



GRAND ISLAND

Housing Study

Figure 1: Population Change

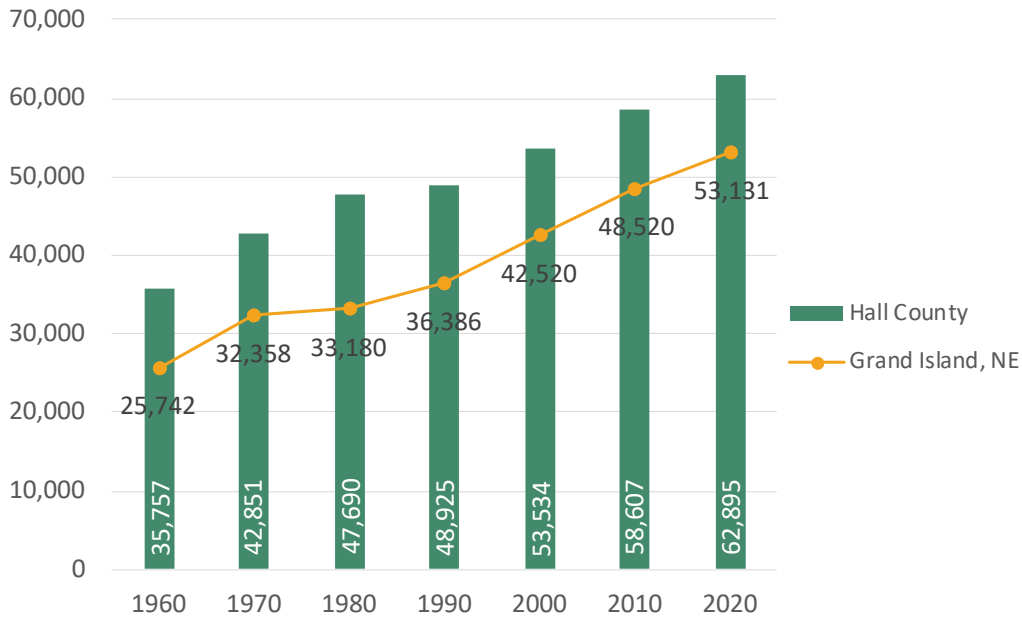


Figure 2: Population Change - Peer Locations

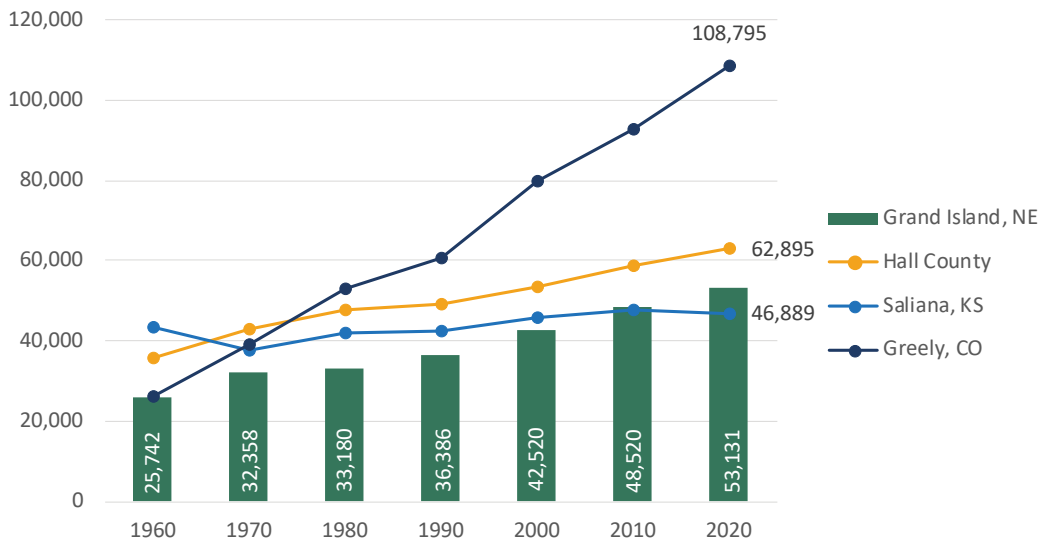


Figure 3: Population Change by Age

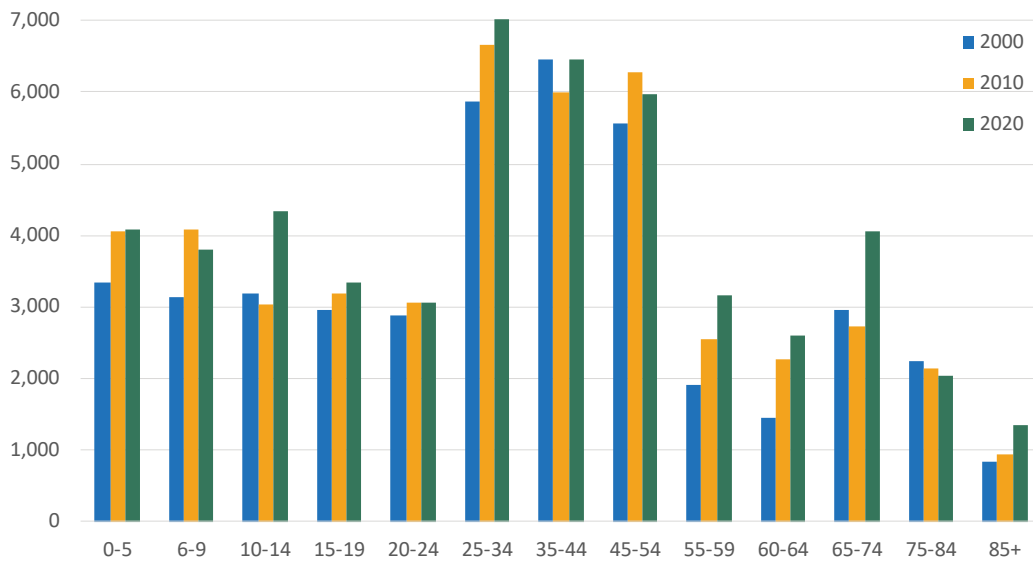


Figure 4: Commuting Patterns



Figure 5: Occupancy

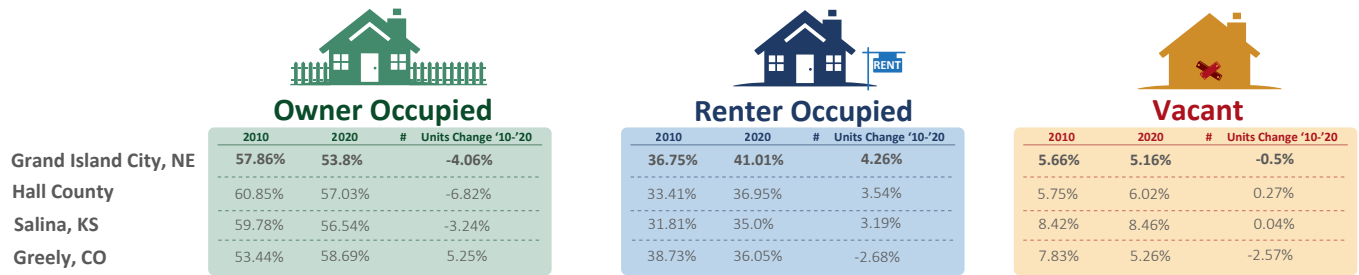


Figure 6: Vacancy

	2022 Estimate	Percent of Vacant Units	
For rent	180	18.89%	40.08%
Rented, not occupied	23	2.41%	
For sale only	90	9.44%	
Sold, not occupied	89	9.34%	
For seasonal, recreational, or occasional use	26	2.73%	2.73%
For migrant workers	0	0%	0%
Other vacant	545	57.19%	57.19%
Total	953		

Figure 7: Age of Housing

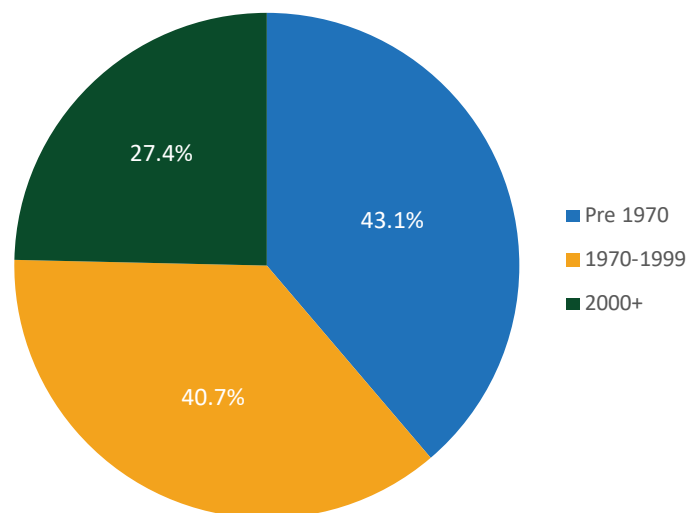


Figure 8: Housing Costs

	Median Household Income	Median Home Value	Median Contract Rent	% Cost Burdened	
Grand Island City, NE	\$59,061	\$137,700	\$735	15.7%	Owner
				45.4%	Renter
Hall County	\$63,553	\$190,800	\$730	11.3%	Owner
				43.6%	Renter
Salina, KS	\$56,945	\$155,500	\$673	15.9%	Owner
				49.4%	Renter
Greely, CO	\$69,338	\$387,500	\$1,121	11.5%	Owner
				59.5%	Renter

Figure 9: Construction Activity

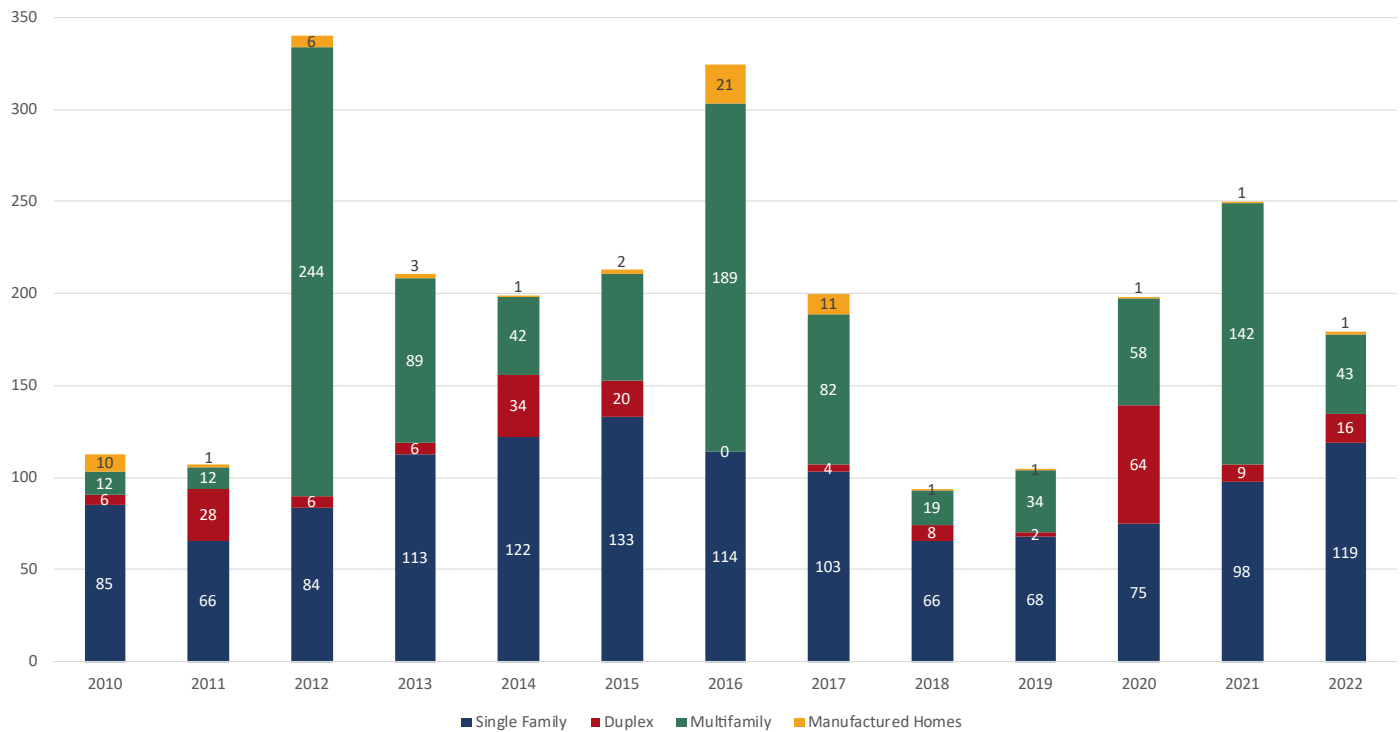


Figure 10: Housing Demand

	2025	2030	2035	TOTAL
Population at End of Period	56,036	59,100	59,100	
Household Population at End of Period	51,972	57,812	60,973	
Average People Per Household	2.56	2.55	2.55	
Household Demand at End of Period	21,454	22,671	23,911	
Projected Vacancy Rate	5.2%	5.2%	5.2%	
Unit Needs at End of Period	22,621	23,905	25,212	
Replacement Need (total lost units)		90	75	165
Cumulative Need During Period		1,617	1,382	2,999
Average Annual Construction		270	276	273

Source: Center for Neighborhood Technology

Figure 11: Housing Demand by Type & Price Point

	2030	2035	TOTAL
Total Owner-Occupied	970	829	1,800
Affordable Low <\$200,000	536	458	994
Affordable Moderate \$200,000-\$250,000	159	136	294
Market \$250,000 - \$350,000	175	150	325
High Market: >\$350,000	100	86	186
Total Renter Occupied	647	553	1,200
Low: Less than 500	151	129	281
Affordable: 500-1,000	201	172	372
Market: 1,000-1,500	182	155	337
High Market: \$1,500+	113	97	210
Total Unit Need	1,617	1,382	2,999

Source: Center for Neighborhood Technology