IV. Existing Housing Supply

Within this section, data regarding the existing housing stock of Grand Island, particularly in relation to the affordability of safe and decent housing within the city, will be broken down. The composition of existing housing is described first, followed by a housing conditions analysis. Details regarding renter and owner occupancy, and an in depth look at various housing costs for Grand Island residents, are also reviewed. As with Chapter 3, Grand Island will be compared to the cities of Joplin, Missouri and Salina, Kansas. Grand Island will also be compared to other cities in Nebraska and the state itself, especially when reviewing economic-related data, in order to get a better picture of how Grand Island stacks up to other cities.

Housing Characteristics

Housing Composition

Of the 16,414 total housing units in Grand Island, 68.1% of the units were single family detached units and 4.1% were single-family attached units. The 2000 Census indicates that 11,028 housing units, or 57.6% were owner-occupied and 8,128 units, or 42.4% percent were renter-occupied.

Table 4-1: Housing Composition

		Grand Island	%	Salina, KS	%	Joplin, MO	%
Single Family	Detached	11,181	68.1%	13,376	72.1%	14,427	75.3%
	Attached	681	4.1%	1,097	5.9%	554	2.9%
Multi-Family Units	2	682	4.2%	1,016	5.5%	1,016	5.3%
	3 to 4	949	5.8%	624	3.4%	887	4.6%
	5 to 9	768	4.7%	726	3.9%	796	4.2%
	10 to 19	481	2.9%	389	2.1%	561	2.9%
	20+	938	5.7%	575	3.1%	609	3.2%
	Mobile Homes	729	4.4%	751	4.0%	298	1.6%
	Other	5	0.0%	-	0.0%	8	0.0%
	Total	16,414		18,554		19,156	

Source: US Bureau of Census, 2000

The percentage of single family detached units is notably lower than that of the cities of Salina or Joplin. This is partially skewed by the higher number of 5 to 9 unit and 20+ unit multi-family units in the city. Although Grand Island has over 2,000 fewer total housing units than either Salina or Joplin, it not only has a higher percentage of these types of multi-family units, but it has a numerically larger amount in these categories.

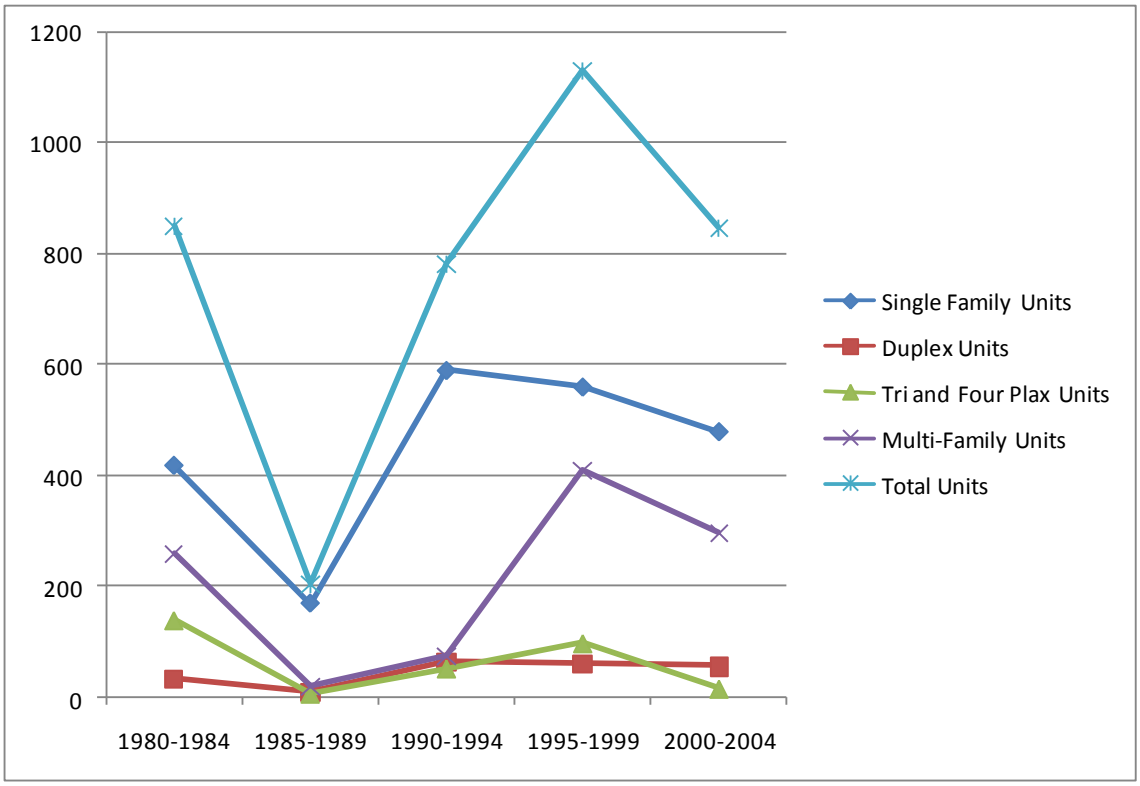
The high number of units in specific multi-family unit classes does not completely compensate for the lack of detached single-family units. Grand Island has a ratio of .265 single-family units per person, where as Salina has .292 units of this type per person and Joplin has .317. **Growth of affordable single-family detached units should be a targeted priority to increase this ratio in relation to the other cities of comparison.**

Permits Issued for Single Family and Multi-Family Units

Over the past 24 years the number of single-family residential permits issued has shown the most fluctuation of any housing permit type (see Figure 4-1). After posting a relatively healthy 419 permits from 1980 to 1984, only 169 permits were issued from 1985 to 1989. This can be primarily attributed to high interest rates during this time frame. The Single Family sector rebounded well from 1990 to 1994 with 591 permits issued over that span. Since then, the sector has been fluctuating between 80 - 120 new permits per year.

The downturn during the mid-to-late 1980's impacted the entire city as a total of 205 permits of all types were issued from 1985-1989. Although the number of permits issued recovered across the board for the most part from 1990 to 1994, permits for Multi-Family units were slower to recover.

Figure 4-1: Housing Permits Issued

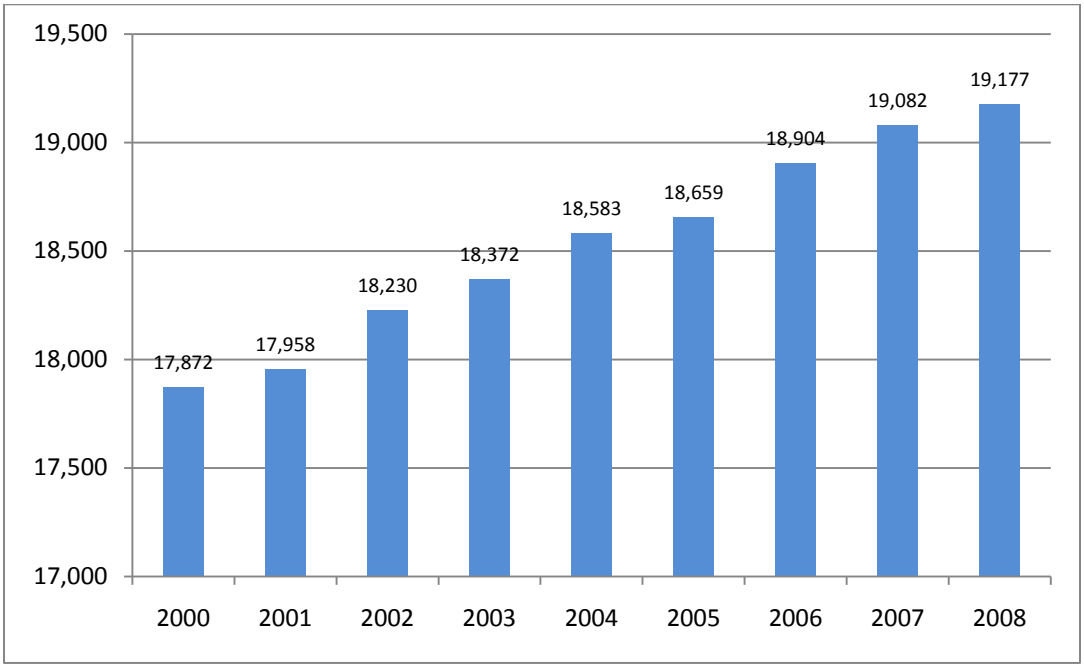


Source: City of Grand Island, 2008

Dwelling Unit Growth

As Figure 4-2 depicts, Grand Island has seen a steady growth in dwelling units over the past seven years. Over that time, the City has grown by 1,210 dwelling units, an average of approximately 173 units per year. However, the percent growth in units per year (0.97%) is less than the average population growth (1.01%). As a community's housing stock continues to age, a number of homes typically fall into dilapidated status over time, reducing the number of livable units available. Between under-production and dilapidation, Grand Island's livable housing stock has not kept up with the demand.

Figure 4-2: Dwelling Units 2000-2008



Source: City of Grand Island, 2008

Housing Age

According to the 2000 U.S. Census, 57.8% of the City's owner-occupied housing stock was built prior to 1970. As shown in Table 4-2, over half the rental stock was constructed prior to 1970 as well.

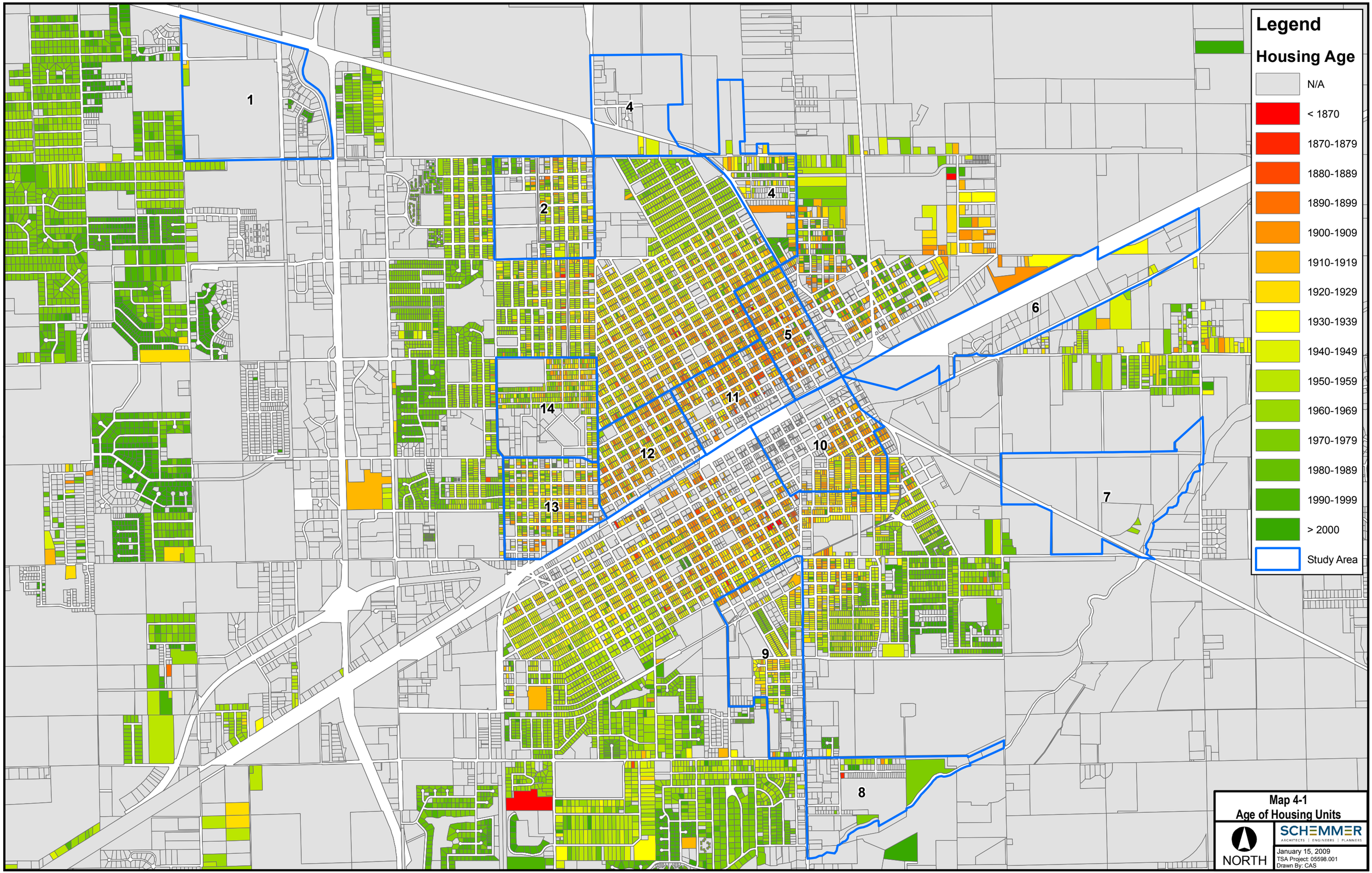
Map 4-1 displays the age of the housing units within the study area. Many of the tracts reviewed in this study have some of the oldest housing stock in the city. Specifically, tracts 5 (4th and Sycamore), 10 (Sycamore/Kimball St.), 11 (Downtown), and 12 (Eddy Street) have the oldest housing of the areas involved. Tract 5 has an average year of unit construction of 1921, tract 10 average is 1927, tract 11 is 1913, and tract 12 has an average of 1926. All four of these tracts have an average year of construction that dates back to before World War II. To put this into perspective, the houses constructed during this period used "knob and tube" wiring, drywall was not used in the construction, and many of the very basic construction materials and practices that now improve energy efficiency were not yet available. **It is also important to note that many of the units within these areas have been on their existing foundations for over 80 years.**

Table 4-2: Housing Age

	Number	Percent
Owner-occupied housing units	10,279	
Built 1999 to March 2000	123	1.2%
Built 1995 to 1998	491	4.8%
Built 1990 to 1994	531	5.2%
Built 1980 to 1989	1,196	11.6%
Built 1970 to 1979	1,996	19.4%
Built 1960 to 1969	1,554	15.1%
Built 1950 to 1959	1,519	14.8%
Built 1940 to 1949	921	9.0%
Built 1939 or earlier	1,948	19.0%
Median	1965	
Renter-occupied housing units	6,135	
Built 1999 to March 2000	128	2.1%
Built 1995 to 1998	613	10.0%
Built 1990 to 1994	143	2.3%
Built 1980 to 1989	922	15.0%
Built 1970 to 1979	1,252	20.4%
Built 1960 to 1969	833	13.6%
Built 1950 to 1959	621	10.1%
Built 1940 to 1949	662	10.8%
Built 1939 or earlier	961	15.7%
Median	1970	

Source: U.S. Survey of Housing 2000

Although age is just one factor to consider when determining the condition of a structure, this indicates that Grand Island may soon have an increased need for redevelopment of some of its aging housing stock. **It is important that an increased emphasis on rehabilitation be placed on the older sections of the City, especially in the target neighborhoods of this study.** Beyond general deterioration over the years, the energy efficiency of these units has declined so much that their affordability has been greatly damaged due to the rapidly rising utility costs associated with them. Having an active and substantially sized housing rehabilitation program is an essential element to not only keeping the existing housing stock from falling into serious deterioration and even dilapidation, but to improve the affordability for lower income residents.



Map 4-1
Age of Housing Units

Substandard Housing Conditions

To further breakdown substandard housing conditions, it is important to review the U.S. Census Bureau's data on the number of units that did not have adequate plumbing, heating, and kitchen facilities.

Table 4-3: Substandard Housing Conditions

Selected Characteristics	Owner-Occupied Units	Renter-Occupied Units	All Occupied Housing Units
Lacking Full Plumbing Facilities	13	53	66 (0.4%)
Lacking Full Kitchen Facilities	5	78	83 (0.5%)
No Telephone Services	55	412	467 (2.8%)
No Heating Fuel			38 (0.2%)

Source: US Bureau of Census, 2000

Although the percentages show that there is a small portion of housing stock without adequate plumbing, kitchen, or heating facilities, it is still a concern that should not be overlooked. Typically, these units are also units with high deterioration, needing major improvements to remain viable, safe, sanitary and decent housing options.

Housing Occupancy, Vacancy Rates and Tenure

Occupancy

As Table 4-4 shows, Grand Island is consistent among comparable cities in regards to the number of owner-occupied housing, yet is 4.7% lower than the state average.

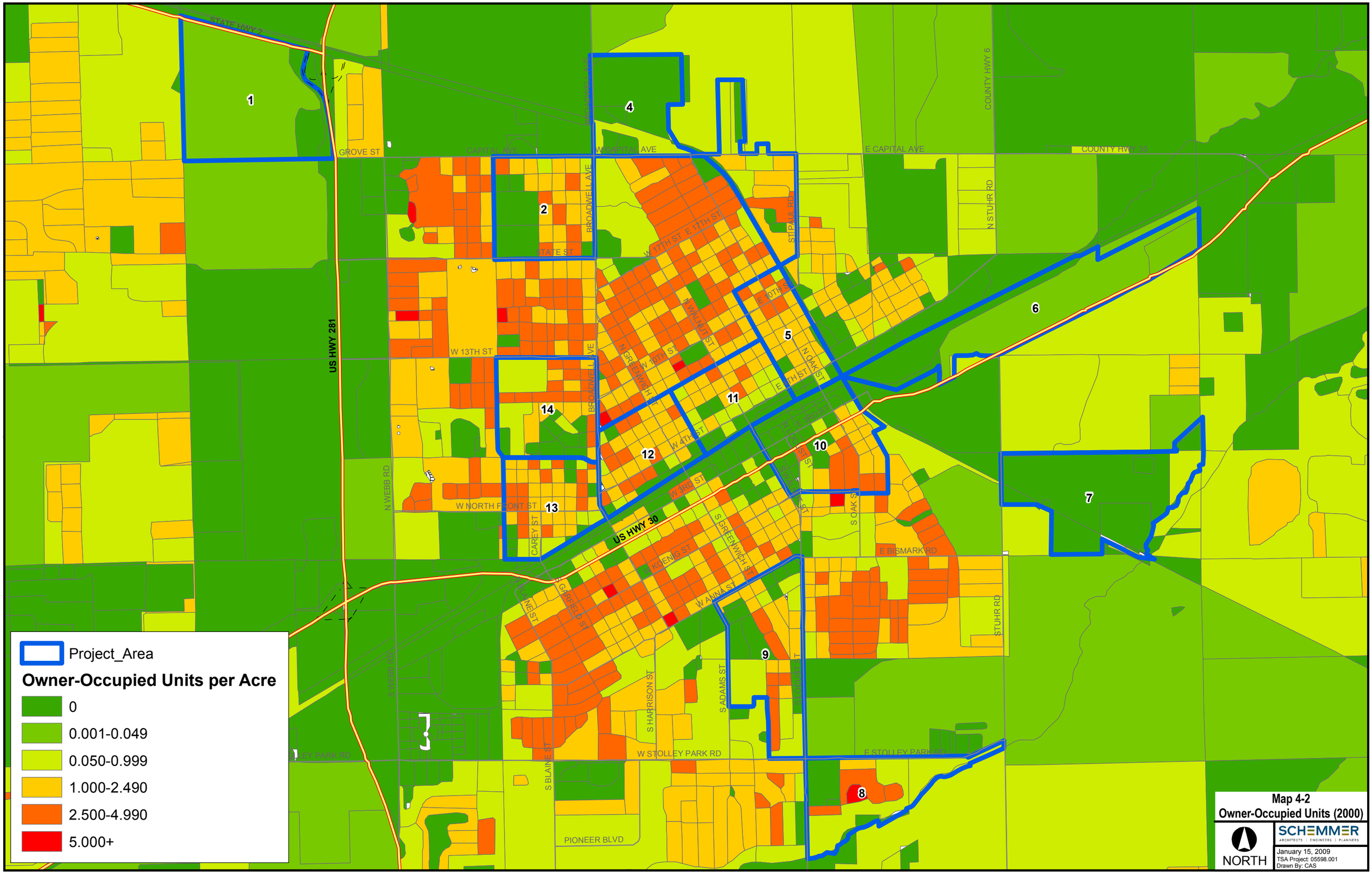
Table 4-4: Selected Housing Characteristics (Comparable Cities)

Geographic Area	Total Units	Owner Occupied	%	Renter Occupied	%	Average Household Size
Grand Island	16,426	10,307	62.7%	6,119	37.3%	2.55
Joplin, MO	19,101	10,993	57.6%	8,108	42.4%	2.37
Salina, KS	18,523	12,244	66.1%	6,279	33.9%	2.36
Nebraska	666,184	449,317	67.4%	216,867	32.6%	2.49

Source: US Bureau of Census, 2000

Map 4-2 on the following page depicts the number of owner-occupied housing units per acre within Grand Island. Typically, census blocks with densities of at least one unit per acre are mostly housing in land use type. As the map shows, tracts 2 (GIPS High School), 5 (4th and Sycamore), 9 (South Locust), 11 (Downtown), 12 (Eddy Street), and 13 (West Second Street) have less than 50% of the housing-related census blocks with an owner-occupied housing density of 2.50 units per acre or higher.

Map 4-3 depicts the number of renter-occupied housing units per acre in Grand Island. Of the tracts in the study, tracts 9 (South Locust), 10 (Sycamore/Kimball St.), and 11 (Downtown) have the highest densities of renter-occupied units in the study area. These areas are also higher in renter-occupied density than most of the remaining community as well. When compared to Map 4-2, this map displays that much of the owner-occupied housing stock has been converted to renter-occupied units.



Map 4-2
Owner-Occupied Units (2000)

NORTH

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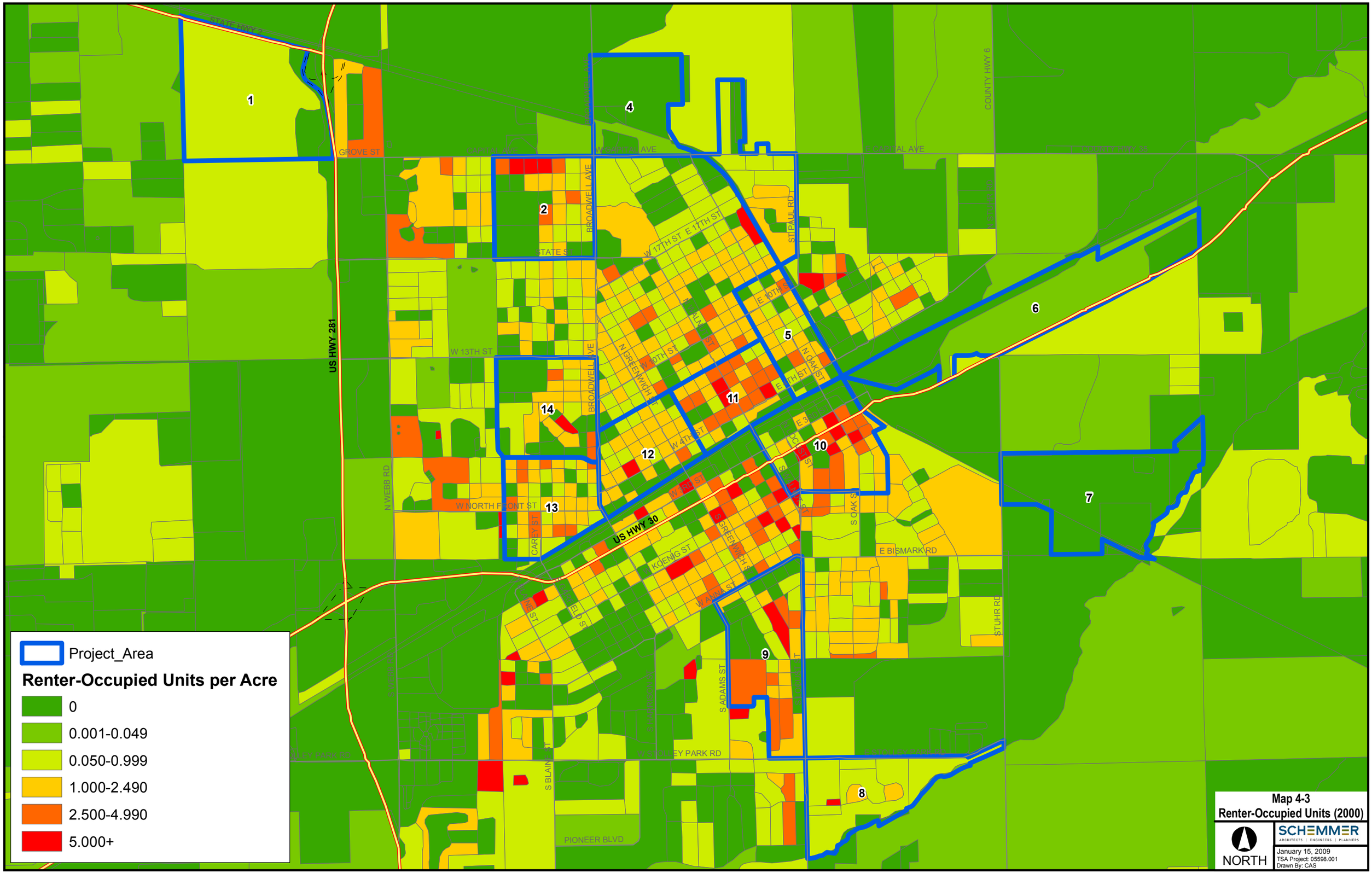
January 15, 2009
TSA Project: 05598.001
Drawn By: CAS



Map 4-3
Renter-Occupied Units (2000)

Number of Rooms and Bedrooms

Another housing assessment reviews the number of occupants per room and number of bedrooms per unit.

Owner-Occupied Housing

Of owner-occupied housing, 97.6 percent of housing units have one or more rooms for every person. Only 3.4 percent of Grand Island owner-occupied housing units have one bedroom or less. According to the census, 70.2 percent of all owner-occupied housing units are two to three bedrooms in size. In 2000, 26.3 percent of owner-occupied units had four or more bedrooms.

Table 4-5: Bedrooms per Owner-Occupied Unit

	Grand Island		Salina, KS		Joplin, MO	
	Owner	Percent of Total	Owner	Percent of Total	Owner	Percent of Total
No bedroom	21	*0.2%*	27	*0.2%*	36	*0.3%*
1 bedroom	334	*3.2%*	284	*2.3%*	320	*2.9%*
2 bedrooms	2,507	*24.4%*	3,372	*27.5%*	3,176	*28.8%*
3 bedrooms	4,706	*45.8%*	6,193	*50.5%*	5,805	*52.6%*
4 bedrooms	2,142	*20.8%*	1,966	*16.0%*	1,358	*12.3%*
5 or more bedrooms	569	*5.5%*	419	*3.4%*	333	*3.0%*
Total	10,279		12,261		11,028	

Source: US Bureau of Census, 2000

When compared to other cities of its size, Grand Island is interestingly different. The city has a higher percentage of one bedroom or less units than the other cities within the study. Grand Island also has a marginally higher percentage of units that are four or more bedrooms (26.3%) than Salina (19.4%) or Joplin (15.3%). This depicts how Grand Island has adjusted to an average household size of 2.55 persons per household, higher than the comparable cities and the state.

Renter-Occupied Housing

For rental housing, 91.2 percent of units have one or more rooms for every person. The Census figures for rental housing state that 75.4 percent of the units had one or two bedrooms, 16.8 percent had three bedrooms. The percent of units with more than three bedrooms drops to 4.2 percent of the rental housing stock.

Table 4-6: Bedrooms per Renter-Occupied Unit

	Grand Island		Salina, KS		Joplin, MO	
	Rental	Percent of Total	Rental	Percent of Total	Rental	Percent of Total
No bedroom	228	*3.7%*	224	*3.6%*	399	*4.9%*
1 bedroom	1973	*32.2%*	2026	*32.3%*	2,100	*25.8%*
2 bedrooms	2653	*43.2%*	2558	*40.8%*	3,856	*47.4%*
3 bedrooms	1028	*16.8%*	1186	*18.9%*	1,540	*18.9%*
4 bedrooms	200	*3.3%*	204	*3.3%*	208	*2.6%*
5 or more bedrooms	53	*0.9%*	72	*1.1%*	25	*0.3%*
Total	6,135		6,270		8,128	

Source: US Bureau of Census, 2000

The city's rental stock is nearly a mirror image of the City of Salina's housing stock. Units with one bedroom or less constitute 35.9% of the rental stock, the same percentage as Salina's. Grand Island is also comparable to Salina in the percentage of rental housing units with four or more bedrooms. Grand Island's percentage (4.2%) is close to Salina (4.4%), but much higher than Joplin's (2.9%). The community is comparable to Salina in the percent of 2-3 bedroom units, the largest sector of the rental housing market. Approximately 60.0% of Grand Island's rental housing stock is comprised of 2-3 units, compared to Salina's 59.7%.

Vacancy Rates

Grand Island as a whole, has low vacancy rates in its housing unit stock. However, as Table 4-7 illustrates, there is a lack of available units with three to four bedrooms:

Table 4-7: Bedrooms per Vacant Unit

	Grand Island		Salina, KS		Joplin, MO	
	Vacant Units	Percent of Total	Vacant Units	Percent of Total	Vacant Units	Percent of Total
No bedroom	9	*0.9%*	56	*5.2%*	86	*3.9%*
1 bedroom	223	*22.7%*	206	*19.1%*	583	*26.4%*
2 bedrooms	450	*45.9%*	481	*44.6%*	996	*45.1%*
3 bedrooms	229	*23.3%*	267	*24.7%*	459	*20.8%*
4 bedrooms	61	*6.2%*	42	*3.9%*	72	*3.3%*
5 or more bedrooms	9	*0.9%*	27	*2.5%*	10	*0.5%*
Total	981		1,079		2,206	

Source: US Bureau of Census, 2000

Data shows there is a glaring lack of efficiency units in Grand Island. The city has less than 1/6th of the available efficiency units as the next closest city in this category, Salina. Also, Grand

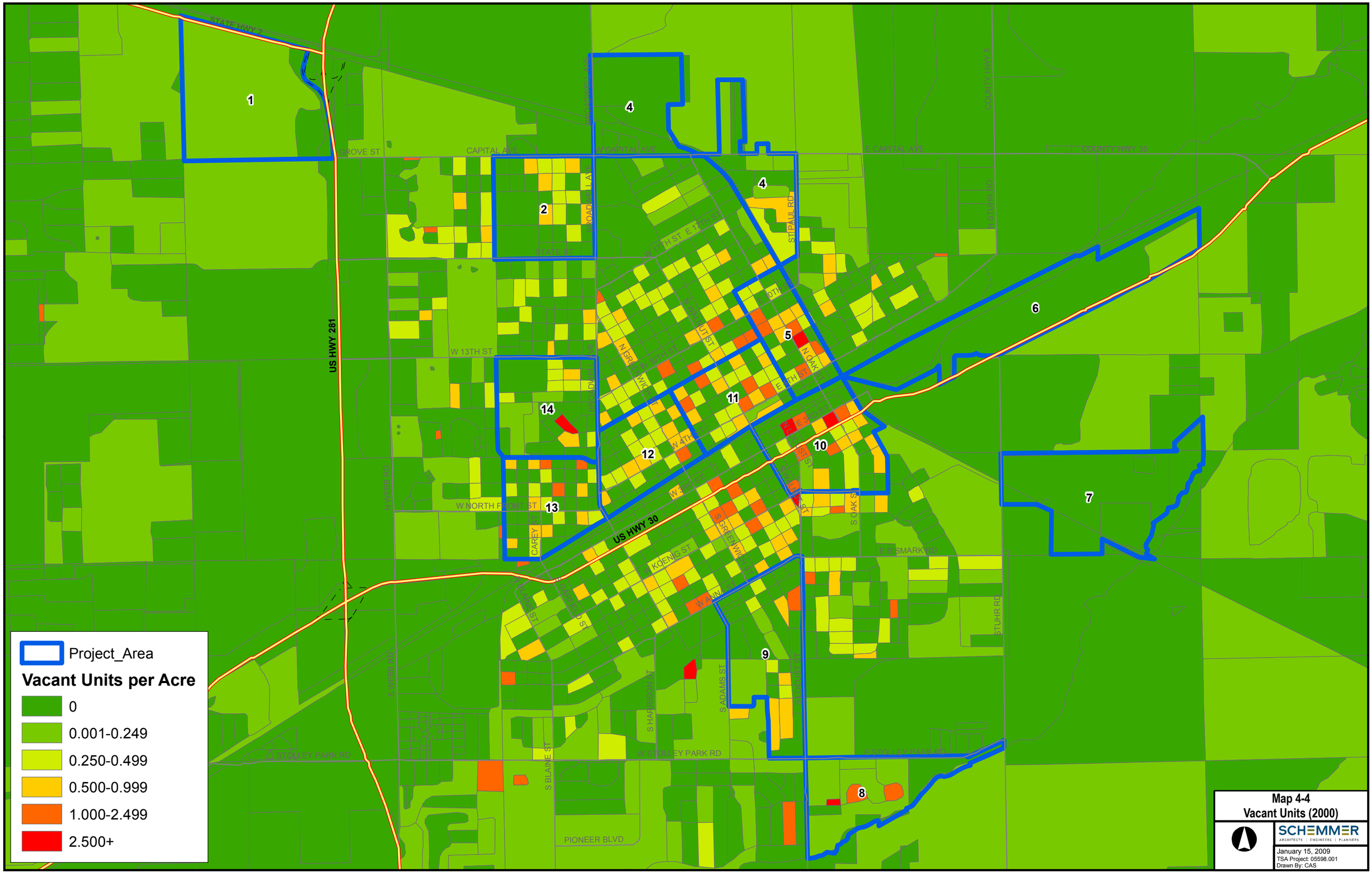
Island has a lower number of 2 and 3 bedroom units available in comparison to Salina and Joplin.

In comparison to the state, Grand Island lags behind in the percentage of 4+ bedroom rental units. The city is 2.8% percent lower than the state in number of four bedroom units available for rent and 4.4% lower than the state in the number of five or more bedroom units.

Since the city lacks in the number of 4+ bedroom units overall, the low number of rental units of that size should be an area of further review, especially with the low overall vacancy rate of units of that size. The typical unit of that size is the older single-family home that has been converted to rental housing over time. With the low number of owner-occupied housing units of this size, the prospects of a gradual shift in this type of unit to rental-based occupancy is lower than what is needed for the market.

Also of note, 355 of the city's vacant units, accounting for 36.2% of the total vacant units, were built prior to 1939. Over half (55.7%) of the vacant units were built before 1960. The age of these units, may indicate that a notable portion of these units are vacant due to deteriorated or dilapidated condition.

Map 4-4 on the following page depicts the number of vacant housing units per acre within Grand Island. As the map shows, tracts 5 (4th and Sycamore), 10 (Sycamore and Kimball St.), 11 (Downtown), 12 (Eddy Street), and 13 (West Second Street) have a significant number of census blocks with vacancy issues. Recent efforts to revitalize these areas have somewhat improved the overall condition of the neighborhood and increased the desire of potential renters and homeowners to live in the neighborhoods.



Map 4-4
Vacant Units (2000)

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January 15, 2009
TSA Project: 05598.001
Drawn By: CAS

Tenure

The statistics in Table 4-8 below show a high turnover rate of renters in Grand Island as compared to the State. Renters who lack safe, decent, affordable housing choices may move to more desirable units when they come available, increasing turnover rates.

Table 4-8: Housing Units by Tenure

	Grand Island				Nebraska			
Moved In	Owner	% of Total	Rental	% of Total	Owner	% of Total	Rental	% of Total
1999 to March 2000	854	*8.3%*	2,852	*46.5%*	41,370	*9.2%*	92,336	*42.6%*
1995 to 1998	2,434	*23.7%*	2,101	*34.2%*	105,137	*23.4%*	76,610	*35.3%*
1990 to 1994	2,027	*19.7%*	700	*11.4%*	81,037	*18.0%*	23,642	*10.9%*
1980 to 1989	2,115	*20.6%*	359	*5.9%*	87,261	*19.4%*	15,312	*7.1%*
1970 to 1979	1,420	*13.8%*	73	*1.2%*	67,989	*15.1%*	4,882	*2.3%*
1969 or earlier	1,429	*13.9%*	50	*0.8%*	66,512	*14.8%*	4,096	*1.9%*
Total	10,279		6,135		449,306		216,878	
Median	1990		1999		1990		1998	

Source: US Bureau of Census, 2000

The lower percentages of persons who have owned their homes since 1970, when compared to the state could possibly be linked to the affordability of housing in Grand Island. The price gap between different price ranges of housing types may have been small enough to enable residents to "move up" to a larger home, or to one with better amenities.

Housing Costs by Unit Type

Rental Housing

The affordability of Grand Island rental housing stock is comparable to the rest of the state. As shown in Table 4-5 below, 59.8% of Grand Island's housing units cost less than $500 per month to rent. Nebraska, on the other hand, has 48.7% of its rental stock available at under $500. The City's median gross rent of $455 is significantly less than the state's median of $491 per month.

Table 4-9: Gross Rent

	Grand Island		Hall County		Nebraska	
Rental Units	6135		2541		207,216	
Less than $200	427	*7.0%*	189	*7.4%*	12,512	*6.0%*
$200 to $299	562	*9.2%*	262	*10.3%*	16,814	*8.1%*
$300 to $499	2677	*43.6%*	1152	*45.3%*	71,777	*34.6%*
$500 to $749	2010	*32.8%*	715	*28.1%*	68,270	*32.9%*
$750 to $999	220	*3.6%*	64	*2.5%*	17,168	*8.3%*
$1,000 to $1,499	87	*1.4%*	0	*0.0%*	5,879	*2.8%*
$1,500 or more	16	*0.3%*	71	*2.8%*	2,082	*1.0%*
No cash rent	136	*2.2%*	88	*3.5%*	12,714	*6.1%*
Median (dollars)	$ 455		$ 429		$ 491	

Source: US Bureau of Census, 2000

Grand Island rent cost is roughly 'middle of the road' when compared to that in other sizeable communities in Nebraska as shown in Table 4-10. There are 59.8% of rental units with a gross rent under $500 in Grand Island, which is higher than Kearney (47.1%), yet lower than Hastings (61.9%) and Columbus (63%). Although median gross rent of $455 is much lower in Grand Island than Kearney, the city may need to work toward lowering this to a figure comparable to the $446 median of Hastings. The city is notably behind Hastings and Columbus in the $200-$299 contract rent range. Meeting this gap could be a possible target for new rental unit growth.

Table 4-10: Gross Rent (Regional Cities)

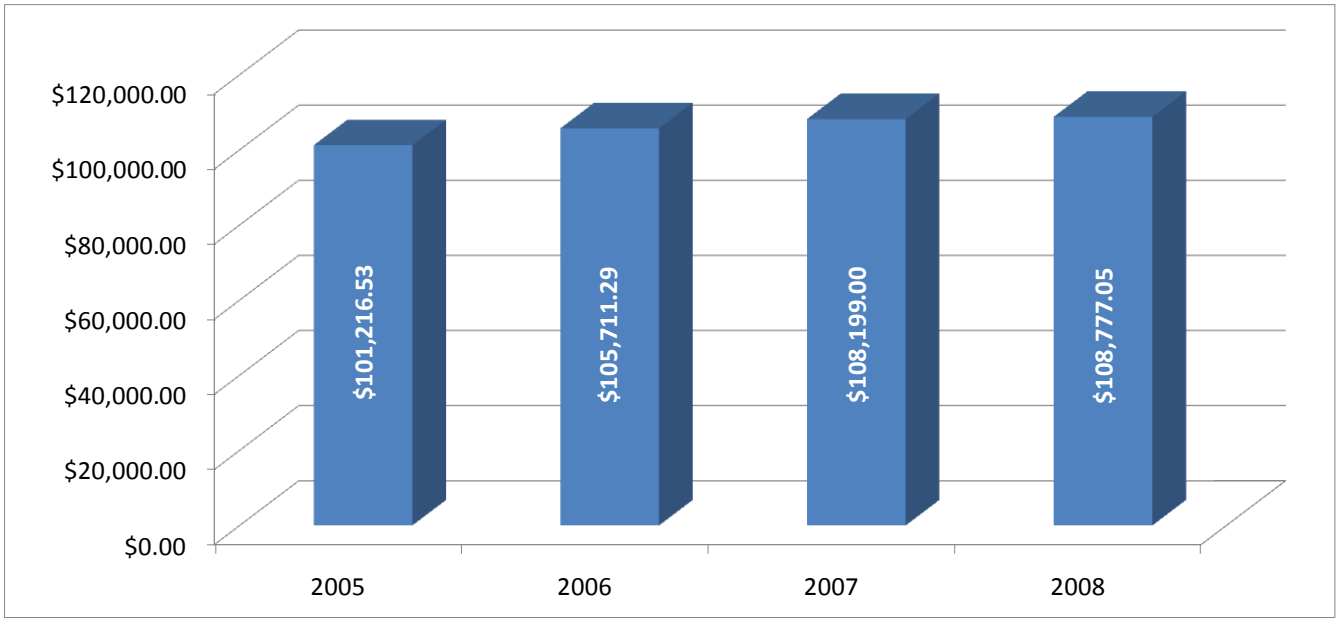
	Grand Island		Kearney		Hastings		Columbus	
Rental Units	6135		4564		3591		2541	
Less than $200	427	*7.0%*	272	*6.0%*	222	*6.2%*	189	*7.4%*
$200 to $299	562	*9.2%*	359	*7.9%*	432	*12.0%*	262	*10.3%*
$300 to $499	2677	*43.6%*	1515	*33.2%*	1570	*43.7%*	1152	*45.3%*
$500 to $749	2010	*32.8%*	1818	*39.8%*	1036	*28.8%*	715	*28.1%*
$750 to $999	220	*3.6%*	406	*8.9%*	125	*3.5%*	64	*2.5%*
$1,000 to $1,499	87	*1.4%*	51	*1.1%*	41	*1.1%*	0	*0.0%*
$1,500 or more	16	*0.3%*	20	*0.4%*	11	*0.3%*	71	*2.8%*
No cash rent	136	*2.2%*	123	*2.7%*	154	*4.3%*	88	*3.5%*
Median (dollars)	$ 455		$ 509		$ 446		$ 429	

Source: US Bureau of Census, 2000

Home Sales

The median home sale price in Grand Island has grown steadily over the past four years. However, after a healthy 4.44% jump in the median sale price from 2005 to 2006 increasing to $105,711, the average sale price rose only by 2.35% from 2006 to 2007 and then 0.53% from 2007 to 2008. This decline in the inflation rate of housing sales prices is a good sign for affordability since the median household income will likely increase at a faster rate. A trend like this is not good for the community because deflated housing market reduces the rate of return on a household's initial investment when selling a house. From a community standpoint, the decline in the inflation rate of housing sales prices typically results in slower increases in value of housing throughout each neighborhood. This results in slower tax growth as assessed values will not increase as fast as necessary to meet ever-rising costs of developing and maintaining the city's infrastructure and services.

Figure 4-3: Average Sales Prices



Source: Hall County Assessor Office, August 2005-August 2008
Note: Data on general non-developed parcels and mobile home sales have been removed to reflect CDBG eligible housing statistics.

Table 4-11: Housing Sales Data

	2005	2006	2007	2008
Average Assessed Value	$ 104,280	$ 105,740	$ 106,067	$ 103,609
Percent Growth		1.40%	0.31%	-2.32%
Average Square Footage	1,330	1,329	1,320	1,332
Average Year Built	1958	1958	1953	1957

Source: Hall County Assessor Office, August 2005-August 2008

Some of this slowing in the increase in average home sale price can be attributed to the downturn of the economy. When compared to the median assessed values in Table 4-11, the assessed values also show a downturn in percent growth as well. This may be due to the change in the type of house being purchased from year to year for such a small sample, the median square footage of the homes sold and the median year built remained relatively stable. The growth of housing sales prices over the past few years may reflect a reduction of the overall condition of housing within the city as well as a correction of the housing market.

Mortgage Costs

There can be a few outside factors that affect the mortgage costs statistics of a city that provide useful insight into the cost burden on homeowners. When compared to the other cities in the state noted in this study (see Table 4-12), Grand Island has one of the highest median mortgage costs. Although Kearney has a higher percentage of mortgages of $1,000 or more, Grand Island is well above Hastings and Columbus. The city's median mortgage cost is nearly $100 more than either of those cities.

Table 4-12: Mortgage Costs (Regional Cities)

	Grand Island		Kearney		Hastings		Columbus	
With a Mortgage	6,069		3,276		2,955		3,249	
Less than $300	41	*0.7%*	14	*0.4%*	17	*0.6%*	23	*0.7%*
$300 to $499	642	*10.6%*	138	*4.2%*	421	*14.2%*	361	*11.1%*
$500 to $699	1,328	*21.9%*	552	*16.8%*	932	*31.5%*	969	*29.8%*
$700 to $999	2,101	*34.6%*	1,281	*39.1%*	758	*25.7%*	1,214	*37.4%*
$1,000 to $1,499	1,456	*24.0%*	934	*28.5%*	667	*22.6%*	502	*15.5%*
$1,500 to $1,999	349	*5.8%*	262	*8.0%*	109	*3.7%*	119	*3.7%*
$2,000 or more	152	*2.5%*	95	*2.9%*	51	*1.7%*	61	*1.9%*
Median (dollars)	$ 842		$ 912		$ 757		$ 752	
Not Mortgaged	3,308		1,524		2,090		1,905	
Median (dollars)	$ 321		$ 313		$ 281		$ 256	

Source: US Bureau of Census, 2000

Housing Cost Burden

As Table 4-13 shows, the percent of income spent on mortgages in Grand Island (20.6%) is higher than any other of the comparable cities and Nebraska as a whole. The city also has the lowest percentage of households spending less than 20% of the incomes on mortgage. This means a higher number of households in Grand Island are spending a larger percentage of their income on mortgage, placing a financial burden upon those households.

Table 4-13: Percent of Income Spent on Mortgage (Regional Cities)

	Grand Island		Kearney		Hastings		Columbus		Nebraska	
Median Income	36,044		34,829		35,461		38,874		39,250	
With a Mortgage	6,069		3,263		3,189		3,244		239,298	
Less than 20 percent	2,889	*47.6%*	1,562	*47.9%*	1,669	*52.3%*	1,894	*58.4%*	123,037	*51.4%*
20 to 24 percent	1,283	*21.1%*	681	*20.9%*	708	*22.2%*	610	*18.8%*	43,061	*18.0%*
25 to 29 percent	643	*10.6%*	376	*11.5%*	316	*9.9%*	277	*8.5%*	26,333	*11.0%*
30 to 34 percent	463	*7.6%*	231	*7.1%*	197	*6.2%*	187	*5.8%*	15,737	*6.6%*
35 percent or more	791	*13.0%*	413	*12.7%*	299	*9.4%*	276	*8.5%*	31,130	*13.0%*
Median	*20.6%*		*20.5%*		*19.5%*		*18.3%*		*19.7%*	

Source: US Bureau of Census, 2000

The burden of the high percent of income spent on mortgages has become a nation-wide issue as of late, especially in other states. Grand Island should concentrate on improving this statistical area. Financial assistance to first-time homebuyers is often used as a tool to reduce mortgage costs and decrease the percent of income spent on mortgages. Ongoing homebuyer education is vital and should continue to be included in financial assistance requirements.

Affordable Housing in Study Area

Housing Sales in Study Area

As Figure 4-4 depicts, the average sales price of a home in the 13 study area neighborhoods has increased gradually since 2005, with the exception of 2008. In 2008, the average sale price in the study area dropped from $62,121 to $57,640, reflecting the recent downturn in the housing market.

Figure 4-4: Average Sale Price in Study Area

Source: Hall County Assessor Office, August 2005-August 2008
Note: Data on general non-developed parcels and mobile home sales have been removed to reflect CDBG eligible housing statistics.

When compared to the median housing sales of the city as a whole in Figure 4-3, housing within the study area (Figure 4-4) is much more affordable to lower income families. Median sales figures for the study area have been approximately $40,000 less than sales figures for the city as a whole over the reviewed time span.

Lower median sales in the study area are good for affordability, but it can indicate housing problems as well. Many of the homes sold within the study area were sold at a significantly lower price than the median for the area, leading to the assumption that these homes were highly deteriorated or even dilapidated.

ELM ST 500
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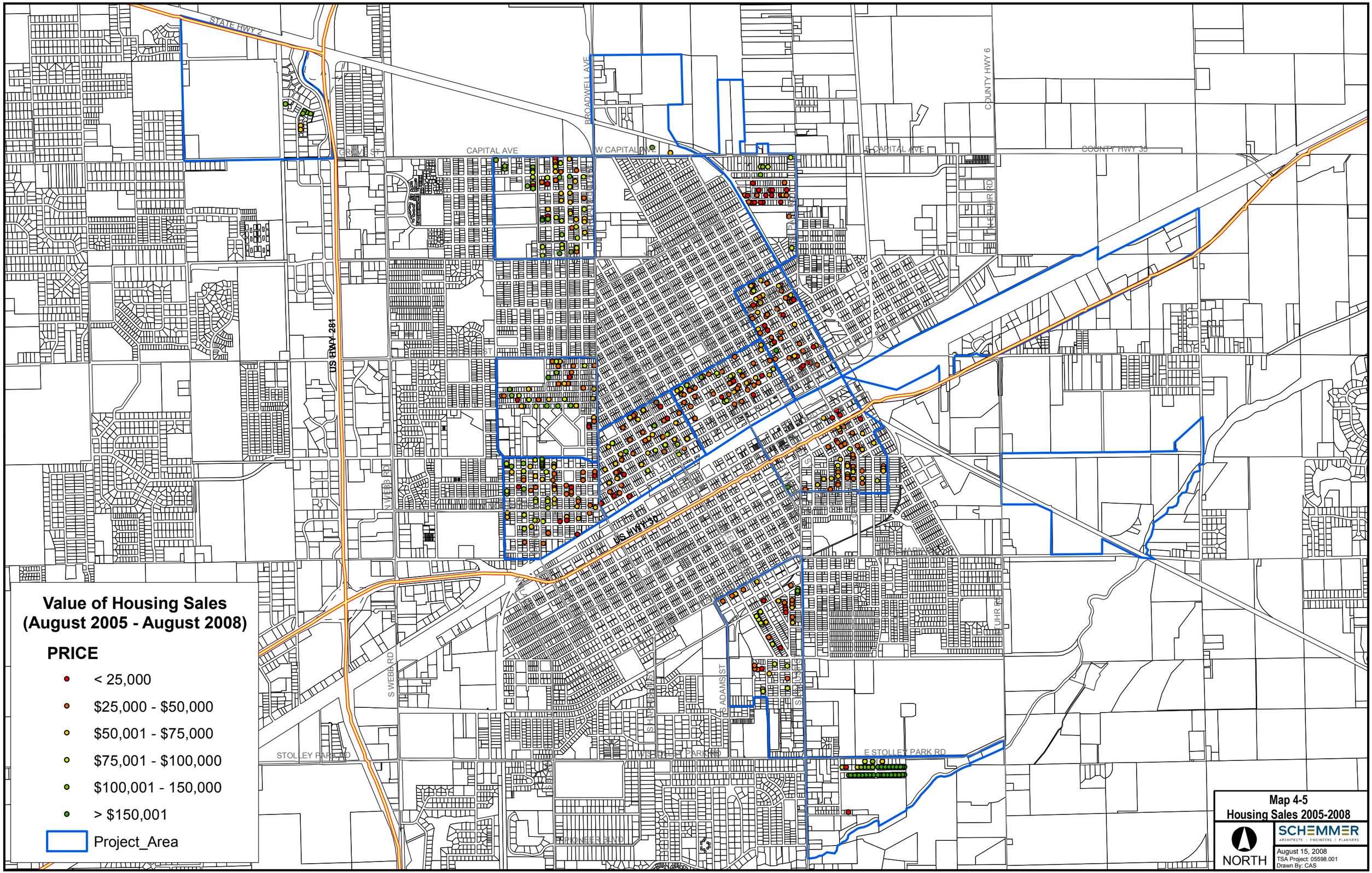


Map 4-5
Housing Sales 2005-2008

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

August 15, 2008
TSA Project: 05598.001
Drawn By: CAS

Rental Housing in Study Area

Grand Island has a wide array of rental housing complexes in the study area, from high-rise efficiencies to single floor duplexes. Table 4-14 on the following page breaks down each rental complex by year built, number of units in the complex by number of bedrooms, and rent charged for each unit by number of bedrooms. Table 4-15 looks further into each complex, showing their average occupancy rate, waiting list (if they have one and how many are on the waiting list), Section 8 eligibility, and general notes about the complex.

The overall age of the rental complex stock is relatively good. In a recent survey of the rental housing stock, only seven of the complexes responding stated a year of construction older than 1970. Additionally, 14 complexes were built since 1990, comprising over 38% of the complexes currently in operation.

In spite of the relatively large number of rental complexes, there are signs that the stock is not adequate to meet the needs of Grand Island residents. The generalized average occupancy rate among these units is 96.7% and 20 complexes reported having a waiting list. Three of those complexes reported that their waiting list has 50 or more requests. Furthermore, 13 of these complexes reported a waiting list of 25 or more. A healthy community needs a vacancy rate of approximately 6% to meet rental needs.

Table 4-14: Apartment Complex Composition and Rents

		# of Units					Rent				
Complex Name	Year Built	Studio /Loft	1BR	2BR	3BR	4+ BR	Studio /Loft	1BR	2BR	3BR	4+ BR
Riverbend Apartments	2007		41	27	13			435	525	665	
Cherry Park I Apartments	1997			42	18				450-465	575	
Cherry Park II Apartments	1999			42	18				450-465	575	
Walnut Housing		23 / 5	54	44			330 / 410	380	445		
Colonial Square Apartments	1978			40	16			Data Not Provided			
Piccadilly Square Apartments	1978		72	72				415	470		
Autumn Park Apartments	1997			96	48				560-610	700-720	
Continental Graden Apartments	1980		52	56	12			485	580	685	
Chalet Apartments	1979		24	18	18			Data Not Provided			
Grandview Apartments			104					Data Not Provided			
Normandy Townhouses & Apartments	1968		22					395			
Normandy Townhouses & Apartments	1969			80					545		
Normandy Townhouses & Apartments	1973			32					595		
The Yancey	1984		45	12				Data Not Provided			
Bellwood Square Apts	1971		48	60				400	470		
Holiday Garden Townhouses	1980			22	33				539	610	
Southern Meadows Apartments	1997		14	60	20			465	550	675	
Hulett Park Apartments	1969		18					Data Not Provided			
Cedar Ridge Apartments			Data Not Provided						600	675	
Silverwood	1996					20					580
Southwood	1995			16					420-485		

Table 4-14: Apartment Complex Composition and Rents (Continued)

		# of Units					Rent				
Complex Name	Year Built	Studio/ Loft	1BR	2BR	3BR	4+ BR	Studio /Loft	1BR	2BR	3BR	4+ BR
Southlawn I	1998			36					435		
Southlawn II	1999			16					435-520		
Southlawn III	2001			20					420		
Centennial Towers	1967		122	1				300*	300*		
Pletcher Terrace	1950	15	30	4			250*	300*	350*		
Rainbow Terrace	1983		27					350*			
Western Apartments	1983			48					400*		
Orleans Apartments	1983			24					400*		
Shady Bend	1996				15					500*	
Stolley Park	Various				35					500*	
North Pointe Townhomes	2006			64					900		
Francis Subdivision	2007				14					1100	
Riverbend Apartments I	2003		51	64	13			424	505	640	
Broadwell Courts	1945		1	9				175	225		
Golden Towers	1963			1					300*		

Table 4-15: Apartment Complex Occupancy and Notes

Complex Name	Avg. Occupancy Rate	Waiting List	Section 8	Notes
Riverbend Apartments		No	Yes	
Cherry Park I Apartments	97%	Yes, 3	Yes	
Cherry Park II Apartments	97%	Yes, 2	Yes	
Walnut Housing	98%	No	Yes	Mid income based
Colonial Square Apartments		Yes, 8-12	Yes	Income Based
Piccadilly Square Apartments	99%	No	No	
Autumn Park Apartments	98-99%	Yes, 15-20	Yes	
Continental Graden Apartments			No	
Chalet Apartments	100%	Yes, 18	Yes	Income Based
Grandview Apartments	97%	No	Yes	Income Based
Normandy Townhouses & Apartments	95%	No	Yes	
Normandy Townhouses & Apartments	95%	No	Yes	
Normandy Townhouses & Apartments	95%	No	Yes	
The Yancey				
Bellwood Square Apts	100%	Yes, 7	Yes	
Holiday Garden Townhouses		Yes, 50	Yes	
Southern Meadows Apartments			No	
Hulett Park Apartments	99%	No	Yes	Income Based
Cedar Ridge Apartments				
Silverwood	92%	Yes, 25	Yes	
Southwood	85%	Yes, 25	Yes	

Table 4-15: Apartment Complex Occupancy and Notes

Complex Name	Avg. Occupancy Rate	Waiting List	Section 8	Notes
Southlawn I	99%	Yes, 25	Yes	
Southlawn II	100%	Yes, 25	Yes	
Southlawn III	95%	Yes, 25	Yes	
Centennial Towers	95%	Yes, 30	No, Hud Low Rent	*Based on income $300 is flat rent rate
Pletcher Terrace	95%	Yes	No	*Flat Rent-tenant pays income based rent if lower than flat rent
Rainbow Terrace		Yes, 30+	No	*List is combined with all other 1 bedroom low rent units
Western Apartments	95%	Yes, 50+	No	*List is combined with all other 2 bedroom low rent units
Orleans Apartments	95%	Yes, 50+	No, Hud Low Rent	*List is combined (see Western Apartments)
Shady Bend	95%	Yes, 50+	No, Hud Low Rent	*List combined with all other 3 bedroom lowe rent units
Stolley Park	95%	Yes, 30	No	*List combined with all other 3 bedroom lowe rent units
North Pointe Townhomes			No	
Francis Subdivision			No	
Riverbend Apartments I		No	Yes	
Broadwell Courts	100%	No	Yes	
Golden Towers	95%	Yes, 30	No, Hud Low Rent	*List is combined with all other 1 bedroom low rent units

Study Area Housing Conditions Analysis

The following analysis indicates the various housing conditions as a general assessment, using a drive-by visual assessment. There is no interior or detailed assessment of any unit. The survey results and map should be used for general reference only and not for legal or formal decision-making purposes as related to a particular unit. Apartments in upper story downtown buildings were neither surveyed nor placed on the map.

Both sides of a sample block within the study area were analyzed separately. Each side, or 'block face' typically has 4-8 houses that collectively give a perception on the general condition of the immediate neighborhood. The rating given to the block face is based on the average rating of houses within the block face. This helps to analyze neighborhood corridors for improvement rather than just singling out specific housing units for improvement.

The following rating system contains six categories ranging from "near perfect" homes to "dilapidated and abandoned" homes. The rating system is based on the estimated costs to make the home in "near perfect" condition for that structure. "Near perfect" condition does not necessarily mean "like new"; rather, it means "no notable repairs would be needed". The general visual inspection of the exterior is extrapolated to assume similar condition of the interior.

1. **Good to excellent**: Very minimal and mostly cosmetic or efficiency improvements

2. **Fair to good:** Older roof, siding, and related but with no imminent need for replacement/repair; older mechanical systems, not high-efficient; some older windows likely; some lead paint likely; minor cracks in foundations, but no shifting; minor cosmetic issues.

3. **Deteriorated to fair:** Old or deteriorated roof, siding, windows, and other exterior components with need for replacement in near future of one or more components; mechanical items aged and not efficient; likely extensive lead; foundation cracks but no major shifting.

4. **Severely deteriorated:** Roof, siding, windows, and other exterior elements are in need of imminent replacement; mechanical systems are a hazard; very old electrical; sagging in roof and foundation; lead paint common throughout the home; interior is likely worn; cosmetically very unappealing.

5. **Dilapidated – occupied:** Home has deteriorated to the point that it appears to be beyond repair. Very little can be salvaged and home appears to be nearly ready to collapse. Home is only occupied because of the very basic maintenance and should be abandoned.

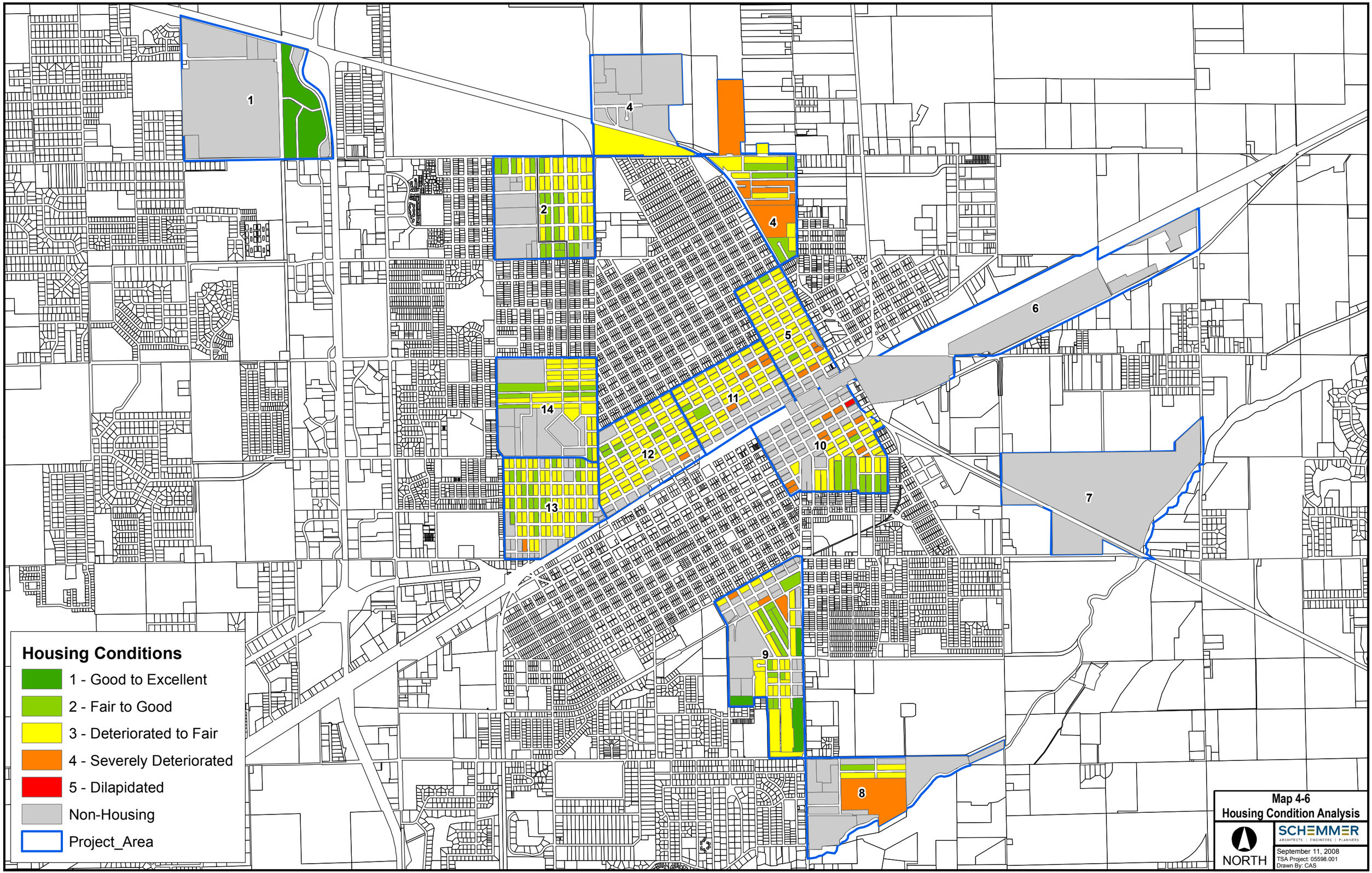
6. **Dilapidated – abandoned:** Home has deteriorated to the point that it appears to be beyond repair. Very little can be salvaged and home appears to be ready to collapse. Home is simply not feasible to live in even with very basic maintenance.

The housing located within the study area includes a wide mix of housing types and styles, from older bungalows to new duplexes. There is a good mix for residents.

Neighborhoods 1 (NW Capital Avenue) and 2 (GIPS High School) are in the best condition of those reviewed. Each neighborhood had a large portion of housing units ranging from good to excellent. Many of the other neighborhoods had a wide mixture of good to deteriorated to dilapidated units. These often averaged out to "Fair to Deteriorated" for the block faces within the Housing Condition Analysis map. Many of these block faces would likely improve to "Fair to Good" with the rehabilitation of a severely deteriorated unit or the razing of a dilapidated unit.

Of the neighborhoods, 4 (Northern Capital Avenue) and 10 (Sycamore and Kimball St.) contained the most block faces that averaged out to severely deteriorated or dilapidated. Many of these are manufactured and mobile homes that are in such dilapidated condition, they are uninhabitable. Typically, these types of dwelling units are not eligible for rehabilitation due to limitations of streams of various funding, an issue that makes assistance in these neighborhoods tough to undertake. Neighborhood 5 (4th and Sycamore), along with the northern portion of 8 (Stolley Park South) and the eastern half of 11 (Downtown) also had a notable amount of deteriorated and dilapidated homes.

Map 4-6 on the following page depicts the results of the housing conditions analysis.



Map 4-6
Housing Condition Analysis

Existing Housing Supply Summary

- The percent growth in units per year (0.97%) is less than the average population growth (1.01%). Additionally, as a community's housing stock continues to age, a number of homes typically fall into dilapidated status over time, reducing the number of livable units available. Between under-production and dilapidation Grand Island's livable housing stock has not kept up with the demand.

- According to the U.S. Census, 57.8% of the City's owner-occupied housing stock was built prior to 1970. Over half the rental stock was constructed prior to 1970 as well.

- The city has a higher percentage of one bedroom or less type units than the other cities within the study. Grand Island also has a marginally higher percentage of units that are four or more bedrooms (26.3%) than Salina (19.4%) or Joplin (15.3%).

- The city is notably behind Hastings and Columbus in the $200-$299 contract rent range units, a possible target area for new rental unit growth.

- Median sales figures for the study area have been approximately $40,000 less than the city as a whole over the reviewed time span.

- Neighborhoods One and Two are in the best condition of those reviewed. Each neighborhood had a large portion of housing units ranging from good to excellent. Many of the other neighborhoods had a wide mixture of good to deteriorated to dilapidated units.