized					
College Dormitories	271	90%	238	96.7%	-12.2%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	30	10%	8	3.3%	-73.3%
Total	301	100.0%	246	100.0%	-18.3%
Group Quarters Population	725	100.0%	737	100.0%	1.7%

The number of foreign born persons are shown in Table II.93.14. An estimated 1.1 percent of the population was born in Mexico with 0.1 percent born in China excluding Hong Kong and Taiwan and another 0.1 percent were born in Germany.

Table II.93.14			
Place of Birth for the Foreign-Born Population			
York County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	157	1.1%
#2 country of origin	China excluding Hong Kong and Taiwan	15	0.1%
#3 country of origin	Germany	12	0.1%
#4 country of origin	Ireland	8	0.1%
#5 country of origin	Italy	8	0.1%
#6 country of origin	Honduras	7	0.1%
#7 country of origin	Egypt	6	0%
#8 country of origin	Philippines	5	0%
#9 country of origin	Turkey	5	0%
#10 country of origin	Canada	3	0%

Limited English Proficiency and the language spoken at home are shown in Table II.93.15. An estimated 0.9 percent of the population speaks Spanish at home.languages .



Table II.93.15 Limited English Proficiency and Language Spoken at Home York County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	111	0.9%
#2 LEP Language	German or other West Germanic languages	6	0%
#3 LEP Language	Other and unspecified languages	6	0%
#4 LEP Language	Tagalog	5	0%
#5 LEP Language	Korean	2	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	Chinese	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.93.16. Some 16.2 percent of the population was disabled in 2000, or a total of 2,158 persons. The disability rate was highest for those over 65, with 37 percent disabled.

Table II.93.16 Disability by Age York County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	158	6.7%
16 to 64	1,129	13.1%
65 and older	871	37%
Total	2,158	16.2%

Table II.93.17 shows disability by type in 2000. There were 934 physical disabilities in 2000, some 631 employment disabilities, and 686 go-outside-home disabilities.

Table II.93.17 Total Disabilities Tallied: Aged 5 and Older York County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	542
Physical disability	934
Mental disability	491
Self-care disability	256
Employment disability	631
Go-outside-home disability	686
Total	3,540



Disability by age, as estimated by the 2016 ACS, is shown in Table II.93.18. The disability rate for females was 11 percent, compared to 13 percent for males. The disability rate changed precipitously higher with age, with 44.6 percent of those over 75 experiencing a disability.

Table II.93.18 Disability by Age York County 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%	0	0%	0	0%
5 to 17	94	7.9%	38	3.6%	132	5.9%
18 to 34	80	5.3%	31	2.5%	111	4%
35 to 64	283	11.6%	229	9.2%	512	10.4%
65 to 74	139	24.6%	159	22.8%	298	23.6%
75 or Older	268	54.5%	266	37.8%	534	44.6%
Total	864	13%	723	11%	1,587	12%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.93.19. Some 5.8 percent have an ambulatory disability, 4.5 have an independent living disability, and 1.8 percent have a self-care disability.

Table II.93.19 Total Disabilities Tallied: Aged 5 and Older York County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	667	5%
Vision disability	240	1.8%
Cognitive disability	476	3.8%
Ambulatory disability	715	5.8%
Self-Care disability	220	1.8%
Independent living disability	452	4.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.93.20 and Table II.93.21. In 2016, some 7,227 persons were employed and 105 were unemployed. This totaled a labor force of 7,332 persons. The unemployment rate for York County was estimated to be 1.4 in 2016.

Table II.93.20 Employment, Labor Force and Unemployment York County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	7,227
Unemployed	105
Labor Force	7,332
Unemployment Rate	1.4%



In 2016, 94.5 percent of households in York County had a high school education or greater.

Table II.93.21	
High School or Greater Education	
York County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	5,359
Total Households	5,670
Percent High School or Above	94.5%

As seen in Table II.93.22, 28.6 percent of the population had a high school diploma or equivalent, another 38.2 percent have some college, 18.8 percent have a Bachelor's Degree, and 7.2 percent of the population had a graduate or professional degree.

Table II.93.22		
Educational Attainment		
York County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	766	7.2%
High School or Equivalent	3,058	28.6%
Some College or Associates Degree	4,082	38.2%
Bachelor's Degree	2,012	18.8%
Graduate or Professional Degree	769	7.2%
Total Population Above 18 years	10,687	100.0%

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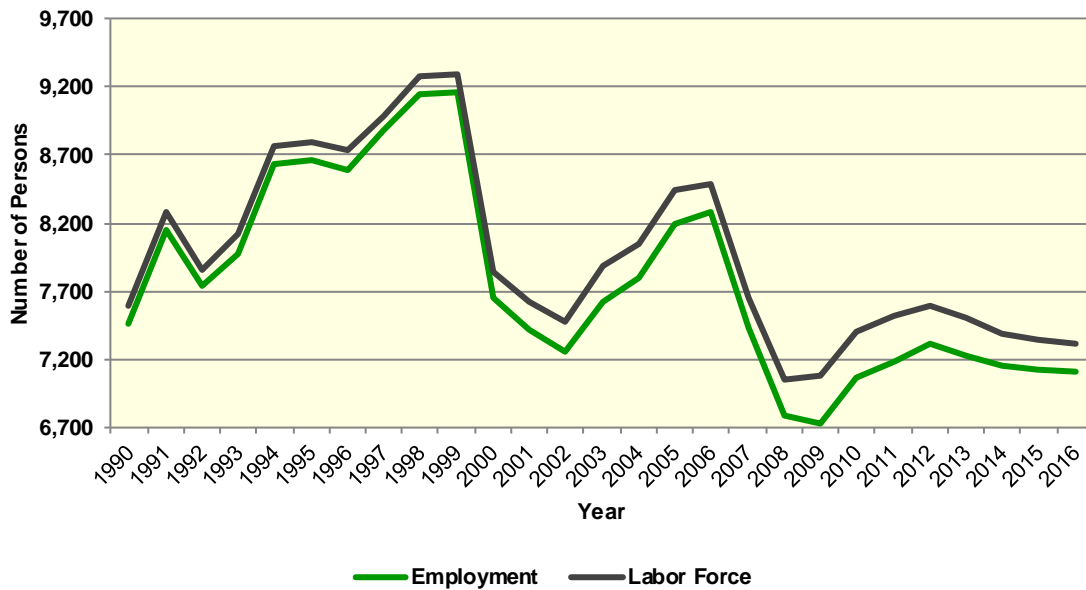
Labor Force

Table II.93.23, shows the labor force statistics for York County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 1.2. The highest level of unemployment occurred during 2009 rising to a rate of 4.9. 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 York County decreased from 2.9 percent in 2015 to 2.8 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.93.23 Labor Force Statistics York County 1990 - 2016 BLS Data					
Year	York County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	139	7,460	7,599	1.8%	2.3%
1991	138	8,150	8,288	1.7%	2.7%
1992	120	7,740	7,860	1.5%	2.9%
1993	144	7,975	8,119	1.8%	2.8%
1994	132	8,627	8,759	1.5%	2.6%
1995	126	8,667	8,793	1.4%	2.6%
1996	148	8,584	8,732	1.7%	2.7%
1997	105	8,881	8,986	1.2%	2.5%
1998	132	9,153	9,285	1.4%	2.6%
1999	137	9,158	9,295	1.5%	2.8%
2000	195	7,649	7,844	2.5%	2.8%
2001	206	7,416	7,622	2.7%	3.1%
2002	222	7,255	7,477	3%	3.6%
2003	261	7,622	7,883	3.3%	3.9%
2004	254	7,801	8,055	3.2%	3.9%
2005	238	8,200	8,438	2.8%	3.8%
2006	208	8,281	8,489	2.5%	3.1%
2007	208	7,440	7,648	2.7%	3%
2008	261	6,789	7,050	3.7%	3.3%
2009	345	6,733	7,078	4.9%	4.6%
2010	344	7,067	7,411	4.6%	4.6%
2011	326	7,189	7,515	4.3%	4.4%
2012	281	7,320	7,601	3.7%	4%
2013	272	7,234	7,506	3.6%	3.8%
2014	235	7,158	7,393	3.2%	3.3%
2015	216	7,129	7,345	2.9%	3%
2016	208	7,106	7,314	2.8%	3.2%

Diagram II.93.2, shows the employment and labor force for York County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 7,106 persons, with the labor force reaching 7,314, indicating there were a total of 208 unemployed persons.

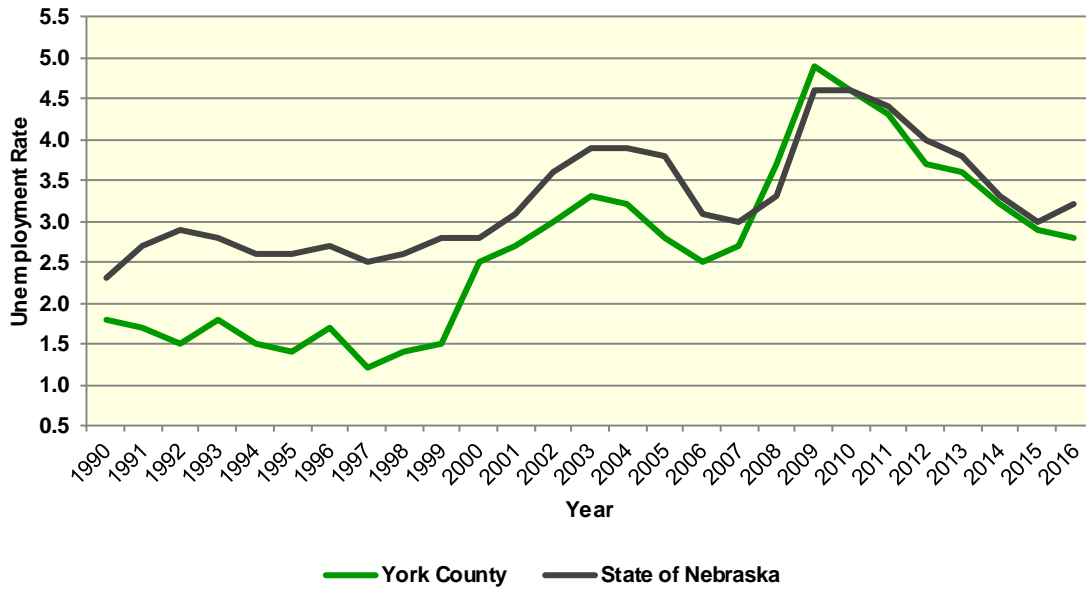
Diagram II.93.2
Employment and Labor Force
 York County
 1990 – 2016 BLS Data



Unemployment

Diagram II.93.3, shows the unemployment rate for both the State and York County. During the 1990’s the average rate for York County was 1.5, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.6. Over the course of the entire period York County had an average unemployment rate lower than the state, 2.6 percent for York County, versus 3.3 statewide.

Diagram II.93.3
Annual Unemployment Rate
 York County
 1990 – 2016 BLS Data



Earnings and Employment

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. Table II.93.24, shows total real earnings by industry for York County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 72,944,000 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 7.4 percent to 25,055,000 dollars.

Table II.93.24
Real Earnings by Industry
 York County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	37,738	59,924	120,648	112,463	117,824	67,995	71,679	58,514	-18.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	192	0	0	0	0	0	0	0	0
Construction	13,045	17,937	16,262	16,179	20,333	22,618	23,339	25,055	7.4
Manufacturing	65,951	48,254	54,142	58,851	58,441	57,197	58,284	58,220	-0.1
Wholesale trade	0	30,117	31,487	33,928	36,677	39,113	38,806	37,885	-2.4
Retail trade	34,065	32,540	33,859	33,827	32,405	27,941	27,564	27,177	-1.4
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	7,047	4,278	3,682	4,101	3,712	3,670	4,108	4,028	-2
Finance and insurance	16,417	27,222	23,176	24,976	21,336	22,661	23,424	23,631	0.9
Real estate and rental and leasing	1,591	3,371	3,942	6,261	7,828	7,592	7,264	6,386	-12.1
Professional and technical services	0	0	0	0	17,756	18,013	17,182	16,130	-6.1
Management of companies and enterprises	0	0	0	0	260	248	189	138	-27.2
Administrative and waste services	4,997	9,579	11,964	13,921	14,234	15,093	14,526	15,465	6.5
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	2,101	1,544	1,503	1,733	1,489	0	1,275	1,363	6.9
Accommodation and food services	11,497	16,302	15,204	15,486	15,432	0	15,797	16,271	3
Other services, except public administration	16,613	17,899	19,593	21,284	20,214	20,633	20,401	20,810	2
Government and government enterprises	56,255	74,133	72,869	70,811	71,054	70,782	72,756	72,944	0.3
Total	361,243	449,410	527,174	540,311	539,239	494,373	497,722	484,754	-2.6



Table II.93.25, shows the total employment by industry for York County. The most recent estimates show the government and government enterprises industry was the largest employer in York County, with employment reaching 1,245 jobs in 2016. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 9.8 percent to 436 jobs.

Table II.93.25 Employment by Industry York County BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	753	693	727	706	711	706	795	755	-5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	411	437	397	365	450	463	499	504	1
Manufacturing	1,228	805	850	903	881	859	862	874	1.4
Wholesale trade	0	490	505	523	574	613	578	579	0.2
Retail trade	1,343	1,182	1,195	1,157	1,123	1,133	1,107	1,096	-1
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	175	97	76	84	86	85	91	91	0
Finance and insurance	475	559	605	602	589	561	570	575	0.9
Real estate and rental and leasing	198	281	276	258	279	323	302	313	3.6
Professional and technical services	0	0	0	0	364	372	339	327	-3.5
Management of companies and enterprises	0	0	0	0	0	0	19	20	5.3
Administrative and waste services	273	359	379	454	434	435	397	436	9.8
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	91	109	112	111	110	0	106	112	5.7
Accommodation and food services	775	819	800	822	842	0	848	880	3.8
Other services, except public administration	619	548	584	600	603	605	657	667	1.5
Government and government enterprises	1,170	1,314	1,296	1,292	1,280	1,262	1,265	1,245	-1.6
Total	9,944	10,094	10,392	10,717	10,721	10,755	10,720	10,810	0.8



Table II.93.26, shows the real average earnings per job by industry for York County. These figures are calculated by dividing the Total Real Earning displayed in Table II.93.24 and Table II.93.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 77,502 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 6.3 percent to 49,712 dollars.

Table II.93.26									
Real Earnings Per Job by Industry									
York County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	50,117	86,470	165,954	159,296	165,717	96,310	90,162	77,502	-14
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	31,739	41,045	40,963	44,327	45,183	48,850	46,772	49,712	6.3
Manufacturing	53,706	59,943	63,697	65,172	66,334	66,586	67,614	66,613	-1.5
Wholesale trade	0	61,463	62,350	64,871	63,897	63,806	67,139	65,432	-2.5
Retail trade	25,365	27,530	28,334	29,237	28,856	24,661	24,900	24,797	-0.4
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	40,270	44,106	48,444	48,825	43,164	43,179	45,147	44,264	-2
Finance and insurance	34,561	48,698	38,307	41,489	36,225	40,393	41,094	41,097	0
Real estate and rental and leasing	8,038	11,997	14,282	24,267	28,056	23,506	24,054	20,403	-15.2
Professional and technical services	0	0	0	0	48,779	48,423	50,685	49,327	-2.7
Management of companies and enterprises	0	0	0	0	0	0	9,972	6,900	-30.8
Administrative and waste services	18,303	26,684	31,568	30,663	32,798	34,696	36,589	35,470	-3.1
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	23,089	14,161	13,417	15,611	13,533	0	12,024	12,170	1.2
Accommodation and food services	14,835	19,905	19,005	18,839	18,328	0	18,629	18,490	-0.7
Other services, except public administration	26,839	32,663	33,550	35,473	33,522	34,104	31,052	31,199	0.5
Government and government enterprises	48,082	56,418	56,226	54,808	55,511	56,087	57,514	58,590	1.9
Total	36,328	44,522	50,729	50,416	50,297	45,967	46,429	44,843	-3.4

Table II.93.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$675,131,000 a -1.9 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 10,094 and 10,810 in 2016, which was a percentage change of 0.8 over this period.



Table II.93.27
Total Employment and Real Personal Income
 York County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	208,321	10,180	-1,993	50,077	19,341	265,566	19,815	6,251	33,326
1970	197,363	10,132	-1,703	52,769	20,607	258,904	18,997	6,204	31,810
1971	203,003	10,633	-1,541	53,580	22,081	266,490	19,856	6,285	32,300
1972	219,955	11,852	-1,731	58,594	23,289	288,255	21,562	6,621	33,222
1973	269,200	15,053	-1,219	65,197	27,160	345,286	25,154	7,194	37,419
1974	248,630	16,576	-1,700	68,478	29,076	327,908	23,789	7,598	32,721
1975	309,876	16,688	-1,308	71,962	31,574	395,416	27,811	7,769	39,886
1976	269,074	18,205	-1,677	71,933	31,910	353,035	24,510	7,983	33,705
1977	218,214	18,129	-739	75,940	33,527	308,814	21,589	8,017	27,219
1978	306,354	19,274	-240	80,581	35,068	402,490	27,825	8,107	37,789
1979	265,590	20,460	443	86,367	36,039	367,980	25,133	8,213	32,338
1980	186,359	20,439	326	94,694	38,189	299,129	20,178	8,264	22,551
1981	254,394	20,854	-411	104,986	41,270	379,384	25,466	8,106	31,383
1982	222,870	21,142	-1,698	125,729	43,849	369,609	24,721	8,303	26,843
1983	216,348	20,818	-2,403	121,282	45,655	360,065	23,985	8,373	25,839
1984	285,349	22,777	-4,515	120,884	45,320	424,262	28,346	8,580	33,257
1985	279,067	23,803	-6,024	115,004	45,929	410,173	27,529	8,702	32,070
1986	279,685	24,962	-7,387	111,162	47,101	405,599	27,704	8,763	31,916
1987	295,948	25,410	-8,327	102,460	47,113	411,785	28,485	8,683	34,083
1988	326,282	28,242	-10,638	101,728	47,382	436,512	29,831	9,015	36,194
1989	312,693	28,567	-11,852	111,807	50,305	434,386	29,881	9,201	33,984
1990	331,510	29,813	-13,900	101,434	51,641	440,871	30,571	9,317	35,581
1991	331,675	31,027	-15,810	106,340	53,470	444,647	30,782	9,581	34,618
1992	347,393	32,773	-19,187	105,044	57,213	457,690	31,331	9,552	36,369
1993	328,849	35,143	-22,156	111,300	59,909	442,760	30,185	9,811	33,518
1994	374,199	37,990	-24,986	109,325	62,474	483,022	32,829	10,653	35,126
1995	368,651	39,350	-27,612	108,417	64,147	474,252	32,126	10,571	34,874
1996	426,303	40,879	-29,701	111,761	66,688	534,173	35,962	10,691	39,875
1997	415,334	43,267	-33,097	108,004	66,586	513,560	34,571	10,925	38,017
1998	429,368	46,249	-37,817	115,707	69,570	530,579	35,865	11,095	38,700
1999	426,565	46,960	-39,752	118,238	71,787	529,878	36,095	11,076	38,512
2000	417,353	44,809	-36,362	121,123	75,827	533,131	36,634	10,543	39,586
2001	361,243	38,013	-24,790	116,955	85,039	500,434	34,661	9,944	36,327
2002	348,620	37,590	-22,997	108,573	87,492	484,098	34,019	9,633	36,191
2003	385,414	38,714	-21,921	100,546	90,415	515,741	36,384	9,543	40,387
2004	411,354	40,715	-21,148	101,787	92,515	543,793	38,976	9,789	42,022
2005	409,050	41,968	-19,405	92,100	96,809	536,586	38,270	10,125	40,400
2006	384,590	43,283	-16,935	88,414	102,441	515,228	36,463	10,160	37,854
2007	436,049	44,616	-15,428	98,436	102,475	576,916	40,980	10,181	42,829
2008	452,026	45,618	-13,666	115,124	108,885	616,750	44,431	10,201	44,312
2009	450,214	45,579	-16,530	112,466	114,331	614,902	44,919	10,105	44,554
2010	449,410	46,732	-16,196	117,749	118,140	622,370	45,582	10,094	44,523
2011	527,174	43,504	-18,327	123,666	115,983	704,991	51,235	10,392	50,729
2012	540,311	44,729	-19,826	150,668	116,394	742,819	53,719	10,717	50,416
2013	539,239	50,427	-19,861	133,358	114,757	717,065	51,763	10,721	50,297
2014	494,373	50,743	-18,759	136,039	116,389	677,299	48,674	10,755	45,967
2015	497,722	50,631	-17,630	139,388	119,183	688,032	49,778	10,720	46,430
2016	484,754	51,090	-19,526	140,478	120,515	675,131	48,944	10,810	44,843



Diagram II.93.4, shows real average earnings per job for York County from 1990 to 2016. Over this period the average earning per job for York County was 40,847 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.93.4
Real Average Earnings Per Job
 York County
 BEA Data 1990 - 2016

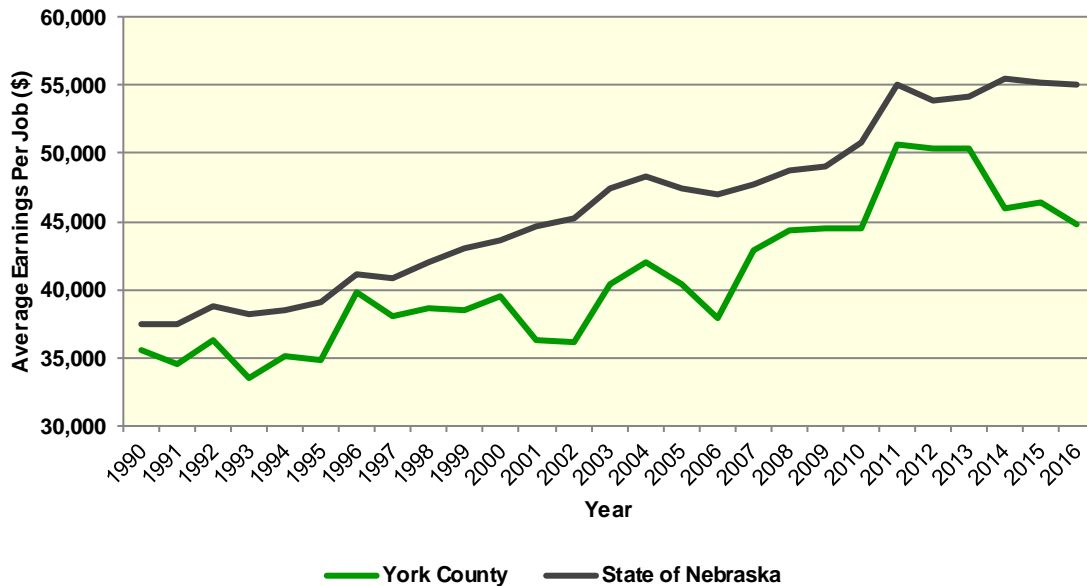
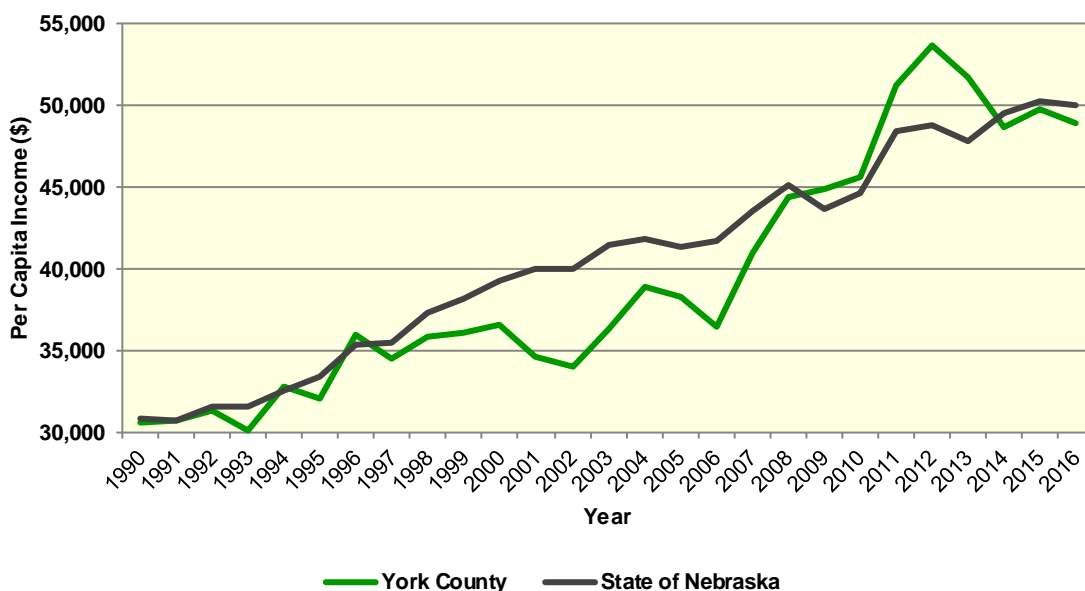


Diagram II.93.5, shows real per capita income in York County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for York County was 39,472 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.93.5
Real Per Capita Income
 York County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.93.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 7,641 persons in 2015 to 7,753 in 2016, a change of 1 percent.

Table II.93.28
Total Monthly Employment
 York County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	8,925	7,886	7,170	7,018	6,932	7,023	7,260	7,192	7,277	7,256	7,313
Feb	8,899	7,868	7,191	7,038	7,034	7,064	7,179	7,241	7,288	7,273	7,347
Mar	8,977	7,934	7,211	7,086	7,132	7,203	7,344	7,254	7,291	7,309	7,397
Apr	8,996	8,044	7,322	7,225	7,259	7,399	7,485	7,331	7,436	7,520	7,512
May	9,077	8,177	7,477	7,290	7,408	7,434	7,588	7,533	7,557	7,572	7,588
Jun	9,254	8,430	7,402	7,415	7,559	7,555	7,882	7,739	7,812	7,808	7,782
Jul	9,276	8,325	7,421	7,309	7,453	7,868	9,982	9,497	9,305	8,282	9,560
Aug	9,346	8,293	7,351	7,281	7,368	7,656	7,978	8,263	8,261	8,022	8,038
Sep	9,429	8,316	7,387	7,321	7,466	7,929	8,027	8,034	7,894	7,771	7,795
Oct	9,162	8,091	7,377	7,290	7,174	7,498	7,596	7,962	7,745	7,667	7,615
Nov	9,183	8,087	7,169	7,091	7,080	7,389	7,528	7,469	7,438	7,597	7,509
Dec	9,158	8,052	7,073	7,110	7,150	7,384	7,575	7,527	7,543	7,615	7,583
Annual	9,140	8,125	7,296	7,206	7,251	7,450	7,785	7,754	7,737	7,641	7,753
% Change	2%	-11%	-10%	-1%	1%	3%	4%	(ND)%	(ND)%	-1%	1%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$698 in 2015. In 2016, average weekly wages saw a increase of 1 percent over the prior year, rising to 704 dollars, or by 6 dollars. These data are shown in Table II.93.29.

Table II.93.29						
Average Weekly Wages						
York County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	453	458	473	496	470	
2002	460	465	479	503	477	1%
2003	518	526	530	582	539	13%
2004	533	549	587	583	563	4%
2005	558	569	584	596	577	2%
2006	585	577	579	613	589	2%
2007	575	554	567	617	578	-2%
2008	551	547	562	611	568	-2%
2009	562	556	561	622	575	1%
2010	575	561	588	651	593	3%
2011	606	599	614	697	629	6%
2012	636	612	596	719	639	2%
2013	653	634	623	741	662	4%
2014	678	647	637	763	680	3%
2015	668	667	669	787	698	3%
2016(p)	684	684	678	771	704	1%

Total business establishments reported by the QCEW are displayed in Table II.93.28. Between 2015 and 2016, the total number of business establishments in York County decreased from 660 to 652 establishments.

Table II.93.30						
Number of Business Establishments						
York County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	560	556	550	543	552	
2002	554	554	551	550	552	(ND)%
2003	559	559	558	549	556	1%
2004	558	552	555	546	553	-1%
2005	556	554	552	555	554	(ND)%
2006	541	546	548	545	545	-2%
2007	545	546	545	547	546	(ND)%
2008	541	547	550	554	548	(ND)%
2009	554	563	570	570	564	3%
2010	568	573	571	566	570	1%
2011	581	582	579	589	583	2%
2012	620	632	636	646	634	9%
2013	650	657	645	653	651	3%
2014	657	664	667	670	665	2%
2015	672	671	648	647	660	-1%
2016	649	646	652	662	652	-1%



Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 6.8 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 4.8 percent over the period. On the other hand, by 2016 there were 940 returns for AGIs of \$100,000 or more. Table II.93.31 presents AGI distribution for the years 1991 through 2016.

Table II.93.31										
Income Tax Returns by Adjusted Gross Income										
York 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	\$100,001–\$250,000	More than \$250,000	Total¹⁸⁰
1991	2,080	666	1,235	927	862	421	106	81	10	6,388
1992	2,073	593	1,205	933	896	510	103	92	11	6,416
1993	2,064	583	1,122	945	929	528	119	104	12	6,406
1994	2,144	562	1,130	885	899	558	114	96	11	6,399
1995	2,039	546	1,113	846	924	633	142	135	14	6,392
1996	2,015	511	1,125	812	998	699	206	153	15	6,534
1997	2,019	511	1,099	827	983	801	228	187	19	6,674
1998	1,919	526	1,044	821	955	889	272	194	26	6,646
1999	1,799	465	1,053	812	970	962	285	235	36	6,617
2000	1,759	452	1,071	770	973	1,009	316	232	34	6,616
2001	1,788	433	985	805	945	970	306	218	27	6,477
2002	1,784	460	996	782	899	943	307	204	24	6,399
2003	1,669	446	989	780	898	889	355	247	26	6,299
2004	1,547	511	996	726	889	955	384	260	34	6,302
2005	1,382	409	845	674	822	945	428	284	42	5,831
2006	1,359	510	948	794	883	1,000	509	342	44	6,389
2007	1,295	557	882	752	829	1,045	598	419	60	6,437
2008	1,218	447	938	725	855	1,005	635	522	81	6,426
2009	1,170	483	920	750	760	989	607	527	79	6,285
2010	1,085	493	895	738	820	995	625	595	86	6,332
2011	1,131	478	886	719	816	1,003	646	679	99	6,457
2012	1,049	433	868	736	820	986	673	740	172	6,477
2013	1,074	488	854	695	857	981	696	779	159	6,583
2014	995	493	879	692	862	965	687	825	162	6,560
2015	1,029	449	842	695	860	1,014	687	817	143	6,536
2016	1,011	388	799	716	859	1,020	707	813	127	6,440

¹⁸⁰ 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.

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 1,265 in 2010 to 1,357 in 2016, with the poverty rate reaching 10.5 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.93.32 presents poverty data for the county.

Table II.93.32 Persons in Poverty York County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,082	7.8%
2001	1,141	8.3%
2002	1,232	9%
2003	1,208	8.9%
2004	1,180	8.6%
2005	1,297	9.5%
2006	1,225	9%
2007	1,220	9.1%
2008	1,297	9.7%
2009	1,260	9.7%
2010	1,265	9.8%
2011	1,433	11.1%
2012	1,316	10.1%
2013	1,283	9.8%
2014	1,388	10.6%
2015	1,316	10.1%
2016	1,357	10.5%

The rate of poverty for York County is shown in Table II.93.33. In 2016, there were an estimated 1,218 persons living in poverty. This represented a 9.4 percent poverty rate, compared to 8.5 percent poverty in 2000. In 2016, some 10.8 percent of those in poverty were under age 6, and 14.7 percent were 65 or older.

Table II.93.33 Poverty by Age York County 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	124	10.6%	131	10.8%
6 to 17	254	21.7%	197	16.2%
18 to 64	624	53.3%	711	58.4%
65 or Older	168	14.4%	179	14.7%
Total	1,170	100.0%	1,218	100.0%
Poverty Rate	8.5%	.	9.4%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1 percent in York County between 2010 and 2016, from 6,231 to 6,293. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.93.34.

Table II.93.34 Housing Units State of Nebraska vs. York County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	York County	% Growth Since Census
2000 Census Base	722,656	.	6,175	.
2010 Census	796,793	10.3	6,231	0.9
July 2011 Estimate	801,068	0.5	6,235	0.1
July 2012 Estimate	804,586	1	6,244	0.2
July 2013 Estimate	809,062	1.5	6,267	0.6
July 2014 Estimate	814,835	2.3	6,284	0.9
July 2015 Estimate	820,725	3	6,285	0.9
July 2016 Estimate	827,156	3.8	6,293	1

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 York County increased from 21 authorizations in 2015 to 23 in 2016.

The real value of single-family building permits decreased from \$266,045 in 2015 to \$254,193 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 II.93.35.

Table II.93.35 Building Permits and Valuation York County 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	22	0	0	7	29	84,200	77,602
1981	19	0	0	0	19	75,459	0
1982	3	0	0	0	3	94,563	0
1983	3	0	0	0	3	64,109	0
1984	4	0	0	0	4	81,905	0
1985	3	0	0	0	3	66,450	0
1986	4	0	0	0	4	68,296	0
1987	4	0	0	0	4	65,833	0
1988	5	0	0	0	5	63,894	0
1989	7	0	0	0	7	61,506	0
1990	7	0	0	0	7	59,309	0
1991	20	4	0	0	24	118,691	0
1992	23	0	0	20	43	135,205	56,617
1993	31	6	0	0	37	155,498	0
1994	35	2	8	64	109	137,095	86,733
1995	27	0	8	0	35	143,627	0
1996	46	0	0	0	46	144,394	0
1997	38	4	0	0	42	134,386	0
1998	37	2	0	6	45	158,142	101,885
1999	24	2	0	0	26	125,951	0
2000	21	0	0	0	21	154,439	0
2001	33	0	0	0	33	140,900	0
2002	18	0	0	0	18	148,884	0
2003	18	0	0	5	23	172,107	99,501
2004	32	0	0	0	32	163,095	0
2005	23	8	3	0	34	169,876	0
2006	22	0	0	0	22	187,366	0
2007	20	18	0	0	38	193,482	0
2008	15	0	0	0	15	194,342	0
2009	17	24	0	0	41	225,192	0
2010	14	0	0	0	14	202,187	0
2011	23	0	0	0	23	264,431	0
2012	37	0	0	0	37	242,867	0
2013	32	0	0	0	32	221,135	0
2014	14	2	0	0	16	223,472	0
2015	21	0	0	0	21	266,045	0
2016	23	4	0	0	27	254,193	0



Diagram II.93.6 Single-Family Permits

York County
Census Bureau Data, 1980–2016

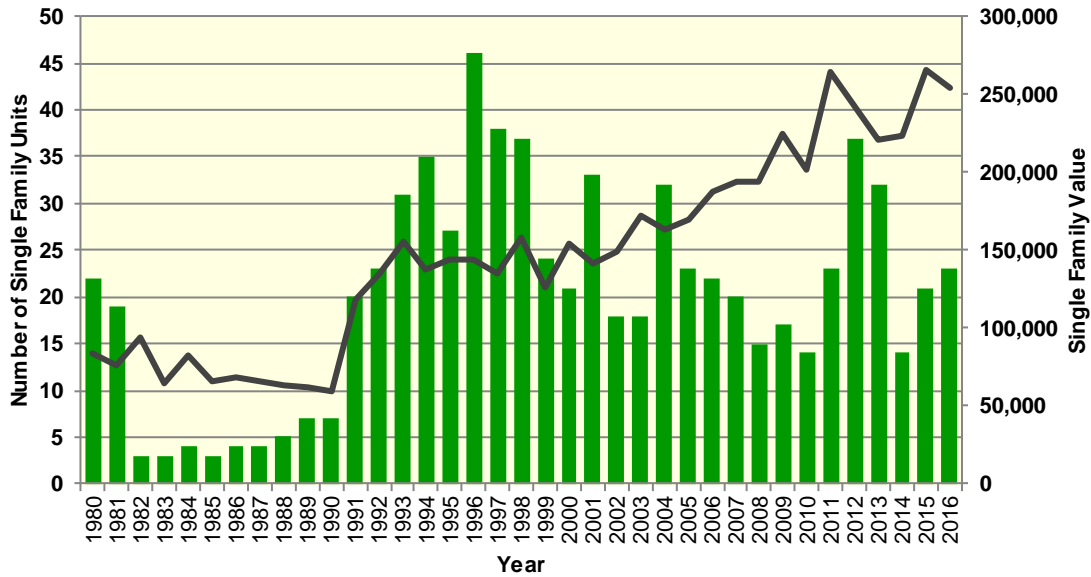
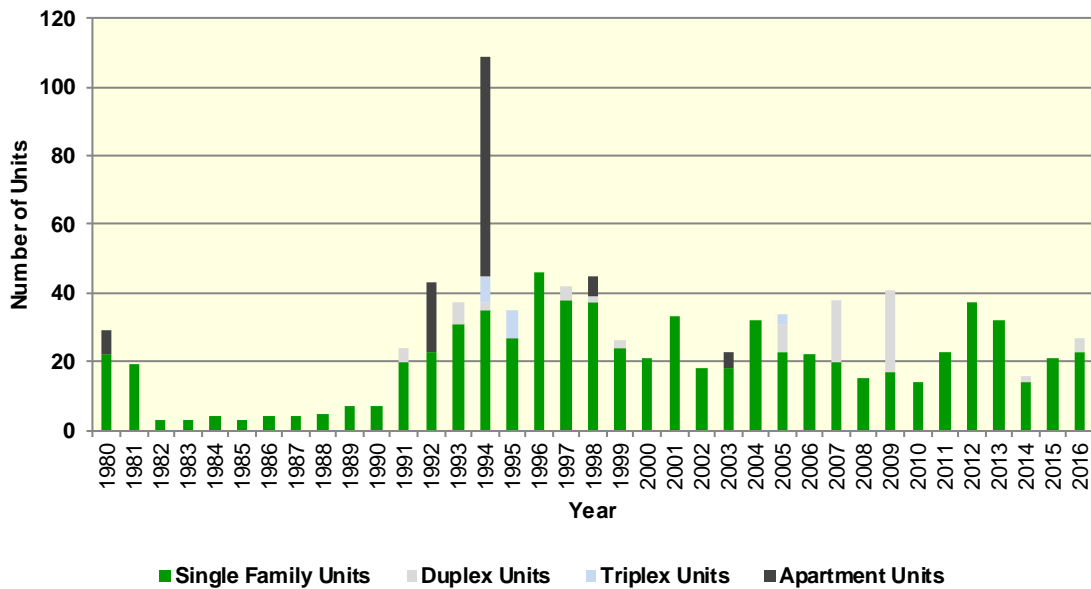


Diagram II.93.7 Total Permits by Unit Type

York County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.93.36. In 2016, there were 6,273 housing units, up from 6,172 in 2000. Single-family units accounted for 82.1 percent of units in 2016, compared to 79.5 in 2000. Apartment units accounted for 8.9 percent in 2016, compared to 9.8 percent in 2000.

Table II.93.36				
Housing Units by Type				
York County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,907	79.5%	5,149	82.1%
Duplex	169	2.7%	166	2.6%
Tri- or Four-Plex	239	3.9%	184	2.9%
Apartment	604	9.8%	557	8.9%
Mobile Home	253	4.1%	217	3.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	6,172	100.0%	6,273	100.0%

Some 89.3 percent of housing was occupied in 2010, compared to 92.7 percent in 2000. Owner-occupied housing changed -1.2 percent between 2000 and 2010, ending with owner-occupied units representing 70.6 percent of units. Vacant units changed by 48.2 percent, resulting in 667 vacant units in 2010.

Table II.93.37					
Housing Units by Tenure					
York County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	5,722	92.7%	5,564	89.3%	-2.8%
Owner-Occupied	3,976	69.5%	3,927	70.6%	-1.2%
Renter-Occupied	1,746	30.5%	1,637	29.4%	-6.2%
Vacant Housing Units	450	7.3%	667	10.7%	48.2%
Total Housing Units	6,172	100.0%	6,231	100.0%	1%

Table II.93.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 6,273 housing units. An estimated 70.5 percent were owner-occupied, and 9.6 percent were vacant.

Table II.93.38				
Housing Units by Tenure				
York County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,564	89.3%	5,670	90.4%
Owner-Occupied	3,927	70.6%	3,997	70.5%
Renter-Occupied	1,637	29.4%	1,673	29.5%
Vacant Housing Units	667	10.7%	603	9.6%
Total Housing Units	6,231	100.0%	6,273	100.0%

Households by household size are shown in Table II.93.39. There were a total of 5,564 households in 2010, down from 5,722 in 2000. One person households changed by 2.7 percent between 2000 and 2010, while two person households changed by 2.8 percent. Three and four person households changed by -5.5 and -17.5 respectively, representing 13 percent and 10.4 percent of the population in 2010.

Table II.93.39					
Households by Household Size					
York County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,576	27.5%	1,618	29.1%	2.7%
Two Persons	2,147	37.5%	2,208	39.7%	2.8%
Three Persons	764	13.4%	722	13%	-5.5%
Four Persons	701	12.3%	578	10.4%	-17.5%
Five Persons	369	6.4%	292	5.2%	-20.9%
Six Persons	118	2.1%	96	1.7%	-18.6%
Seven Persons or More	47	0.8%	50	0.9%	6.4%
Total	5,722	100.0%	5,564	100.0%	-2.8%

Households by income is shown in Table II.93.40. Households earning more than \$100,000 per year represented 19.4 percent of households in 2016, compared to 4.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 24.7 percent of households in 2016, compared to 21.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.6 percent of households in 2016, compared to 15.1 percent in 2000.

Table II.93.40				
Households by Income				
York County				
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	863	15.1%	602	10.6%
\$15,000 to \$19,999	357	6.2%	242	4.3%
\$20,000 to \$24,999	508	8.9%	378	6.7%
\$25,000 to \$34,999	915	16%	601	10.6%
\$35,000 to \$49,999	1,229	21.5%	673	11.9%
\$50,000 to \$74,999	1,217	21.3%	1,402	24.7%
\$75,000 to \$99,999	364	6.4%	672	11.9%
\$100,000 or More	265	4.6%	1,100	19.4%
Total	5,718	100.0%	5,670	100.0%

Table II.93.41 shows households by year home built. Housing units built between 2000 and 2009, account for 3.8 percent and those built in 2010 or later accounted for 2.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 19 percent, 7.4 percent, and 8, respectively. Housing units built prior to 1939 represented 30.5 percent of households in 2016.

Table II.93.41				
Households by Year Home Built				
York County				
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	1,966	34.4%	1,731	30.5%
1940 to 1949	444	7.8%	345	6.1%
1950 to 1959	550	9.6%	503	8.9%
1960 to 1969	669	11.7%	779	13.7%
1970 to 1979	1,036	18.1%	1,079	19%
1980 to 1989	504	8.8%	419	7.4%
1990 to 1999	553	9.7%	453	8%
2000 to 2009	.	.	215	3.8%
2010 or Later	.	.	146	2.6%
Total	5,722	100.0%	5,670	100.0%

The distribution of unit types by race are shown in Table II.93.42. An estimated 82.8 percent of white households occupy single-family homes, while 100 percent of black households do. Some 8.9 percent of white households occupy apartments. An estimated 100 percent of American Indian households occupy single-family homes.

Table II.93.42							
Distribution of Units in Structure by Race							
York County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.8%	100%	100%	%	%	11.6%	80%
Duplex	2.7%	0%	0%	%	%	0%	14.1%
Tri- or Four-Plex	3.1%	0%	0%	%	%	0%	0%
Apartment	8.9%	0%	0%	%	%	0%	0%
Mobile Home	2.5%	0%	0%	%	%	88.4%	5.9%
Boat, RV, Van, Etc.	0%	0%	0%	%	%	0%	0%
Total	100.0%	100.0%	100.0%	%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.93.43. An estimated 39.1 percent of vacant units were for rent in 2010, a 64.2 percent change since 2000. In addition, some 14.1 percent of vacant units were for sale, a change of 32.4 percent between 2000 and 2010. "Other" vacant units represented 29.2 percent of vacant units in 2010. This is a change of 101 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 II.93.43					
Disposition of Vacant Housing Units					
York County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	159	35.3%	261	39.1%	64.2%
For Sale	71	15.8%	94	14.1%	32.4%
Rented or Sold, Not Occupied	59	13.1%	43	6.4%	-27.1%
For Seasonal, Recreational, or Occasional Use	64	14.2%	74	11.1%	15.6%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	97	21.6%	195	29.2%	101%
Total	450	100.0%	667	100.0%	48.2%

The disposition of vacant units between 2010 and 2016 are shown in Table II.93.44. By 2016, for rent units accounted for 13.1 percent of vacant units, while for sale units accounted for 9.5 percent. “Other” vacant units accounted for 55.9 percent of vacant units, representing a total of 337 “other” vacant units.

Table II.93.44				
Disposition of Vacant Housing Units				
York County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	261	39.1%	79	13.1%
For Sale	94	14.1%	57	9.5%
Rented Not Occupied	10	1.5%	26	4.3%
Sold Not Occupied	33	4.9%	65	10.8%
For Seasonal, Recreational, or Occasional Use	74	11.1%	39	6.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	195	29.2%	337	55.9%
Total	667	100.0%	603	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 3,255 property transactions in York County. Of these, 3,139 were for single-family homes during this 19-year period, as shown in Table II.93.45.

Table II.93.45						
Residential Property Transactions						
York County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	177	2	3	0	1	183
2000	157	5	4	3	0	169
2001	179	4	0	4	2	189
2002	140	1	1	0	1	143
2003	161	2	2	6	0	171
2004	149	4	3	1	0	157
2005	165	4	4	2	0	175
2006	186	7	5	2	1	201
2007	166	4	1	1	0	172
2008	177	3	0	0	1	181
2009	138	0	0	1	0	139
2010	155	0	0	0	0	155
2011	156	0	0	0	0	156
2012	174	0	0	0	0	174
2013	173	0	0	0	0	173
2014	158	0	0	0	0	158
2015	140	2	0	5	0	147
2016	202	3	0	11	0	216
2017	186	4	0	6	0	196
Total	3,139	45	23	42	6	3,255

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 1,258 single-family home property transactions for units built before 1930, 6 percent of units were of low quality and 37 percent were of fair quality. Conversely, of the 71 homes built from 2001 through 2010, 0 percent of units were of low quality and 14.1 percent of fair quality. Table II.93.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.93.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
York County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	76	25	11	9	3	3	0	0	0	127
Fair	465	138	65	80	26	29	10	4	1	818
Average	701	340	301	420	112	74	29	19	2	1,998
Good	14	17	12	45	19	48	31	3	0	189
Very Good	0	1	0	0	1	2	1	0	0	5
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	0	0	0	0	0	0	2
Total	1,258	521	389	554	161	156	71	26	3	3,139

In regard to the current condition of residential dwellings, of the same 1,258 single-family homes built before 1930, 17.4 percent of the homes were worn out or badly worn, and 79.9 percent were in average condition. Table II.93.47 provides details about the condition of single-family residential dwellings by year built.

Table II.93.47 Single-Family Homes by Year Built and Condition York County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	11	4	0	0	0	0	0	0	0	15
Badly Worn	208	17	6	2	1	1	1	0	1	237
Average	1,005	456	342	447	113	92	44	24	2	2,525
Good	24	39	36	101	43	60	24	2	0	329
Very Good	9	5	4	4	4	2	1	0	0	29
Excellent	0	0	1	0	0	1	1	0	0	3
Missing	1	0	0	0	0	0	0	0	0	1
Total	1,258	521	389	554	161	156	71	26	3	3,139

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$102,537 to \$121,475, a total increase of 18.5 percent, as shown in Table II.93.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in York County ranged from \$60,123 for homes built before 1930 to \$208,842 for homes built from 2001 to 2010, and \$239,105 for the newest homes built between 2011 and 2017.¹⁸¹ Homes built from 2001 through 2010 were also larger, averaging 1,648 square feet per unit. Table II.93.49, provides additional details about single-family homes.

Table II.93.48 Average Sales Price of Single-Family Homes York County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	68,456
2000	75,709
2001	74,758
2002	77,876
2003	83,595
2004	91,217
2005	88,138
2006	83,293
2007	89,542
2008	93,878
2009	106,326
2010	102,537
2011	96,851
2012	104,292
2013	104,783
2014	107,305
2015	119,638
2016	118,700
2017	121,475
Average	95,278

Table II.93.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot York County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁸² (\$)
Before 1930	60,123	1,388	43.33
1931-1960	80,975	1,303	62.14
1961-1970	104,608	1,406	74.39
1971-1980	126,436	1,500	84.3
1981-1990	145,094	1,670	86.9
1991-2000	166,436	1,583	105.15
2001-2010	208,842	1,648	126.7
2011-2017	239,105	1,573	152.04
Average	95,278	1,427	66.77

¹⁸¹ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

¹⁸² Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



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 II.93.50. In 2016, an estimated 0.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.93.50 Overcrowding and Severe Overcrowding York County 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	3,963	99.5%	9	0.2%	10	0.3%	3,982
2016 Five-Year ACS	3,991	99.8%	4	0.1%	2	0.1%	3,997
Renter							
2000 Census	1,681	96.6%	45	2.6%	14	0.8%	1,740
2016 Five-Year ACS	1,662	99.3%	11	0.7%	0	0%	5,670
Total							
2000 Census	5,644	98.6%	54	0.9%	24	0.4%	5,722
2016 Five-Year ACS	5,653	99.7%	15	0.3%	2	0%	5,670

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 6 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in York County. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2000.

Table II.93.51 Households with Incomplete Plumbing Facilities York County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	5,715	5,664
Lacking Complete Plumbing Facilities	7	6
Total Households	5,722	5,670
Percent Lacking	0.1%	0.1%

There were 76 households lacking complete kitchen facilities in 2016, compared to 14 households in 2000. This was a change from 0.2 percent of households in 2000 to 1.3 percent in 2016.



Table II.93.52 Households with Incomplete Kitchen Facilities York County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	5,708	5,594
Lacking Complete Kitchen Facilities	14	76
Total Households	5,722	5,670
Percent Lacking	0.2%	1.3%

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 York County, 13.5 percent of households had a cost burden and 7 percent had a severe cost burden. Some 19.9 percent of renters were cost burdened, and 14.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5 percent and a severe cost burden rate of 3.3 percent. Owner occupied households with a mortgage had a cost burden rate of 16.1 percent, and severe cost burden at 4.6 percent.

Table II.93.53 Cost Burden and Severe Cost Burden by Tenure York County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,575	85%	185	10%	88	4.7%	6	0.3%	1,854
2016 Five-Year ACS	1,638	78.9%	335	16.1%	95	4.6%	7	0.3%	2,075
Owner Without a Mortgage									
2000 Census	1,291	93%	46	3.3%	44	3.2%	7	0.5%	1,388
2016 Five-Year ACS	1,749	91%	96	5%	63	3.3%	14	0.7%	1,922
Renter									
2000 Census	1,057	65.6%	266	16.5%	156	9.7%	133	8.3%	1,612
2016 Five-Year ACS	887	53%	333	19.9%	237	14.2%	216	12.9%	1,673
Total									
2000 Census	3,923	80.8%	497	10.2%	288	5.9%	146	3%	4,854
2016 Five-Year ACS	4,274	75.4%	764	13.5%	395	7%	237	4.2%	5,670



Housing Problems by Income

Table II.93.54, shows the HUD calculated Median Family Income (MFI) for a family of four for York County. As can be seen in 2017 the MFI was \$67,400, which compared to \$68,200 for the State of Nebraska.

Table II.93.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 475 owner-occupied and 299 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 119 owner-occupied and 160 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,454 households without a housing problem.

Table II.93.54 Median Family Income York County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	51,300	50,400
2001	55,200	53,400
2002	55,900	55,100
2003	51,400	55,400
2004	52,800	56,300
2005	53,350	57,400
2006	56,100	59,400
2007	54,900	58,200
2008	56,200	59,800
2009	57,700	62,000
2010	58,300	62,600
2011	61,800	63,500
2012	62,600	64,400
2013	62,800	64,600
2014	62,700	66,000
2015	60,200	66,800
2016	65,600	66,500
2017	67,400	68,200

Table II.93.55
Housing Problems by Income and Tenure

York County
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	4	0	10	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	85	10	20	0	4	119
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	150	110	70	100	475
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	4	195	495	360	2,135	3,189
Total	153	355	643	430	2,243	3,824
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	25	10	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	0	15	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	120	25	0	0	15	160
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	190	35	4	0	299
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	135	80	400	220	430	1,265
Total	335	305	435	264	455	1,794
Total						
Lacking complete plumbing or kitchen facilities	14	0	10	25	10	59
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	4	15	4	33
Housing cost burden greater than 50% of income (and none of the above problems)	205	35	20	0	19	279
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	115	340	145	74	100	774
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	139	275	895	580	2,565	4,454
Total	488	660	1,078	694	2,698	5,618

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.93.56, of the 261 loans in 2016, 132 loans were for Home Purchases, 27 were for Home Improvement and 102 were for refinancing.



Table II.93.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
York County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	65	8	91	164
2009	68	13	157	238
2010	52	10	136	198
2011	71	14	136	221
2012	96	9	170	275
2013	74	12	141	227
2014	94	41	74	209
2015	117	60	87	264
2016	132	27	102	261

Table II.93.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$96,554 and \$128,146 in 2012 and \$130,205 in 2016. Overall, average loans were \$114,896 in 2008 and \$126,038 in 2016.

Table II.93.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
York County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$96,554	\$85,750	\$130,560	\$114,896
2009	\$113,485	\$72,846	\$142,146	\$130,172
2010	\$105,538	\$112,400	\$115,176	\$112,505
2011	\$131,366	\$69,357	\$125,294	\$123,701
2012	\$128,146	\$51,667	\$128,988	\$126,164
2013	\$130,446	\$32,333	\$121,050	\$119,423
2014	\$103,213	\$35,756	\$123,189	\$97,053
2015	\$131,538	\$29,833	\$122,667	\$105,500
2016	\$130,205	\$45,704	\$141,912	\$126,038

Table II.93.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$6,276,000 and \$12,302,000 in 2012 and \$17,187,000 in 2016. Overall, average loans were \$18,843,000 in 2008 and \$32,896,000 in 2016.

Table II.93.58				
Total Volume of Owner-Occupied Single-Family Loans				
York County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	6,276,000	686,000	11,881,000	18,843,000
2009	7,717,000	947,000	22,317,000	30,981,000
2010	5,488,000	1,124,000	15,664,000	22,276,000
2011	9,327,000	971,000	17,040,000	27,338,000
2012	12,302,000	465,000	21,928,000	34,695,000
2013	9,653,000	388,000	17,068,000	27,109,000
2014	9,702,000	1,466,000	9,116,000	20,284,000
2015	15,390,000	1,790,000	10,672,000	27,852,000
2016	17,187,000	1,234,000	14,475,000	32,896,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.93.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in York County. The number of completed surveys decreased from 24 in 2016 to 20 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.8 percentage points and was at 5.5 percent in 2017.

Table II.93.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 19 single-family units in York County, with 2 of them available. This

translates into a vacancy rate of 10.5 percent in York County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 435 apartment units reported in the survey, with 23 of them available, which resulted in a vacancy rate of 5.3 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 5 percent.

Table II.93.59				
Survey of Rental Properties				
York County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	261	10	30.5
2003	3	200	16	35.9
2004	6	248	10.1	23.1
2005	9	439	12.8	38.5
2006	18	615	7.6	32.8
2007	14	533	11.4	35.5
2008	21	587	12.3	46.3
2009	25	444	11.7	35.7
2010	23	516	15.5	40.9
2011	30	613	5.7	28.9
2012	26	493	3.9	17.8
2013	39	558	5.9	43.2
2014	31	503	6.4	97.5
2015	21	458	3.3	24.9
2016	24	658	6.2	42.4
2017	20	493	5.5	25.7



Table II.93.60 Rental Vacancy Survey by Type York County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	19	2	10.5%	2.1%
Apartments	435	23	5.3%	5.8%
Mobile Homes	0	0	%	10%
"Other" Units	0	0	0%	.
Don't Know	39	2	5.1%	3.9%
Total	493	27	5.5%	5%

Table II.93.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 11 units. The most common apartment units were two bedroom units, with 197 units.

Table II.93.61 Rental Units by Number of Bedrooms York County 2017 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	2	181	0	0	.	183
Two	11	197	0	0	.	208
Three	2	41	0	0	.	43
Four	1	3	0	0	.	4
Don't Know	3	0	0	0	39	42
Total	19	435	0	0	39	493

Table II.93.62 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 percent.

Table II.93.62 Single-Family Units by Number of Bedrooms York County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	0%
Two	11	0	0%
Three	2	0	0%
Four	1	0	0%
Don't know	3	2	66.7%
Total	19	2	10.5%

Table II.93.63 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 6.6 percent.

Table II.93.63 Apartment Units by Number of Bedrooms York County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	13	2	15.4%
One	181	3	1.7%
Two	197	13	6.6%
Three	41	4	9.8%
Four	3	1	33.3%
Don't know	0	0	%
Total	435	23	5.3%

Average market-rate rents by unit type are shown in Table II.93.64. 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 II.93.64 Average Market Rate Rents by Number of Bedrooms York County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$510.5	\$	\$	\$510.5
One	\$500	\$532	\$	\$	\$528.4
Two	\$425	\$629.7	\$	\$	\$592.5
Three	\$475	\$655	\$	\$	\$595
Four	\$	\$	\$	\$	\$
Don't know	\$	\$525	\$	\$	
Total	\$456.3	\$577.9	\$	\$	\$557.6

Table II.93.65 shows vacancy rates for single-family units by average rental rates for York County. 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 percent.

Table II.93.65 Single-Family Market Rate Rents by Vacancy Status York County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	9	0	0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	10	2	20%
Total	19	2	10.5%



The average rent and availability of apartment units is displayed in Table II.93.66. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 7.7 percent.

Table II.93.66 Apartment Market Rate Rents by Vacancy Status York County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	33	0	0%
\$500 to \$750	261	20	7.7%
\$750 to \$1,000	4	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	137	3	2.2%
Total	435	23	5.3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.93.67, 14 respondents, or 87.5 percent, included some sort of utility in the rent.

Table II.93.67 Are there any utilities included with the rent? York County 2017 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 II.93.68. There were 5 respondents who included electricity, 6 respondents who included natural gas, 13 respondents who included water and sewer and 14 respondents included trash collection in the rent.

Table II.93.68 Which utilities are included with the rent? York County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	6
Water/Sewer	13
Trash Collection	14

Table II.93.69 shows the number of survey respondents who keep a waiting list. As can be seen, 14 respondents said they keep a waitlist, with an estimated 32 persons on the wait list.

Table II.93.69 Do you keep a waiting list? York County 2017 Survey of Rental Properties	
Period	Respondent
Yes	14
No	2
Waitlist Size	32

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.93.70 most respondents indicated there was moderate need for the renovation of existing family units and no need for the renovation of existing apartment units.

Table II.93.70 How would you rate the need for renovation of existing units in the city? York County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	4	3	3
Low Need	0	1		
Moderate Need	4	4	4	4
High Need	0	0		
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 II.93.71 most respondents indicated there was no need for the construction of new family units and no need for the construction of new apartment units.

Table II.93.71 How would you rate the need for construction of new units in the city? York County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	4	2	2
Low Need	1	1	1	1
Moderate Need	2	2	2	2
High Need	2	1	1	1
Extreme Need	2	3	2	2

