

APPENDIX 2

GRAND ISLAND TABLE PROFILE.

**TABLE 1
POPULATION TRENDS AND PROJECTIONS
GRAND ISLAND, NEBRASKA
2000-2024**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
Grand Island:	2000	42,940	--	--	--	--
	2010	48,520	+5,580	+13.0%	+558.0	+1.3%
	2019	52,850	+4,330	+8.9%	+541.2	+1.1%
Low	2024	54,060	+1,210	+2.2%	+242.0	+0.4%
Medium	2024	54,675	+1,825	+3.4%	+365.0	+0.7%
High	2024	55,128	+2,278	+4.3%	+455.6	+0.9%
ED Boost*	2024	55,595	+2,745	+5.2%	+549.0	+1.0%
Effective	2000	77,708	--	--	--	--
Market	2010	81,850	+4,142	+5.3%	+414.2	+0.5%
Area**:	2019	85,804	+3,954	+4.8%	+494.2	+0.6%
	2024	87,971	+2,167	+2.5%	+433.4	+0.5%
Hall County:	2000	53,534	--	--	--	--
	2010	58,607	+5,073	+9.5%	+507.3	+1.0%
	2019	61,602	+2,995	+5.1%	+374.4	+0.6%
	2024	64,131	+2,529	+4.1%	+505.8	+0.8%

*Population estimated due to an *Economic Development (ED) Boost* via increased job creation and housing development. “High 2024 = 820 Additional FTE Positions in the next 5 years. “ED Boost” 2024 = 985 Additional FTE positions in the next five years.

**Grand Island Metropolitan Statistical Area, consisting of Hall, Hamilton, Howard and Merrick Counties. Source: 2000, 2010 Census; 2011-2017 Census Population Estimates.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 2
POPULATION ESTIMATES
STATE OF NEBRASKA / CITY OF GRAND ISLAND / HALL COUNTY, NEBRASKA
2010-2017**

	<u>Nebraska</u>	<u>% Change Since 2010</u>	<u>Grand Island</u>	<u>% Change Since 2010</u>	<u>Hall County</u>	<u>% Change Since 2010</u>
2010 Census	1,826,341	--	48,520	--	58,607	--
July 2011 Est.	1,841,641	+0.8%	49,448	+1.9%	59,549	+1.6%
July 2012 Est.	1,854,862	+1.6%	49,981	+3.0%	60,187	+2.7%
July 2013 Est.	1,867,414	+2.2%	50,431	+3.9%	60,613	+3.4%
July 2014 Est.	1,880,920	+3.0%	50,974	+5.1%	61,202	+4.4%
July 2015 Est.	1,893,564	+3.7%	51,098	+5.3%	61,300	+4.6%
July 2016 Est.	1,907,603	+4.4%	51,332	+5.8%	61,530	+5.0%
July 2017 Est.	1,920,076	+5.1%	51,390	+5.9%	61,519	+5.0%

Source: 2010 Census, 2011-2017 Census Population Estimates.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 3
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
GRAND ISLAND, NEBRASKA
2000-2024**

<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010 Change</u>	<u>2019</u>	<u>2024</u>	<u>2019-2024 Change</u>
19 and Under	12,218	14,608	+2,390	16,214	16,848	+634
20-34	9,343	9,867	+524	10,430	10,699	+269
35-54	11,942	12,549	+607	13,337	13,630	+293
55-64	3,364	5,210	+1,846	6,260	6,773	+513
65-74	2,946	2,932	-14	3,004	3,029	+25
75-84	2,283	2,259	-24	2,287	2,325	+38
<u>85+</u>	<u>844</u>	<u>1,095</u>	<u>+251</u>	<u>1,318</u>	<u>1,371</u>	<u>+53</u>
Totals	42,940	48,520	+5,580	52,850	54,675	+1,825
Median Age	34.8	34.7	-0.1	34.6	34.7	+0.1

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 4
SPECIFIC HOUSEHOLD CHARACTERISTICS
GRAND ISLAND/EMA, NEBRASKA
2000-2024**

	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Grand Island:	2000	42,940	1,091	41,869	16,426	2.55
	2010	48,520	1,058	47,462	18,326	2.59
	2019	52,850	1,045	51,805	19,825	2.61
	2024	54,675	1,037	53,638	20,551	2.61
	2024*	55,595	1,050	54,545	20,739	2.63
Effective Market Area**:	2000	77,708	1,578	76,130	29,614	2.57
	2010	81,850	1,474	80,376	31,535	2.55
	2019	85,804	1,412	84,392	33,225	2.54
	2024	87,971	1,398	86,573	34,218	2.53

*ED Boost.

**Grand Island Metropolitan Statistical Area, consisting of Hall, Hamilton, Howard and Merrick Counties.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 5
TENURE BY HOUSEHOLD
GRAND ISLAND/EMA, NEBRASKA
2000-2024**

	<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Grand Island:	2000	16,426	10,307	62.7%	6,119	37.3%
	2010	18,326	11,186	61.0%	7,140	39.0%
	2019	19,825	11,736	59.2%	8,089	40.8%
	2024	20,551	12,063	58.7%	8,488	41.3%
	2024*	20,739	12,132	58.5%	8,607	41.5%
Effective Market Area**:	2000	29,614	20,385	68.8%	9,229	31.2%
	2010	31,535	21,420	67.9%	10,115	32.1%
	2019	33,225	21,895	65.9%	11,330	34.1%
	2024	34,218	22,002	64.3%	12,216	35.7%

*ED Boost.

**Grand Island Metropolitan Statistical Area, consisting of Hall, Hamilton, Howard and Merrick Counties.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 6
HOUSEHOLDS BY HOUSEHOLD SIZE
GRAND ISLAND, NEBRASKA
2010 & 2016 ESTIMATE**

	<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7+ Persons</u>
2010	5,342	5,782	2,567	2,260	1,336	598	441
2016	5,264	5,984	2,893	2,580	1,407	465	266

Source: 2010 Census & 2012-2016 American Community Survey.

**TABLE 7
HOUSEHOLD INCOME
TRENDS AND PROJECTIONS
GRAND ISLAND, NEBRASKA
2000-2024**

Income Group	2000*	2016 Est.*	2019	2024	2024 ED Boost	% Change 2019-2024
All Households						
Less than \$10,000	1,703	1,443	1,329	1,070	1,070	-19.5%
\$10,000-\$19,999	2,522	2,090	1,888	1,614	1,646	-14.5%
\$20,000-\$34,999	3,710	3,328	3,342	3,303	3,318	-1.1%
\$35,000-\$49,999	3,240	2,751	2,811	2,931	2,982	+4.2%
<u>\$50,000 or More</u>	<u>5,207</u>	<u>9,247</u>	<u>10,454</u>	<u>11,633</u>	<u>11,723</u>	<u>+11.2%</u>
Totals	16,382	18,859	19,825	20,551	20,739	+3.6%
Median Income	\$36,044	\$49,118	\$52,060	\$55,390	\$55,946	+6.4%
Renter Households						
Less than \$10,000	1,227	1,107	1,031	863	863	-16.2%
\$10,000-\$19,999	1,497	1,443	1,328	1,157	1,179	-12.9%
\$20,000-\$34,999	1,789	1,843	1,895	1,962	1,991	+3.5%
\$35,000-\$49,999	907	1,180	1,242	1,431	1,475	+15.2%
<u>\$50,000 or More</u>	<u>715</u>	<u>2,355</u>	<u>2,593</u>	<u>3,074</u>	<u>3,099</u>	<u>+18.5%</u>
Totals	6,135	7,928	8,089	8,488	8,607	+4.9%
Median Income	\$22,011	\$30,679	\$33,205	\$36,590	\$37,008	+10.2%
Households 65+ Yrs.						
Less than \$10,000	577	420	400	332	332	-17.0%
\$10,000-\$19,999	984	725	661	622	622	-6.0%
\$20,000-\$34,999	947	778	777	739	739	-4.9%
\$35,000-\$49,999	592	695	743	831	831	+11.7%
<u>\$50,000 or More</u>	<u>667</u>	<u>1,553</u>	<u>1,816</u>	<u>1,978</u>	<u>1,978</u>	<u>+8.9%</u>
Totals	3,767	4,171	4,398	4,502	4,502	+2.3%
Median Income	\$27,643	\$37,161	\$41,050	\$43,880	\$43,880	+6.8%

* Specified Data Used. 2016 Estimate subject to Margin of Error.

Source: 2000 Census.

2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 8
PERSONS RECEIVING SOCIAL SECURITY INCOME
HALL COUNTY, NEBRASKA
2017**

<u>Social Security Income-2017</u>	<u>Number of Beneficiaries</u>
<u>Retirement Workers</u>	
Retired Workers	7,810
Wives & Husbands	300
Children	110
<u>Survivor Benefits</u>	
Widows & Widowers	675
Children	325
<u>Disability Benefits</u>	
Disabled Persons	1,345
Wives & Husbands	20
Children	265
Total	10,850
<u>Aged 65 & Older</u>	
Men	3,700
Women	4,615
Total	8,315
<u>Supplemental Security Income-2017</u>	
Aged	105
Blind & Disabled	837
Total	942

Source: Department of Health and Human Services,
Social Security Administration, 2018.

**TABLE 9
PER CAPITA INCOME
TRENDS AND PROJECTIONS
HALL COUNTY / STATE OF NEBRASKA
2012-2024**

<u>Year</u>	<u>Hall County</u>		<u>State of Nebraska</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2012	\$37,286		\$46,066	--
2013	\$36,581	-1.9%	\$45,876	-0.4%
2014	\$37,805	+3.3%	\$48,419	+5.5%
2015	\$39,095	+3.4%	\$49,567	+2.3%
2016	\$39,994	+2.3%	\$50,029	+0.9%
2018	\$41,045	+2.6%	\$51,436	+2.8%
2012-2018	\$37,286-\$41,045	+10.1%	\$46,166-\$51,436	+11.4%
2018-2024	\$41,045-\$44,470	+8.3%	\$51,436-\$55,848	+8.5%

Source: Nebraska Department of Economic Development, 2018.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 10
RACE AND HISPANIC ORIGIN
GRAND ISLAND, NEBRASKA
2000, 2010 & 2016 ESTIMATE**

<u>Race</u>	<u>2000</u>		<u>2010</u>		<u>2016 Est.*</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
White	37,237	86.7%	38,839	80.0%	44,979	89.6%
Black/African Am.	180	0.4%	1,002	2.1%	1,256	2.5%
Am. Indian/Alaska Nat.	143	0.3%	503	1.0%	210	0.4%
Asian	562	1.3%	584	1.2%	674	1.3%
Hawaiian/Pacific Island.	71	0.2%	110	0.2%	94	0.2%
<u>Other/Two or More Races</u>	<u>4,747</u>	<u>11.1%</u>	<u>7,482</u>	<u>15.4%</u>	<u>2,967</u>	<u>5.9%</u>
Totals	42,940	100.0%	48,520	100.0%	50,180	100.0%
Hispanic Origin	6,845	15.9%	12,993	26.8%	15,014	29.9%

*Subject to Margin of Error.

Source: 2000, 2010 Census.

2012-2016 American Community Survey Estimate.

TABLE 11
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
GRAND ISLAND, NEBRASKA
2000-2024

Income Range	2000* # / #CB-HP	2015* # / #CB-HP	2019 # / #CB-HP	2024 # / #CB-HP
0%-30% AMI	450 / 355	570 / 445	614 / 479	639 / 498
31%-50% AMI	686 / 322	1,070 / 620	1,239 / 731	1,326 / 782
51%-80% AMI	1,637 / 542	1,910 / 730	2,036 / 847	2,108 / 875
<u>81%+ AMI</u>	<u>7,482 / 591</u>	<u>7,500 / 420</u>	<u>7,847 / 370</u>	<u>7,990 / 333</u>
Totals	10,255 / 1,810	11,050 / 2,215	11,522 / 2,427	11,737 / 2,488

* Specified Data Used. 2015 Estimate subject to margin of error.

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2011-2015 CHAS Tables.
 Hanna:Keelan Associates, P.C., 2019.

TABLE 12
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
GRAND ISLAND, NEBRASKA
2000-2024

Income Range	2000* # / #CB-HP	2015* # / #CB-HP	2019 # / #CB-HP	2024 # / #CB-HP
0%-30% AMI	1,304 / 935	1,780 / 1,455	1,826 / 1,482	1,889 / 1,500
31%-50% AMI	1,157 / 828	1,620 / 1,180	1,693 / 1,234	1,773 / 1,242
51%-80% AMI	1,570 / 425	1,745 / 480	1,802 / 487	1,860 / 490
<u>81%+ AMI</u>	<u>2,093 / 243</u>	<u>2,525 / 315</u>	<u>2,768 / 327</u>	<u>2,966 / 340</u>
Totals	6,124 / 2,431	7,670 / 3,430	7,940 / 3,530	8,258 / 3,572

* Specified Data Used. 2015 Estimate subject to margin of error.

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2011-2015 CHAS Tables.
 Hanna:Keelan Associates, P.C., 2019.

**TABLE 13
EMPLOYMENT DATA TRENDS AND PROJECTIONS
GRAND ISLAND, NEBRASKA
2008-2024**

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployed</u>
2008	24,602	--	3.1%
2009	24,751	+149	4.2%
2010	24,795	+44	4.5%
2011	25,240	+445	4.4%
2012	25,889	+649	3.9%
2013	25,961	+72	3.7%
2014	25,767	-194	3.8%
2015	25,152	-615	3.8%
2016	25,060	-92	3.5%
2017	25,197	+137	3.4%
2018*	25,642	+445	2.9%
2024	26,325	+683	3.0%
2008-2024	24,602-26,325	+1,723	3.1%-3.0%

*Employment data as of August, 2018.
Source: Nebraska Department of Labor, Labor Market Information, 2018.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 14
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
GRAND ISLAND, NEBRASKA
1990-2024**

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018*</u>	<u>2024</u>
Civilian Labor Force	21,839	22,831	25,957	26,398	27,136
Unemployment	501	709	1,162	756	811
Rate of Unemployment	2.3%	3.1%	4.5%	2.9%	3.0%
Employment	21,338	22,122	24,795	25,642	26,325
	Change in Employment				
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-2000	+784	+78.4	+3.7%	+0.4%	
2000-2010	+2,673	+267.3	+12.1%	+1.2%	
2010-2018	+847	+105.9	+3.4%	+0.4%	
2018-2024	+683	+136.6	+2.7%	+0.5%	

*Employment data as of August, 2018.
Source: Nebraska Department of Labor, Labor Market Information, 2018.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 15
WORKFORCE EMPLOYMENT BY TYPE
HALL COUNTY, NEBRASKA
AUGUST, 2018**

Workforce

Non-Farm Employment (Wage and Salary)	34,455
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	*
Utilities.	*
Construction.	1,573
Manufacturing.	7,358
Wholesale Trade.	1,320
Retail Trade.	4,932
Transportation & Warehousing.	1,826
Information.	243
Finance & Insurance.	1,513
Real Estate & Rental/Leasing.	*
Professional, Scientific & Technical Services.	793
Management of Companies & Enterprises.	405
Administrative/Support/Waste.	1,420
Educational Services.	*
Health Care & Social Assistance.	3,638
Arts, Entertainment & Recreation.	300
Accommodation & Food Service.	2,786
Other Services (except Public Administration).	1,266
Federal Government.	651
State Government.	582
Local Government.	3,415

*Data not available because of disclosure suppression.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

TABLE 16
HOUSING STOCK PROFILE / UNITS IN STRUCTURE
GRAND ISLAND, NEBRASKA
2000 & 2016 ESTIMATE

<u>Year</u>	<u>Number of Units</u>				<u>Total</u>
	<u>1 Unit</u>	<u>2-9 Units</u>	<u>10+ Units</u>	<u>Other*</u>	
2000	12,347	2,693	1,573	777	17,390
2016**	14,689	2,519	2,116	717	20,041

*Includes mobile home or trailer.

**Specified Data Used, subject to margin of error.

Source: 2000 Census.

2012-2016 American Community Survey.

TABLE 17
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
GRAND ISLAND, NEBRASKA
2000 & 2016 ESTIMATE

	<u>Complete Plumbing</u>			<u>Lack of Complete Plumbing</u>		<u>Units with 1.01+ Persons per Room</u>	
	<u>Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
2000	16,414	16,348	99.6%	66	0.4%	790	4.8%
2016 Est.*	18,859	18,804	99.7%	55	0.3%	842	4.5%

*Subject to margin of error.

Source: 2000 Census, 2012-2016 American Community Survey.

TABLE 18 - REVISED	
ESTIMATED YEAR HOUSING UNITS BUILT*	
CITY OF GRAND ISLAND, NEBRASKA	
2019	
<u>Year</u>	<u>Housing Units</u>
2014 to Present	963
2010 to 2013	771
2000 to 2009	2,045
1990 to 1999	2,184
1980 to 1989	2,077
1970 to 1979	3,434
1960 to 1969	2,461
1950 to 1959	2,709
1940 to 1949	1,171
<u>1939 or Before</u>	<u>3,495</u>
Subtotal	21,310
<u>Units Lost (2010 to Present)</u>	<u>(110)</u>
Total Est. Units – 2019	21,200
% 1939 or Before	16.5%
% 1959 or Before	34.8%
*Specified Data Used; subject to margin of error.	
Source: City of Grand Island Building Inspection Department, 2018; 2012-2016 American Community Survey.	

TABLE 19
HOUSING STOCK OCCUPANCY / VACANCY STATUS
GRAND ISLAND, NEBRASKA
2000/2010/2019

	<u>2000</u>	<u>2010</u>	<u>2019</u>
a) Housing Stock	17,421	19,426	20,865
	(O=10,666; R=6,755)	(O=11,718; R=7,708)	(O=12,460; R=8,405)
b) Vacant Housing Stock	995	1,100	1,040
c) Occupied Housing Stock	16,426	18,326	19,825
Owner Occupied	10,307	11,186	11,736
Renter Occupied	6,119	7,140	8,089
d) Housing Vacancy Rate	5.7% (995)	5.7% (1,100)	5.0% (1,040)
Owner Vacancy	3.4% (359)	4.5% (532)	5.8% (724)
Renter Vacancy	9.4% (636)	7.3% (568)	3.8% (316)
e) Adjusted Vacancy Rate*	3.8% (670)	3.2% (629)	3.1% (639)
Owner Adjusted Vacancy*	2.0% (216)	1.8% (218)	3.5% (434)
Renter Adjusted Vacancy*	6.7% (454)	5.3% (411)	2.4% (205)

* Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; City of Grand Island, 2018.
 Hanna:Keelan Associates, P.C., 2019.

**TABLE 20
OWNER OCCUPIED HOUSING VALUE
GRAND ISLAND, NEBRASKA
2000-2024**

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or More	Totals
2000*	1,146	5,592	1,869	510	260	9,377
2016 Est*	1,061	2,928	2,905	1,997	2,040	10,931
<u>Median Value</u>						
2000	\$82,500					
2016 Est*	\$121,100					
2019	\$125,800					
2024	\$134,900					

* Specified Data Used.
Source: 2000 Census.
2012-2016 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 21
GROSS RENT
GRAND ISLAND, NEBRASKA
2000-2024**

	Less than \$300	\$300 to \$399	\$400 to \$499	\$500 to \$599	\$600 or More	Totals
2000*	1,125	2,679	1,850	313	170	6,135
2016 Est*	419	671	2,829	2,123	1,645	7,687
<u>Median Rent</u>						
2000	\$455					
2016 Est*	\$695					
2019	\$710					
2024	\$795					

* Specified Data Used.
Source: 2000 Census.
2012-2016 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2019.

TABLE 22
SURVEY OF RENTAL PROPERTIES
GRAND ISLAND/HALL COUNTY, NEBRASKA
2007-2017

	<u>Year</u>	<u>Completed Surveys</u>	<u>Total Units</u>	<u>Vacancy Rate (%)</u>	<u>Absorption Rate (Days)</u>
Grand Island:	2007	27	2,811	3.1	19.5
	2008	25	3,012	3.6	19.8
	2009	33	3,398	2.2	21
	2010	33	2,703	3.1	18
	2011	49	3,448	3.2	21.6
	2012	58	3,586	3	14.6
	2013	70	4,200	3.6	33.8
	2014	80	5,499	4.1	28
	2015	61	4,644	2.1	20.6
	2016	52	4,121	5.1	17.2
	2017	70	4,086	2.2	16.9
Hall County:	2007	32	2,882	3.1	24.1
	2008	32	3,105	3.6	21.7
	2009	39	3,472	2.2	18.2
	2010	36	2,588	3.1	17.8
	2011	53	3,573	3.4	24.7
	2012	62	3,644	3	15.9
	2013	72	4,232	3.5	33.8
	2014	86	5,563	4.1	26.8
	2015	65	4,657	2.1	20.6
	2016	59	4,445	5	17.4
	2017	74	4,137	2.2	16.8

Source: Nebraska Investment Finance Authority, 2018.

TABLE 23A
VACANCY RATES BY UNIT TYPE
HALL COUNTY, NEBRASKA
2017

<u>Type of Units</u>	<u>Units Managed</u>	<u>Available Units</u>	<u>Vacancy Rate (%)</u>
Single Family Units	263	11	4.2
Apartments	2,797	71	2.5
Mobile Homes	138	2	1.4
<u>Not Sure of Type</u>	<u>939</u>	<u>6</u>	<u>0.6</u>
Total Units	4,137	90	2.2

Source: Nebraska Investment Finance Authority, 2018.

TABLE 23B
VACANCY RATES BY UNIT TYPE
GRAND ISLAND, NEBRASKA
2017

<u>Type of Units</u>	<u>Units Managed</u>	<u>Available Units</u>	<u>Vacancy Rate (%)</u>
Single Family Units	261	11	4.2
Apartments	2,760	71	2.6
Mobile Homes	138	2	1.4
<u>Not Sure of Type</u>	<u>927</u>	<u>6</u>	<u>0.6</u>
Total Units	4,086	90	2.2

Source: Nebraska Investment Finance Authority, 2018.

TABLE 24
ESTIMATED HOUSING UNIT TARGET DEMAND
(MEDIUM POPULATION PROJECTION)
GRAND ISLAND, NEBRASKA
2024

<u>Owner</u>	<u>Rental</u>	<u>Total Housing Unit Target Demand</u>	<u>Est. Required Target Budget (Millions)</u>
740	621	1,361	\$367.5

*Based upon new households, housing for cost burdened households, replacement of occupied substandard/dilapidated housing stock (including housing stock experiencing plumbing, overcrowded conditions), absorb housing vacancy deficiency of structurally sound housing units, build for “pent-up” demand and calculation for local housing development capacity.

NOTE 1: Housing development activities should include both new construction and purchase-rehab/resale or re-rent activities.

NOTE 2: Downtown Housing Demand: 24 Owner Units, 46 Rental Units

Source: Hanna:Keelan Associates, P.C., 2019.

TABLE 25
AREA HOUSEHOLD INCOME (AMI) BY PERSONS PER HOUSEHOLD (PHH)
HALL COUNTY, NEBRASKA HUD METRO FMR AREA
2019

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$14,700	\$16,800	\$18,900	\$21,000	\$22,700	\$24,400	\$26,050	\$27,750
50% AMI	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
60% AMI	\$29,400	\$33,600	\$37,800	\$42,000	\$45,360	\$48,720	\$52,080	\$55,440
80% AMI	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,450	\$73,950
100%AMI	\$49,000	\$56,000	\$63,000	\$70,000	\$75,600	\$81,200	\$86,800	\$92,400
125%AMI	\$61,250	\$70,000	\$78,750	\$87,500	\$94,500	\$101,500	\$108,500	\$115,500

Source: U.S. Department of Housing and Urban Development – 2019 Adjusted Home Income Limits.

TABLE 26
ESTIMATED YEAR-ROUND HOUSING UNIT TARGET DEMAND BY
AMI INCOME SECTOR (MEDIUM POPULATION PROJECTION)
GRAND ISLAND, NEBRASKA
2024

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u> <u>AMI</u>	<u>31-60%</u> <u>AMI</u>	<u>61-80%</u> <u>AMI</u>	<u>81-125%</u> <u>AMI</u>	<u>126%+</u> <u>AMI</u>	
Owner*:	24	46	84	192	394	740
Rental**:	52	88	130	226	125	621

*Estimated 628 units of new construction; estimated 112 units for Purchase/Rehab/Resale.
 **Estimated 527 units of new construction; estimated 92 units for Purchase/Rehab/Re-Rent.
 Source: Hanna:Keelan Associates, P.C., 2019.

TABLE 27
HOUSING UNIT TARGET DEMAND – HOUSEHOLD TYPE BY AMI
GRAND ISLAND, NEBRASKA
2024

OWNER UNITS	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>TOTALS</u>	Workforce Sector
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	8	12	78	124	222	54
Family	14	7	63	108	270	482	426
Special							
<u>Populations</u>¹	<u>10</u>	<u>11</u>	<u>9</u>	<u>6</u>	<u>0</u>	6	8
Subtotals	24	46	84	192	394	740	488
RENTAL							
<u>UNITS*</u>							
Elderly (55+)	10	36	40	80	71	237	35
Family	30	36	80	139	54	339	266
Special							
<u>Populations</u>¹	<u>12</u>	<u>16</u>	<u>10</u>	<u>7</u>	<u>0</u>	45	6
Subtotals	52	88	130	226	125	621	307
TOTALS	76	134	214	418	519	1,361	795

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2019.

TABLE 28
HOUSING UNIT TARGET DEMAND – UNIT TYPE/PRICE POINT (PRODUCT) BY AMI
GRAND ISLAND, NEBRASKA
2024

PRICE – PURCHASE COST (Area Median Income)

Owner Units*	(0%-30%) \$88,630*	(31%-60%) \$133,000*	(61%-80%) \$207,000*	(81%-125%) \$310,000*	(126%+) \$372,000*+	Totals	Work Force \$189,000*
1 Bedroom ¹	0	0	0	27	31	58	0
2 Bedroom ¹	7	20	30	60	80	197	56
<u>3+ Bedroom</u>	<u>17</u>	<u>26</u>	<u>54</u>	<u>105</u>	<u>283</u>	<u>485</u>	<u>432</u>
Totals	24	46	84	192	394	740	488

PRICE – PURCHASE COST (Area Median Income)

Rental Units**	(0%-30%) \$425**	(31%-60%) \$640**	(61%-80%) \$925**	(81%125%) \$1,140**	(126%+) \$1,420**+	Totals	Work Force \$825**
1 Bedroom ¹	20	26	32	64	32	174	36
2 Bedroom ¹	22	50	68	108	72	320	178
<u>3+ Bedroom</u>	<u>10</u>	<u>12</u>	<u>30</u>	<u>54</u>	<u>21</u>	<u>127</u>	<u>93</u>
Totals	52	88	130	226	125	621	307

¹ Includes Downtown Housing Units.

*Average Affordable Purchase Price; varies with unit type and household size.

**Average Affordable Monthly Rent; varies with unit type and household size.

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2019.

TABLE 29 HOUSING TARGET DEMAND – HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR GRAND ISLAND, NEBRASKA 2024			
Age Sector	Type of Unit	#Owner / #Rental	Land Requirements (Acres)^
18 to 54 Years**	Single Family Unit	404 / 60*	176
	Patio Home Unit	24 / 10	10
	Town Home Unit	50 / 40*	11
	Duplex/Triplex Unit	16 / 90	20
	Apartment - 4+ Units***	24 / 184	17
Totals		518 / 384	234 Acres
55+ Years	Single Family Unit	94 / 12	40
	Patio Home Unit	36 / 15	15
	Town Home Unit	52 / 38	20
	Duplex/Triplex Unit	20 / 107	23
	Apartment - 4+ Units***	20 / 65	7
Totals		222 / 237	105 Acres
TOTAL UNITS / ACRES		740 / 621	339 Acres
TOTAL UNITS / ACRES OF NEW CONSTRUCTION		628 / 527	295 Acres / 885 Acres^^
*Includes Credit-To-Own Units. **Includes housing for persons with a disability. ***Includes housing in Downtown. ^Includes Public Right-of-Way. ^^Residential Land Use Plan Designation for New Construction, 3.0x total acres.			
Source: Hanna:Keelan Associates, P.C., 2019.			

**TABLE 30
HOUSING STRUCTURAL CONDITION SURVEY
GRAND ISLAND, NEBRASKA**

2018	
Excellent	3
Very Good	113
Good/Very Good	18
Good	3,875
Average/Good	341
Average	12,181
Badly Worn/Average	176
Badly Worn	717
Worn Out/Badly Worn	8
<u>Worn Out</u>	<u>102</u>
Total	17,534

Source: Grand Island Regional Planning/
Community Development, 2018.

**TABLE 31
ESTIMATED HOUSING UNIT
REHABILITATION/DEMOLITION TARGET DEMAND
GRAND ISLAND, NEBRASKA**

2024	
# Rehabilitated /	
<u>Est. Cost*</u>	<u>Demolition</u>
592 / \$23.1M	289

*Based upon Hall County Assessor Data, Field Inspections and
Age of Housing Data.

Source: Hanna:Keelan Associates, P.C., 2019.

**TABLE 32
OCCUPANCY OF SELECTED RENTAL HOUSING PROGRAMS
GRAND ISLAND, NEBRASKA
2019**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./Wait List</u>
Hall County Housing Authority 1834 W 7 th Street Grand Island, NE 68803 308-385-5530	N/A	394 Total Units	HUD Elderly/Multifamily Section 8	30% Income	N/A
Cherry Park I Apartments 415 S Cherry Street Grand Island, NE 68801 308-882-5445	1997	2-Bd: 36 3-Bd: 24	NIFA (LIHTC) DED, HUD Section 8	2-Bd: \$595-\$620 3-Bd: \$710	94% Yes (5)
Cherry Park II Apartments 415 S Cherry Street Grand Island, NE 68801 308-882-5445	1999	2-Bd: 36 3-Bd: 24	NIFA (LIHTC) DED, HUD Section 8	2-Bd: \$595-\$620 3-Bd: \$710	94% Yes (5)
Colonial Square Apartments 524 E 16 th Street Grand Island, NE 68801 308-384-7874	N/A	2-Bd: 40 3-Bd: 16	NIFA (LIHTC) HUD	\$617-\$747 MR 30% Income	98% No
Ridgewood CROWN 711 Ridgewood Ave Grand Island, NE 68803 308-946-3826	2009	3 Bd: 10 5-Bd: 2	NIFA (LIHTC) Single Family	3-Bd: \$660 5-Bd: \$705	92% Yes (60)* *same waiting list as Westridge CROWN
CONTINUED:					

Analysis of Impediments to Fair Housing Choice – Grand Island, Nebraska

**TABLE 32 (CONTINUED)
OCCUPANCY OF SELECTED RENTAL HOUSING PROGRAMS
GRAND ISLAND, NEBRASKA
2019**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./Wait List</u>
Riverbend Apartments I & II 101-116 Lakeview Circle Grand Island, NE 68803	2003	1-Bd: 112	NIFA (LIHTC)	1 Bd: \$500-615	97%
308-398-0678		2-Bd: 112	Multifamily	2-Bd: \$590-\$715	No
		3-Bd: 32		3-Bd: \$725-\$825	
		*209 LIHTC			
Silverwood Apartments 710 W Stolley Park Rd Grand Island, NE 68801	1995	4-Bd: 20	NIFA (LIHTC)	\$685	100%
308-390-4833			Multifamily		Yes
Shady Bend Townhomes Scattered Addresses Grand Island, NE 68803	2015	3-Bd: 14	NIFA (LIHTC)	N/A	N/A
308-385-5530		4-Bd: 6	Multifamily		
Southlawn Apartments I 1715-1819 Ada Street Grand Island, NE 68803	2000	2-Bd: 36	NIFA (LIHTC)	\$535	100%
308-390-4833			Elderly		Yes
Southlawn Apartments II 1815-1821 Henry Street; 1804-1830 Ada Street 308-390-4833	2000	2-Bd: 16	NIFA (LIHTC)	\$535	88%
		*7 LIHTC	Elderly		Yes
		Units			
Southlawn Apartment III Scattered Addresses 308-390-4833	2001	2-Bd: 20	NIFA (LIHTC)	\$535	85%
			Elderly		Yes
Stonewood Townhomes Stonewood Ave Grand Island, NE	2011	2-Bd: 20	NIFA (LIHTC)	2-Bd: \$540	100%
308-946-3826		3-Bd: 4	Elderly	3-Bd: \$595	Yes (150+)*
					*same waiting list as Windridge
Stonewood Townhomes II Stonewood Ave Grand Island, NE	2013	2-Bd: 24	NIFA (LIHTC)	2-Bd: \$540	100%
308-946-3826		3-Bd: 6	Elderly	3-Bd: \$595	Yes (150+)*
					*same waiting list as Windridge
CONTINUED:					

**TABLE 32 (CONTINUED)
OCCUPANCY OF SELECTED RENTAL HOUSING PROGRAMS
GRAND ISLAND, NEBRASKA
2019**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./ Wait List</u>
Victory Place 2325 N Broadwell Ave Grand Island, NE 68803 308-258-3933	2016	1-Bd: 20 2-Bd: 6	Veterans	N/A	N/A
Westridge CROWN Ridgewood & Deerwood Ave Grand Island, NE 308-946-3826	2010	3-Bd: 10 5-Bd: 2	NIFA (LIHTC) Single Family	3-Bd: \$660 5-Bd: \$705	100% Yes (60)* *same waiting list as Ridgewood CROWN
Windridge Townhomes 723-945 Windridge Ave Grand Island, NE 68803 308-946-3826	2008	2-Bd: 40	NIFA (LIHTC) Elderly	\$530	100% Yes (150+)* *same waiting list as Stonewood
Windridge Townhomes II 835 Windridge Ave Grand Island, NE 68803 308-946-3826	2009	2-Bd: 18	NIFA (LIHTC) Elderly	\$530	100% Yes (150+)* *same waiting list as Stonewood
Woodland Park Townhomes I 4180 Pennsylvania Ave Grand Island, NE 68803 308-390-4833	2008	2-Bd: 24 3-Bd: 4	NIFA (LIHTC) Elderly	2-Bd: \$545 3-Bd: \$585	93% Yes
Woodland Park Townhomes II 4180 Pennsylvania Ave Grand Island, NE 68803 308-390-4833	2008	2-Bd: 18 3-Bd: 8	NIFA (LIHTC) Elderly	2-Bd: \$545 3-Bd: \$585	100% Yes (150-200)
<u>Nursing & Assisted/Independent Living Facilities</u>					
Bickford Senior Living 3285 Woodridge Blvd Grand Island, NE 68801 308-384-3800	N/A	44 Total Units	Assisted Living	N/A	N/A
CONTINUED:					

**TABLE 32 (CONTINUED)
OCCUPANCY OF SELECTED RENTAL HOUSING PROGRAMS
GRAND ISLAND, NEBRASKA
2019**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./ Wait List</u>
Edgewood Vista 214 N Piper Street Grand Island, NE 68803 308-384-0717	1990s	AL: 14	Assisted Living	\$4,000-\$6,000 (Monthly)	79% No
Golden Living Center-Lakeview 1405 W US Highway 34 Grand Island, NE 68801 308-382-6397	1990s	95 total SN & AL beds	Skilled Nursing Assisted Living	\$6,500-\$7,000 Private Pay	73% No
Good Samaritan Society 4075 Timberline Street Grand Island, NE 68803 308-384-3535	2000s	67 Total Units/ Beds	Skilled Nursing Assisted Living	N/A	N/A
Grand Island Country House 833 Alpha Street Grand Island, NE 68803 308-381-1988	N/A	29 Beds	Assisted Living	\$5,800+ Monthly	N/A
Grand Island Park Place 610 N Darr Ave Grand Island, NE 68803 308-382-2635	1980s	85 Total beds	Skilled Nursing	N/A	N/A
Lebensraum Assisted Living 118 S Ingalls Street Grand Island, NE 68803 308-382-9066	1954	33 Total Beds	Assisted Living	N/A	N/A
Primrose Retirement Community 3990 W Capital Ave Grand Island, NE 68803 308-210-4520	2005	AL: 32 Beds IL: 36 Units	Assisted Living Independent Living	N/A	97% Yes
CONTINUED:					

**TABLE 32 (CONTINUED)
OCCUPANCY OF SELECTED RENTAL HOUSING PROGRAMS
GRAND ISLAND, NEBRASKA
2019**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occup./ Wait List</u>
Riverside Lodge	1988	AL: 68 Beds	Assisted Living	N/A	N/A
404 Woodland Drive		IL: 54	Independent Living		
Grand Island, NE 68801		1- & 2-Bd			
308-382-1657		units			
St Francis Memorial Health Center	N/A	SN: 36	Skilled Nursing	N/A	42%
2116 W Faidley Ave					No
Grand Island, NE 68803					
308-398-5880					
Tiffany Square Care Center	N/A	103	Skilled Nursing	N/A	N/A
3119 W Faidley Ave		Total Beds			
Grand Island, NE 68803					
308-384-2333					
The Heritage at Sagewood	N/A	AL:60 units	Assisted Living	\$3,500-\$7,500	AL: 89%
1920 Sagewood Ave		AU:26 units	Alzheimers Unit	Monthly	MU: 50%
Grand Island, NE 68803		NF: 136	Skilled Nursing		No
308-398-8005		Total Beds			
Wedgewood Care Center	N/A	76	Skilled Nursing	N/A	N/A
800 Stoeger Drive		Total Units			
Grand Island, NE 68803					
308-382-5440					

AL = Assisted Living Units.
 AU = Alzheimer's Units.
 NF = Nursing Facility Beds.
 IL = Independent Living Units.
 N/A = Not Available.
 Source: Project Developers & Property Management Agencies, 2019.
 Hanna:Keelan Associates, P.C., 2019.