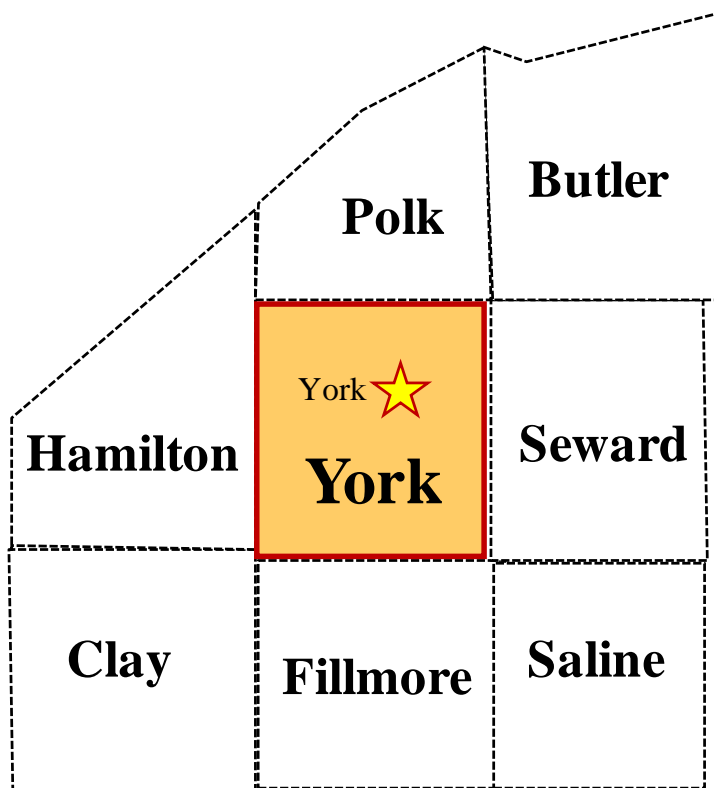


# Economic and Demographic Trends

## York, York County, and the Surrounding Area



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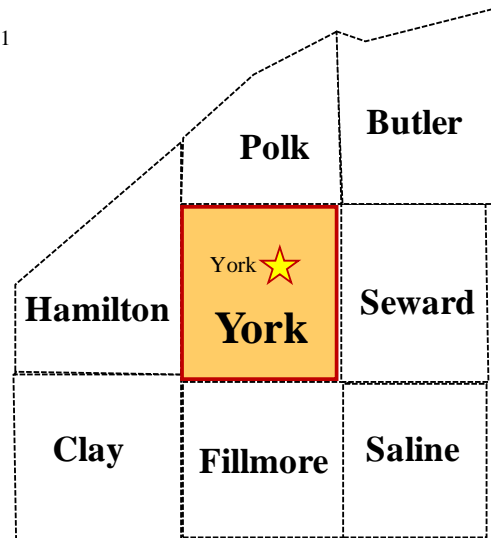


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## Economic and Demographic Trends in York, York County, and the Surrounding Area

This study provides data on labor force, employment, commuting patterns, population, migration, retail sales, and income for the city of York and York County. For select measures, comparable data are provided for the surrounding area (selected counties and communities). Figure 1 (map) shows the general area for which selected comparable data are shown. In addition to York County, other counties included in this area are Butler, Clay, Fillmore, Hamilton, Polk, Saline, and Seward. The retail sales section also compares retail growth between York and eight other similarly sized Nebraska communities.

Figure 1



### Labor Force and Employment

The first chart (next page) compares the distribution of non-farm wage and salary (W&S) employment by major economic sector in York County with the non-metropolitan distribution. Non-metropolitan Nebraska is defined as Nebraska minus the seven metropolitan counties of Cass, Douglas, Lancaster, Sarpy, Saunders, Seward, and Washington. Non-farm wage and salary employment consists of the following 11 sectors:

- Manufacturing (Durable & Nondurable)
- Natural Resources & Construction
- Trade (Retail & Wholesale)
- Transportation, Warehousing & Utilities
- Information
- Financial Activities
- Professional & Business Services
- Education & Health Services
- Leisure & Hospitality
- Other Services (except Public)
- Government

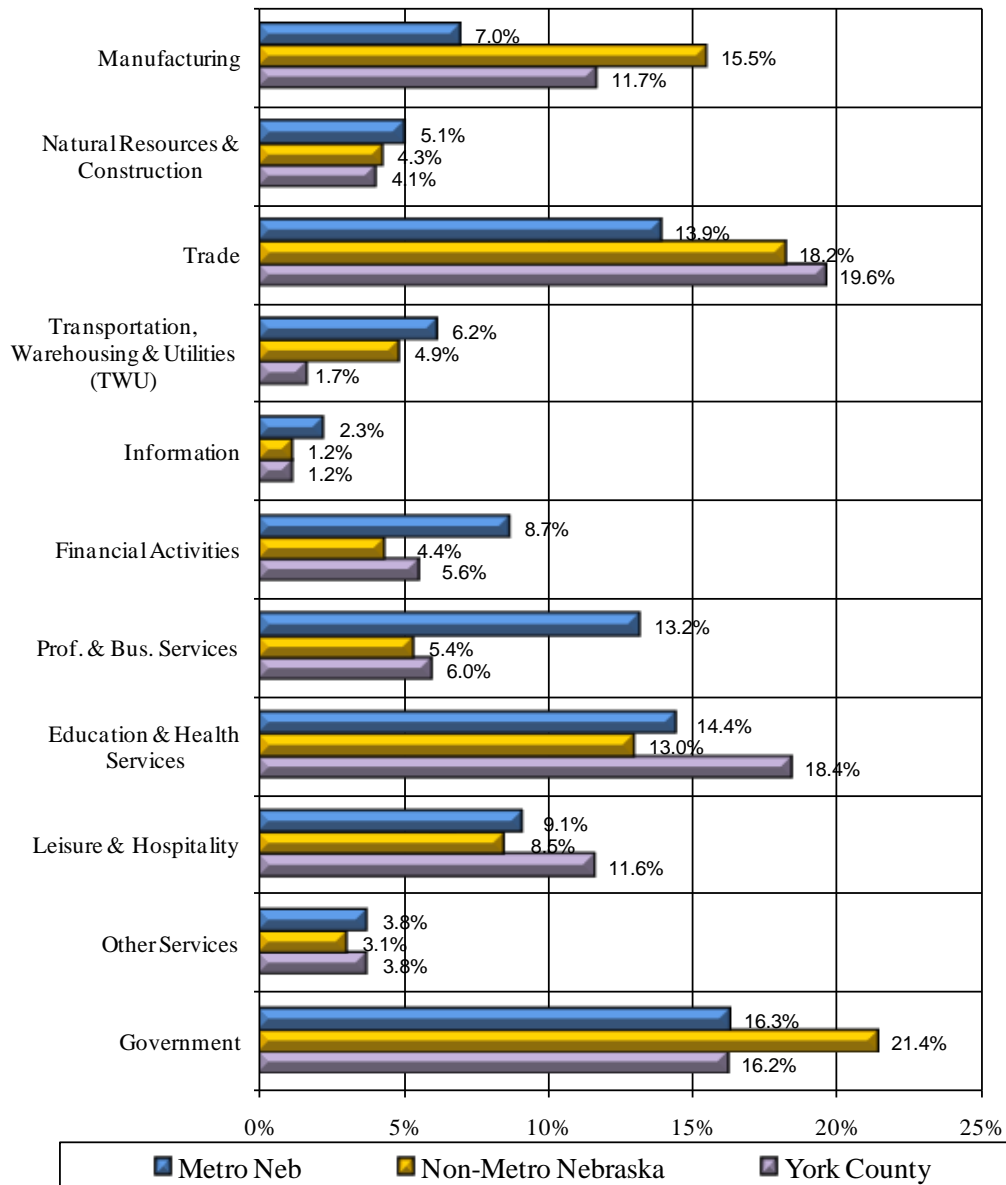
When comparing York County non-farm wage and salary employment sectors to non-metropolitan Nebraska and metropolitan sectors, there are significant differences between the distributions. Deviations from the non-metropolitan and metropolitan state distributions of employment are noted in Chart 1 (next page).

Chart 1 graphically displays the variances among employment by major economic sectors in York County, metropolitan Nebraska, and non-metro Nebraska. The Manufacturing sector consists of both durable and non-durable goods.

The largest deviation between York County and non-metropolitan Nebraska employment sectors falls in the Education & Health Services sector having 18.4 percent employment (1,323 employees) compared to non-metropolitan Nebraska employment at 13.0 percent of the workforce. Comparing York County to the overall metropolitan distribution, the largest deviation is found in the Professional & Business Services sector (6.0 percent or 429 employees York County vs. 13.2 percent metropolitan Nebraska).

Chart 1

**Non-Farm Wage & Salary Employment by Major Economic Sector  
 Metro, Non-Metropolitan & York County Nebraska, 2009**



Source: Nebraska Department of Labor, Labor Market Information, August 2010

Table 1 and Chart 2 (next page) present non-farm wage and salary data for York County for the period 2001–2009. Non-farm employment is broken down into 11 sectors as defined by the Bureau of Labor Statistics and which are compliant with the North American Industrial Classification System (NAICS). The measure of employment reported in Table 1 is data on the number of people employed in the non-agriculture wage and salary sector in York County (regardless of their county of residence). These data indicate total non-farm wage and salary employment in York County decreased 10.4 percent (-836 jobs) between 2001 and 2009.

Table 1 also provides employment data for York County by major economic sector for years 2001–2009. Of the sectors reporting, the Professional & Business Services sector recorded the largest percentage increase between 2001 and 2009 (36.2 percent or 114 jobs). Education & Health Services showed the greatest actual employment increase during the study period (19.9 percent or 220 jobs).

Table 1

**Non-Farm Wage & Salary Employment Trends, York County, Nebraska**  
 Selected Years: 2001-2009

	2001	2002	2003	2004	2005	2006	2007	2008	2009	% Change 2001-2009
<b>Non-farm Employment (W&amp;S)</b>	<b>8,023</b>	<b>7,784</b>	<b>8,145</b>	<b>8,359</b>	<b>8,935</b>	<b>9,135</b>	<b>8,112</b>	<b>7,297</b>	<b>7,187</b>	<b>-10.4</b>
<b>Manufacturing</b>	<b>1,353</b>	<b>1,115</b>	<b>994</b>	<b>985</b>	<b>1,029</b>	<b>1,138</b>	<b>1,076</b>	<b>1,095</b>	<b>841</b>	<b>-37.8</b>
Durable Goods	(D)	530	512	505	492	581	522	522	479	(N/A)
Nondurable Goods	(D)	585	482	480	537	557	554	573	362	(N/A)
<b>Non-manufacturing</b>										
Natural Resources & Construction	245	254	246	253	280	287	272	249	293	19.6
Trade	(D)	(D)	(D)	(D)	1,529	1,495	1,470	1,434	1,411	(N/A)
Wholesale Trade	(D)	(D)	(D)	(D)	408	404	419	422	438	(N/A)
Retail Trade	1,060	1,030	958	943	1,122	1,091	1,051	1,012	973	-8.2
Transportation, Warehousing & Utilities	(D)	(D)	(D)	(D)	(D)	(D)	845	121	123	(N/A)
Information	156	150	(D)	(D)	99	97	100	93	87	-44.2
Financial Activities	329	337	351	357	377	402	398	398	401	21.9
Professional & Business Services	315	303	344	398	405	380	380	356	429	36.2
Education & Health Services	1,103	1,120	1,125	1,211	1,224	1,255	1,286	1,275	1,323	19.9
Leisure and Hospitality	771	775	803	859	864	889	839	827	837	8.6
Other Services, except Public	292	294	(D)	(D)	(D)	(D)	293	277	276	-5.5
<b>Government</b>	<b>1,106</b>	<b>1,083</b>	<b>1,049</b>	<b>1,047</b>	<b>1,121</b>	<b>1,129</b>	<b>1,153</b>	<b>1,172</b>	<b>1,166</b>	<b>5.4</b>
Federal	66	65	63	59	60	57	57	55	57	-13.6
State	162	158	156	163	182	185	182	199	187	15.4
Local	878	860	830	824	879	886	914	918	922	5.0

Labor Force & Work Force Summary, 2001-2009, Annually, York County, Nebraska (August 2010 data)

Source: Nebraska Department of Labor, Labor Market Information

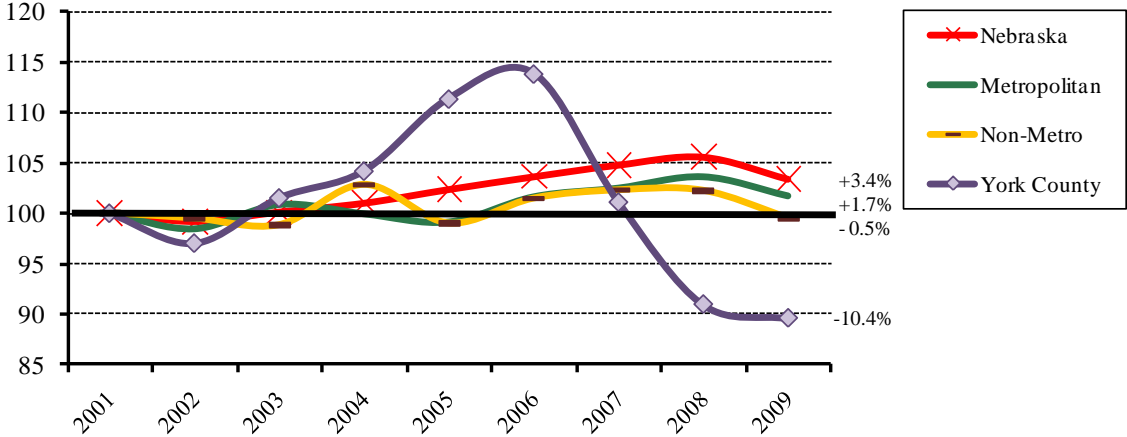
(D) Data withheld to avoid disclosure

(N/A) Data not available

Chart 2 compares total non-farm wage and salary employment growth in York County with metropolitan, non-metropolitan, and Nebraska as a whole for the review period 2001–2009. As this chart indicates total non-farm wage and salary employment in York County decreased 10.4 percent (-836 jobs) from 2001 to 2009, compared to a 3.4 percent increase for Nebraska as a whole, a 1.7 percent increase in metropolitan Nebraska, and a 0.5 percent decrease in non-metropolitan Nebraska.

Chart 2

**Non-Farm (W&S) Employment, York County, Nebraska, Metro, and Non-Metro Nebraska, 2001-2009**  
 (Index, 2001=100)

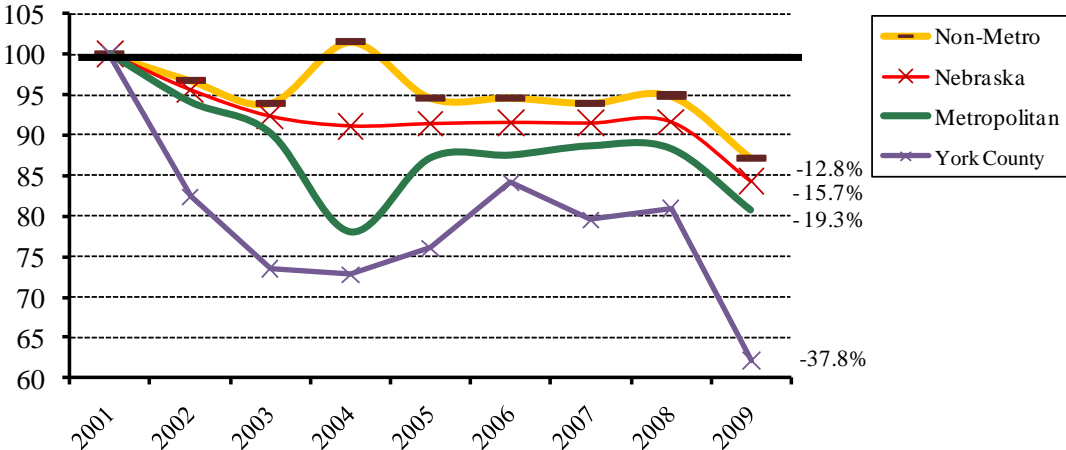


Source: Labor Force & Work Force Summary, August 2010

Chart 3 presents data on manufacturing wage and salary employment growth for Nebraska, metropolitan, and non-metropolitan areas. The Manufacturing sector for York County experienced a 37.8 percent decrease in employment (-512) between 2001 and 2009. This decrease compares to a 12.8 percent decline in non-metropolitan Nebraska employment, a 15.7 percent decrease for Nebraska as a whole and a 19.3 percent decrease for metropolitan Nebraska over the same period.

Chart 3

**Manufacturing (W&S) Employment, York County, Nebraska, Metro, and Non-Metro Nebraska, 2001-2009**  
 (Index, 2001=100)



Source: Labor Force & Work Force Summary, August 2010

The next table (Table 2) shows labor force information for York County for the time period 2001–2009. In the case of the labor force information (labor force, unemployment, and total employment), these data are measured based on the county of residence of the labor force participants (regardless of where they work). As the labor force and total employment data indicate, there was a 7.7 percent decrease (-588 people) in the number of York County residents participating in the labor force between 2001 and 2009.

The percent of those unemployed in York County increased by 70.2 percent (146 people) between 2001 and 2009. Persons are classified as unemployed if they do not have a job, have actively looked for work in the prior four weeks, and are currently available for work. The York County unemployment rate was 5.0 percent in 2009; higher than that for metropolitan Nebraska (4.8 percent), Nebraska as a whole (4.6 percent), and non-metropolitan Nebraska (4.4 percent).

Table 2

**Labor Force & Employment Trends, York County, Nebraska**

Selected Years: 2001-2009

	2001	2002	2003	2004	2005	2006	2007	2008	2009	% Change 2001-2009
<b>Labor Force</b>	<b>7,662</b>	<b>7,496</b>	<b>7,933</b>	<b>8,107</b>	<b>8,438</b>	<b>8,510</b>	<b>7,669</b>	<b>7,114</b>	<b>7,074</b>	<b>-7.7</b>
Unemployment	208	227	267	259	242	207	206	266	354	70.2
Unemployment Rate	2.7	3.0	3.4	3.2	2.9	2.4	2.7	3.7	5.0	(N/A)
Employment	7,454	7,269	7,666	7,848	8,196	8,303	7,463	6,848	6,720	-9.8

Labor Force & Work Force Summary, 2001-2009, Annually, York County, Nebraska (August 2010 data)

Source: Nebraska Department of Labor, Labor Market Information

(N/A) Data not available

**Residence and Work Flow Patterns**

The next series of tables show residence (commute shed) and workflow (labor shed) patterns for the city of York and York County. A commute shed report looks at where residents are working (where they are commuting to work). A labor shed area report looks at the area from which a city or county is pulling employees to fill positions. These data are from the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program. This program uses a variety of statistical and computing techniques to combine federal and state administrative data on employers and employees with core Census Bureau censuses and surveys while protecting the confidentiality of people and firms that provide the data. The most current data available for the city of York and York County are from 2008.

Tables 3A–3C show employment locations for city of York residents in the workforce or in other words, a commute shed report. In Table 3A, the Census identified 3,915 primary jobs within York city limits. Data show 56.0 percent of the city of York workers (2,191 people) also reside within the city limits leaving 44.0 percent of the labor force (1,724 people) commuting outside the city limits for employment. Table 3B shows 34.4 percent of those residing within city limits travel outside the county line for work (1,345 people). Table 3C shows 41 residents or 1.0 percent of York residents cross the state boundary for work.

Often times the number and percentage of residents commuting can be attributed to a change in available employment within the study county or a significant change in the available employment in nearby counties. The quality of employment (e.g., pay, type of work, benefits, etc.) also impacts commuting patterns. In non-metro areas, place of residence (e.g., farm or ranch) also plays an important role in commuting patterns. Other factors may include the availability and affordability of transportation.

Table 3A

**City of York Commute Shed Report, 2008**

Where City of York Workforce Participants are Employed

	Count	Share
<b>Total Primary Jobs</b>	3,915	100%
<b>Live in City of York - Work Elsewhere City</b>		
<b>Jobs in Places (Communities) Where Workers are Employed</b>		
<b>York city, NE</b>	<b>2,191</b>	<b>56.0%</b>
Lincoln city, NE	345	8.8%
Omaha city, NE	127	3.2%
Henderson city, NE	104	2.7%
Grand Island city, NE	78	2.0%
Columbus city, NE	49	1.3%
Hastings city, NE	34	0.9%
Beatrice city, NE	34	0.9%
Seward city, NE	33	0.8%
Fremont city, NE	29	0.7%
All Other Locations	891	22.8%
<b>Total City of York Residents Working Inside City:</b>	<b>2,191</b>	<b>56.0%</b>
<b>Total City of York Residents Working Outside City:</b>	<b>1,724</b>	<b>44.0%</b>

Table 3B

<b>Live in City of York - Work Elsewhere County Jobs in Counties Where Workers are Employed</b>		
<b>York County, NE</b>	<b>2,570</b>	<b>65.6%</b>
Lancaster County, NE	388	9.9%
Douglas County, NE	143	3.7%
Hall County, NE	89	2.3%
Seward County, NE	78	2.0%
Platte County, NE	70	1.8%
Fillmore County, NE	60	1.5%
Sarpy County, NE	57	1.5%
Gage County, NE	44	1.1%
Polk County, NE	42	1.1%
All Other Locations	374	9.6%
<b>Total York Residents Working Inside York County:</b>	<b>2,570</b>	<b>65.6%</b>
<b>Total York Residents Working Outside York County:</b>	<b>1,345</b>	<b>34.4%</b>

Table 3C

<b>Live in City of York - Work Elsewhere State Jobs in States Where Workers are Employed</b>		
<b>Nebraska</b>	<b>3,874</b>	<b>99.0%</b>
Iowa	19	0.5%
Kansas	9	0.2%
South Dakota	5	0.1%
Wisconsin	1	0.0%
All Other Locations	7	0.2%
<b>Total York Residents Working Inside Nebraska:</b>	<b>3,874</b>	<b>99.0%</b>
<b>Total York Residents Working Outside Nebraska:</b>	<b>41</b>	<b>1.0%</b>

Source: U.S. Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2008)

Tables 4A–4C examine the commute shed area for York County. In Table 4A, the Census identified 6,266 primary jobs within the county borders. As Table 4A shows, 52.4 percent of York County’s labor force participants (3,284 people) work in a location other than the city of York. Table 4B and Figure 2 report 39.8 percent of York County workforce residents (2,495 people) work outside York County. Table 4C shows 100 residents or 1.6 percent of York County workforce residents leave the state boundary for work.

Table 4A

**York County Commute Shed Report, 2008**

Where York County Workforce Participants are Employed

	Count	Share
<b>Total Primary Jobs</b>	6,266	100%
<b>Live in York County - Work Elsewhere City</b>		
<b>Jobs in Places (Communities) Where Workers are Employed</b>		
<b>York city, NE</b>	<b>2,982</b>	<b>47.6%</b>
Lincoln city, NE	595	9.5%
Henderson city, NE	244	3.9%
Omaha city, NE	201	3.2%
Grand Island city, NE	155	2.5%
Columbus city, NE	73	1.2%
Aurora city, NE	63	1.0%
Hastings city, NE	58	0.9%
Stromsburg city, NE	53	0.8%
Seward city, NE	53	0.8%
All Other Locations	1,789	28.6%
<b>Total York County Residents Working Inside York:</b>	<b>2,982</b>	<b>47.6%</b>
<b>Total York County Residents Working Outside York:</b>	<b>3,284</b>	<b>52.4%</b>

Table 4B

<b>Live in York County - Work Elsewhere County Jobs in Counties Where Workers are Employed</b>		
<b>York County, NE</b>	<b>3,771</b>	<b>60.2%</b>
Lancaster County, NE	661	10.5%
Douglas County, NE	231	3.7%
Hall County, NE	183	2.9%
Seward County, NE	171	2.7%
Fillmore County, NE	119	1.9%
Polk County, NE	113	1.8%
Hamilton County, NE	106	1.7%
Platte County, NE	103	1.6%
Sarpy County, NE	97	1.5%
All Other Locations	711	11.3%
<b>Total York County Residents Working Inside County:</b>	<b>3,771</b>	<b>60.2%</b>
<b>Total York County Residents Working Outside County:</b>	<b>2,495</b>	<b>39.8%</b>

Figure 2



Table 4C

<b>Live in York County - Work Elsewhere State Jobs in States Where Workers are Employed</b>		
<b>Nebraska</b>	<b>6,166</b>	<b>98.4%</b>
Iowa	44	0.7%
Kansas	23	0.4%
South Dakota	9	0.1%
Missouri	4	0.1%
All Other Locations	20	0.3%
<b>Total York County Residents Working Inside Nebraska:</b>	<b>6,166</b>	<b>98.4%</b>
<b>Total York County Residents Working Outside Nebraska:</b>	<b>100</b>	<b>1.6%</b>

U.S. Census Bureau, LED OnTheMap Origin-Destination Database, 2nd Quarter 2008

People also travel from other cities and counties of residence to work in York and York County—this is the labor shed area. The Census identified 5,032 primary jobs within the York city limits. Table 5A examines the labor shed area for jobs within the city of York. The table shows 56.5 percent or 2,841 workers in the city of York travel from outside city limits. Table 5B identifies 2,050 workers (40.7 percent of the workforce) traveling from outside York County boundaries. Table 5C shows 40 workers (0.8 percent of the workforce) traveling from outside state borders to work inside the city limits of York.

Table 5A

### City of York Labor Shed Report, 2008

Where Workers Live who are Employed in the City of York

	<b>Count</b>	<b>Share</b>
<b>Total Primary Jobs</b>	5,032	100%
<b>Work in City of York - Live Elsewhere City Jobs in Places (Communities) Where Workers Live</b>		
<b>York city, NE</b>	<b>2,191</b>	<b>43.5%</b>
Lincoln city, NE	192	3.8%
Grand Island city, NE	134	2.7%
Henderson city, NE	93	1.8%
Omaha city, NE	84	1.7%
Columbus city, NE	70	1.4%
Geneva city, NE	58	1.2%
Aurora city, NE	52	1.0%
Stromsburg city, NE	51	1.0%
Bradshaw village, NE	44	0.9%
All Other Locations	2,063	41.0%
<b>Total York Workers Living Inside York:</b>	<b>2,191</b>	<b>43.5%</b>
<b>Total York Workers Living Outside York:</b>	<b>2,841</b>	<b>56.5%</b>

Table 5B

<b>Work in City of York - Live Elsewhere County Jobs in Counties Where Workers Live</b>		
<b>York County, NE</b>	<b>2,982</b>	<b>59.3%</b>
Lancaster County, NE	211	4.2%
Fillmore County, NE	210	4.2%
Polk County, NE	177	3.5%
Hall County, NE	169	3.4%
Seward County, NE	151	3.0%
Hamilton County, NE	124	2.5%
Douglas County, NE	102	2.0%
Platte County, NE	90	1.8%
Saline County, NE	65	1.3%
All Other Locations	751	14.9%
<b>Total York Workers Living Inside York County:</b>	<b>2,982</b>	<b>59.3%</b>
<b>Total York Workers Living Outside York County:</b>	<b>2,050</b>	<b>40.7%</b>

Table 5C

<b>Work in City of York - Live Elsewhere State Jobs in States Where Workers Live</b>		
<b>Nebraska</b>	<b>4,992</b>	<b>99.2%</b>
Kansas	17	0.3%
Iowa	14	0.3%
Wyoming	1	0.0%
West Virginia	1	0.0%
All Other Locations	7	0.1%
<b>Total York Workers Living Inside Nebraska:</b>	<b>4,992</b>	<b>99.2%</b>
<b>Total York Workers Living Outside Nebraska:</b>	<b>40</b>	<b>0.8%</b>

Source: U.S. Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2008)

Tables 6A–6C depict the labor shed area of those employed within York County. The Census identified 6,479 primary jobs within York County. As Table 6A indicates, 60.3 percent (3,909 people) who are employed within York County live outside of the city of York. Table 6B and Figure 3 show approximately 41.8 percent (2,708 people) who work inside York County live outside of the county borders and Table 6C shows 0.9 percent (57 people) live out-of-state.

Table 6A

**York County Labor Shed Report, 2008**  
 Where Workers Live who are Employed in York County

	Count	Share
<b>Total Primary Jobs</b>	6,479	100%
<b>Work in York County - Live Elsewhere City</b>		
<b>Jobs in Places (Communities) Where Workers Live</b>		
<b>York city, NE</b>	<b>2,570</b>	<b>39.7%</b>
Lincoln city, NE	231	3.6%
Grand Island city, NE	179	2.8%
Henderson city, NE	162	2.5%
Omaha city, NE	90	1.4%
Columbus city, NE	87	1.3%
Aurora city, NE	77	1.2%
Geneva city, NE	72	1.1%
Bradshaw village, NE	68	1.0%
Stromsburg city, NE	66	1.0%
All Other Locations	2,877	44.4%
<b>Total York County Workers Living Inside York:</b>	<b>2,570</b>	<b>39.7%</b>
<b>Total York County Workers Living Outside York:</b>	<b>3,909</b>	<b>60.3%</b>

Table 6B

<b>Work in York County - Live Elsewhere County</b>		
<b>Jobs in Counties Where Workers Live</b>		
<b>York County, NE</b>	<b>3,771</b>	<b>58.2%</b>
Fillmore County, NE	273	4.2%
Lancaster County, NE	263	4.1%
Polk County, NE	239	3.7%
Hall County, NE	223	3.4%
Hamilton County, NE	210	3.2%
Seward County, NE	207	3.2%
Platte County, NE	112	1.7%
Douglas County, NE	111	1.7%
Saline County, NE	72	1.1%
All Other Locations	998	15.4%
<b>Total York County Workers Living Inside County:</b>	<b>3,771</b>	<b>58.2%</b>
<b>Total York County Workers Living Outside County:</b>	<b>2,708</b>	<b>41.8%</b>

Figure 3

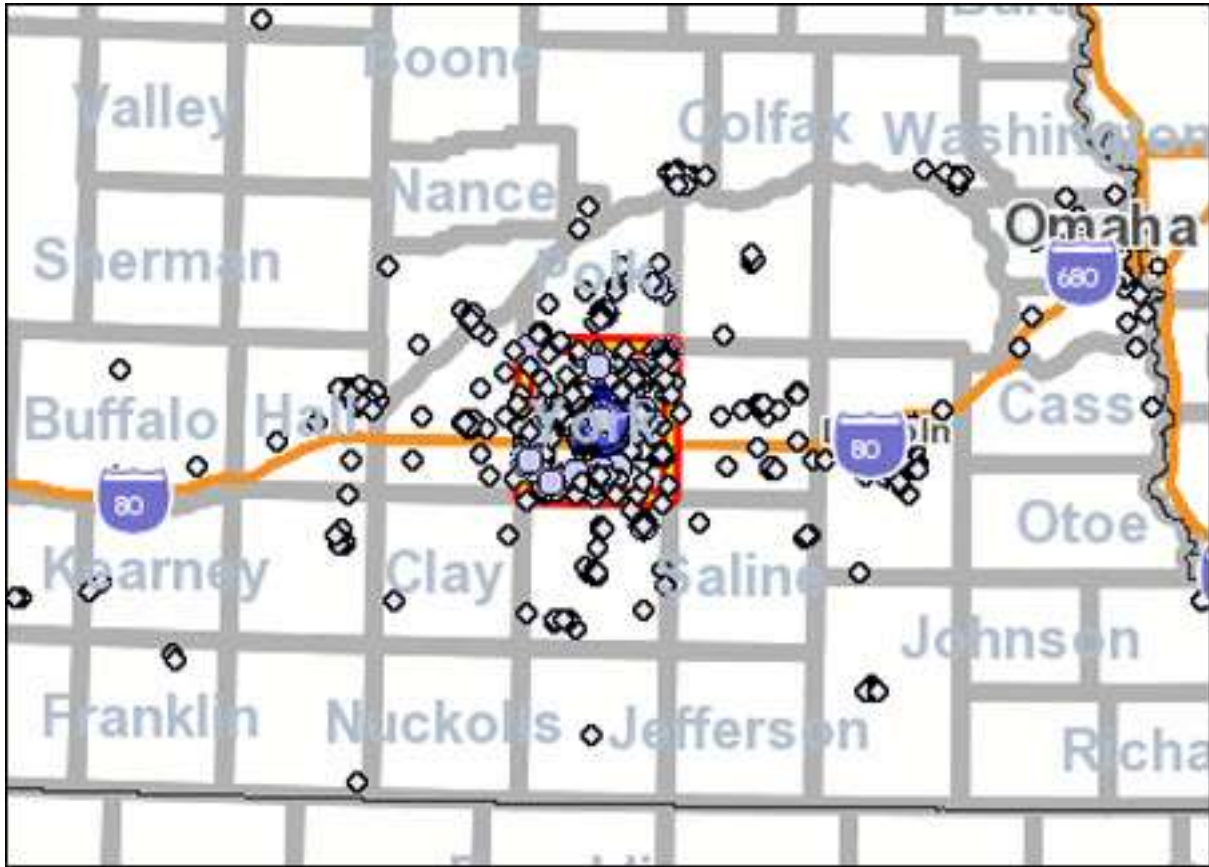


Table 6C

Work in York County - Live Elsewhere State		
<b>Nebraska</b>	<b>6,422</b>	<b>99.1%</b>
Kansas	20	0.3%
Iowa	17	0.3%
Texas	6	0.1%
Colorado	4	0.1%
All Other Locations	10	0.2%
<b>Total York County Workers Living Inside Nebraska:</b>	<b>6,422</b>	<b>99.1%</b>
<b>Total York County Workers Living Outside Nebraska:</b>	<b>57</b>	<b>0.9%</b>

U.S. Census Bureau, LED OnTheMap Origin-Destination Database, 2nd Quarter 2008

## Population and Migration Trends

The following tables (Tables 7 and 8) present population trend data for York, York County, and the surrounding area. As Table 7 indicates, York County's population increased by 1.8 percent (252 people) between 1950 and 2000. York County's population decrease of 5.2 percent (-761 people) between 2000 and 2009 compares to a 5.0 percent increase for Nebraska as a whole.

Table 7  
**County Population 1950-2009**  
 York County and the Surrounding Area

Location	1950	1960	1970	1980	1990	2000	2003	2006	2009	% Change 1950-2000 (50 years)	% Change 2000-2009 (9 years)
Nebraska	1,325,510	1,411,330	1,485,333	1,569,825	1,578,417	1,711,266	1,732,873	1,759,779	1,796,619	29.1	5.0
<b>York County</b>	<b>14,346</b>	<b>13,724</b>	<b>13,685</b>	<b>14,798</b>	<b>14,428</b>	<b>14,598</b>	<b>14,263</b>	<b>14,243</b>	<b>13,837</b>	<b>1.8</b>	<b>-5.2</b>
Butler County	11,432	10,312	9,461	9,330	8,601	8,861	8,741	8,408	8,400	-22.5	-5.2
Clay County	8,700	8,717	8,266	8,106	7,123	7,039	6,744	6,392	6,205	-19.1	-11.8
Fillmore County	9,610	9,425	8,137	7,920	7,103	6,634	6,392	6,092	5,962	-31.0	-10.1
Hamilton County	8,778	8,714	8,867	9,301	8,862	9,403	9,389	9,279	9,280	7.1	-1.3
Polk County	8,044	7,210	6,468	6,320	5,668	5,639	5,409	5,177	5,079	-29.9	-9.9
Saline County	14,046	12,542	12,809	13,131	12,715	13,843	14,107	13,770	13,872	-1.4	0.2
Seward County	13,155	13,581	14,460	15,789	15,450	16,496	16,533	16,647	16,481	25.4	-0.1

Source: U.S. Bureau of the Census, Census of Population, April 2010

Table 8 data reveal most York County communities experienced population gains during the 1950–2009 time period. The city of York reported a 30.8 percent increase in population (1,903 people) between 1950 and 2000. The city of York experienced a 5.5 percent decrease in population (-443 people) between 2000 and 2009. The rural areas outside of the selected communities experienced a 36.9 percent decrease (-2,278 people) during the 1950–2000 time period and a population decrease of 5.5 percent (-214 people) during the 2000 to 2009 time period.

Table 8  
**Population 1950-2009**  
 York County Communities / Rural Populations

	1950	1960	1970	1980	1990	2000	2005	2007	2009	% Change 1950-2000 (50 years)	% Change 2000-2009 (10 years)
<b>York County</b>	<b>14,346</b>	<b>13,724</b>	<b>13,685</b>	<b>14,798</b>	<b>14,428</b>	<b>14,598</b>	<b>14,106</b>	<b>14,222</b>	<b>13,837</b>	<b>1.8</b>	<b>-5.2</b>
Benedict	206	170	209	228	230	278	271	275	272	35.0	-2.2
Bradshaw	352	306	347	373	331	336	320	317	307	-4.5	-8.6
Gresham	267	239	248	320	253	270	256	253	246	1.1	-8.9
Henderson	536	730	901	1,072	999	986	978	974	951	84.0	-3.5
Lushton	60	45	34	33	28	33	33	32	31	-45.0	-6.1
McCool Junction	297	246	289	404	385	385	403	399	389	29.6	1.0
Thayer	90	78	78	70	64	71	68	67	65	-21.1	-8.5
Waco	180	166	214	225	217	256	256	258	250	42.2	-2.3
<b>York</b>	<b>6,178</b>	<b>6,173</b>	<b>6,778</b>	<b>7,723</b>	<b>7,993</b>	<b>8,081</b>	<b>7,729</b>	<b>7,825</b>	<b>7,638</b>	<b>30.8</b>	<b>-5.5</b>
<b>Total Rural Areas:</b>	<b>6,180</b>	<b>5,571</b>	<b>4,587</b>	<b>4,350</b>	<b>3,928</b>	<b>3,902</b>	<b>3,792</b>	<b>3,822</b>	<b>3,688</b>	<b>-36.9</b>	<b>-5.5</b>

Source: U.S. Bureau of the Census, Census of Population, June 2010

The next table (Table 9) presents data on population migration by age group for the study area and for Nebraska for the 1990–2000 decade. This table provides further insights into the dynamics of population change. Net migration is the change in population after factoring the natural increase for an area (births minus deaths). The data showing migration patterns by age group indicate that for most counties and for non-metropolitan Nebraska, the most significant out-migration occurred in the ‘15–24’ year age group. The lowest percentage of out-migration typically occurred in the ‘45–64’ and ‘Over 65’ age groups. York County is no exception to this pattern having 8.4 percent out-migration occurring in the ‘15–24’ year age group (-150 people). Education and employment opportunities in York County play a major role in migration patterns.

Table 9

**Nebraska Population and Migration,  
 by Age Group, 1990 and 2000**

Age Group	Population		% Change	Net	% of 1990
	1990	2000	1990-2000	Migration	Population
<b>NEBRASKA</b>					
0 - 14	363,390	369,427	1.7	15,750	4.3
15 - 24	221,509	255,240	15.2	13,009	5.9
25 - 44	486,020	487,107	0.2	12,644	2.6
45 - 64	284,398	367,294	29.1	6,387	2.2
Over 65	223,068	232,195	4.1	476	0.2
<b>Total:</b>	<b>1,578,385</b>	<b>1,711,263</b>	<b>8.4</b>	<b>48,267</b>	<b>3.1</b>

<b>NON-METRO NEBRASKA</b>					
0 - 14	179,510	169,176	-5.8	9,886	5.5
15 - 24	95,548	109,817	14.9	-12,543	-13.1
25 - 44	214,544	203,423	-5.2	-296	-0.1
45 - 64	147,243	176,709	20.0	6,828	4.6
Over 65	137,212	136,227	-0.7	2,405	1.8
<b>Total:</b>	<b>774,057</b>	<b>795,352</b>	<b>2.8</b>	<b>6,280</b>	<b>0.8</b>

<b>YORK COUNTY</b>					
0 - 14	3,365	2,949	-12.4	7	0.2
15 - 24	1,798	2,058	14.5	-150	-8.4
25 - 44	4,108	3,707	-9.8	-149	-3.6
45 - 64	2,705	3,351	23.9	92	3.4
Over 65	2,452	2,533	3.3	86	3.5
<b>Total:</b>	<b>14,428</b>	<b>14,598</b>	<b>1.2</b>	<b>-114</b>	<b>-0.8</b>

Table 9 (continued)

Age Group	--- Population ---		% Change 1990-2000	Net Migration	% of 1990 Population
	1990	2000			
<b>BUTLER COUNTY</b>					
0 - 14	2,029	1,947	-4.0	287	14.2
15 - 24	900	1,072	19.1	-343	-38.1
25 - 44	2,233	2,222	-0.5	200	9.0
45 - 64	1,686	1,973	17.0	151	8.9
Over 65	1,753	1,553	-11.4	-104	-5.9
<b>Total:</b>	<b>8,601</b>	<b>8,767</b>	<b>1.9</b>	<b>191</b>	<b>2.2</b>

<b>CLAY COUNTY</b>					
0 - 14	1,605	1,515	-5.6	187	11.7
15 - 24	752	819	8.9	-306	-40.7
25 - 44	1,917	1,779	-7.2	70	3.7
45 - 64	1,454	1,659	14.1	38	2.6
Over 65	1,395	1,267	-9.2	-60	-4.3
<b>Total:</b>	<b>7,123</b>	<b>7,039</b>	<b>-1.2</b>	<b>-70</b>	<b>-1.0</b>

<b>FILLMORE COUNTY</b>					
0 - 14	1,539	1,354	-12.0	82	5.3
15 - 24	739	732	-0.9	-313	-42.4
25 - 44	1,874	1,592	-15.0	-62	-3.3
45 - 64	1,407	1,545	9.8	-3	-0.2
Over 65	1,544	1,411	-8.6	7	0.5
<b>Total:</b>	<b>7,103</b>	<b>6,634</b>	<b>-6.6</b>	<b>-289</b>	<b>-4.1</b>

<b>HAMILTON COUNTY</b>					
0 - 14	2,187	2,200	0.6	353	16.1
15 - 24	923	1,091	18.2	-408	-44.2
25 - 44	2,603	2,494	-4.2	295	11.3
45 - 64	1,723	2,182	26.6	109	6.3
Over 65	1,426	1,436	0.7	-23	-1.6
<b>Total:</b>	<b>8,862</b>	<b>9,403</b>	<b>6.1</b>	<b>326</b>	<b>3.7</b>

<b>POLK COUNTY</b>					
0 - 14	1,253	1,116	-10.9	122	9.7
15 - 24	542	639	17.9	-264	-48.8
25 - 44	1,443	1,374	-4.8	167	11.6
45 - 64	1,133	1,303	15.0	48	4.2
Over 65	1,304	1,207	-7.4	37	2.9
<b>Total:</b>	<b>5,675</b>	<b>5,639</b>	<b>-0.6</b>	<b>110</b>	<b>1.9</b>

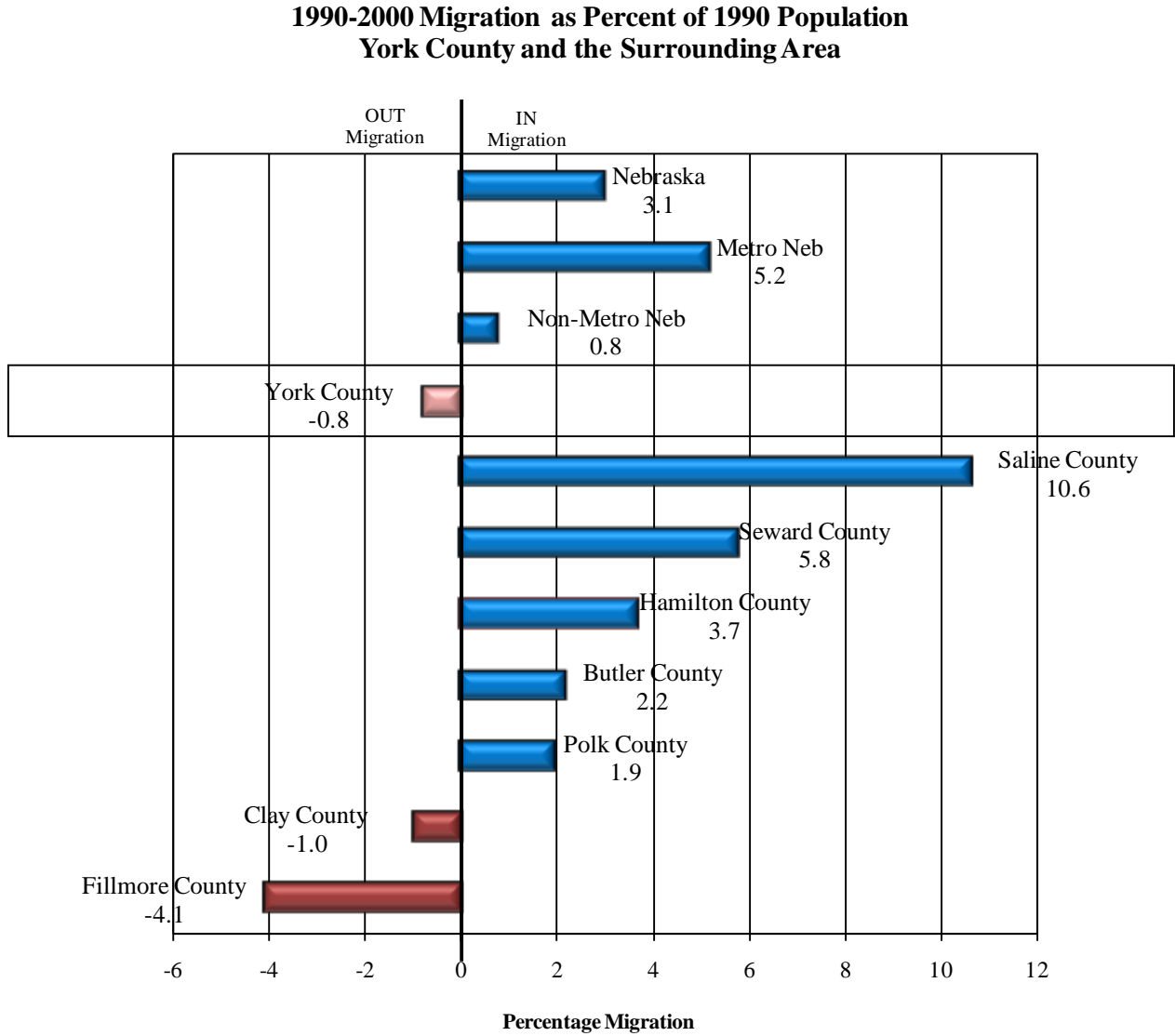
Table 9 (continued)

Age Group	Population		% Change 1990-2000	Net Migration	% of 1990 Population
	1990	2000			
<b>SALINE COUNTY</b>					
0 - 14	2,667	2,832	6.2	537	20.1
15 - 24	1,872	2,355	25.8	527	28.2
25 - 44	3,302	3,461	4.8	-72	-2.2
45 - 64	2,258	2,817	24.8	221	9.8
Over 65	2,616	2,378	-9.1	141	5.4
<b>Total:</b>	<b>12,715</b>	<b>13,843</b>	<b>8.9</b>	<b>1,354</b>	<b>10.6</b>

<b>SEWARD COUNTY</b>					
0 - 14	3,514	3,262	-7.2	454	12.9
15 - 24	2,595	3,174	22.3	745	28.7
25 - 44	4,130	4,057	-1.8	-553	-13.4
45 - 64	2,755	3,501	27.1	158	5.7
Over 65	2,456	2,502	1.9	93	3.8
<b>Total:</b>	<b>15,450</b>	<b>16,496</b>	<b>6.8</b>	<b>897</b>	<b>5.8</b>

Chart 4 graphically depicts the 1990–2000 migration patterns of Nebraska, York County, and the surrounding area as a percentage of the 1990 population. As these data indicate, York County experienced out-migration of 0.8 percent of the 1990 population (-114 people) while Nebraska recorded net in-migration of 3.1 percent.

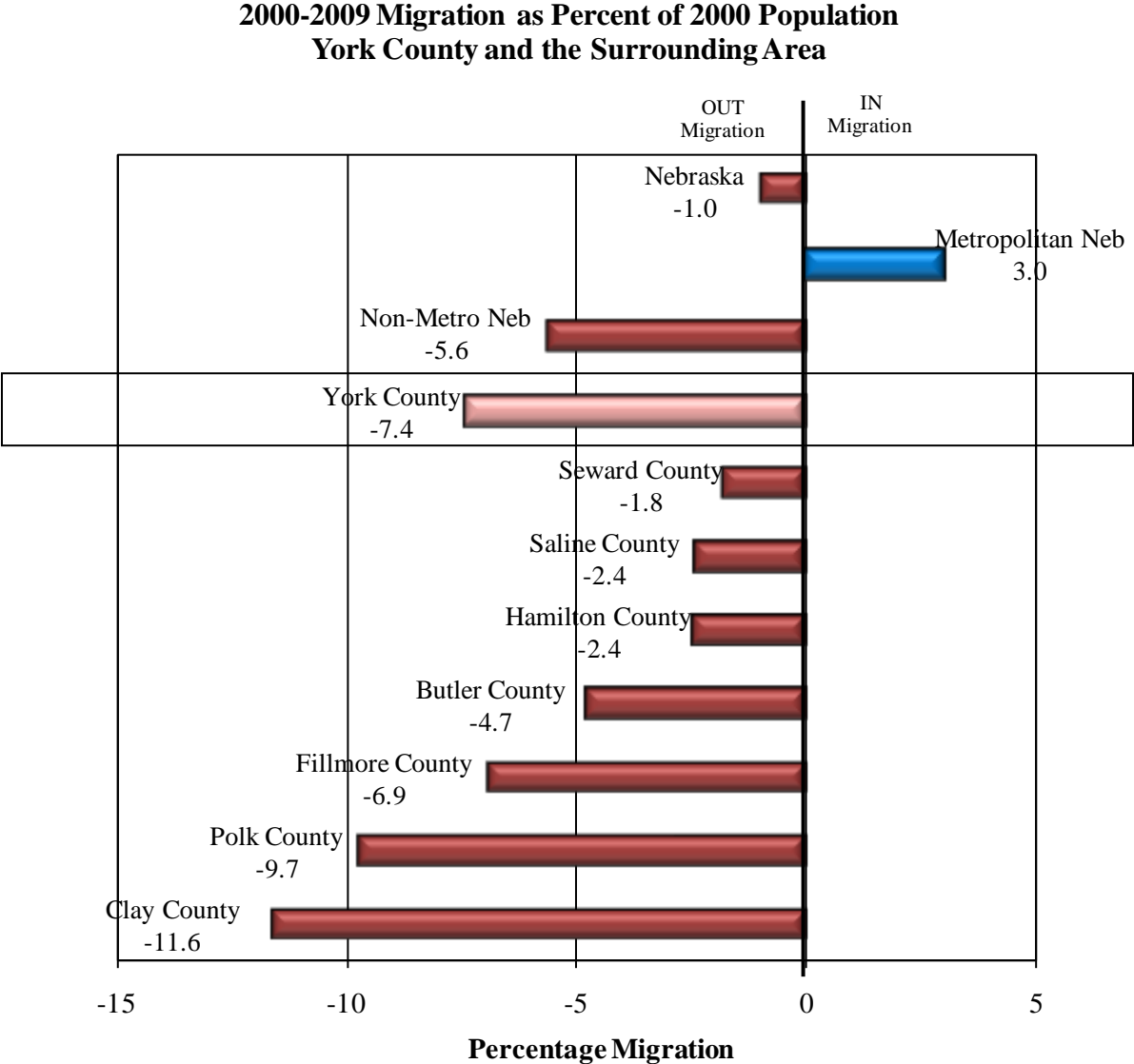
Chart 4



Source: U.S. Census Bureau, Population Estimates and Population Change, July 2005

Chart 5 shows the 2000–2009 migration pattern for the study area as a percentage of the 2000 population. York County’s 7.4 percent out-migration (-1,084 people) compares to a 1.0 percent out-migration for Nebraska as a whole, a 5.6 percent out-migration for non-metropolitan Nebraska, and a 3.0 percent in-migration for Metropolitan Nebraska during the 2000 to 2009 time period.

Chart 5



Source: U.S. Census Bureau, Population Estimates and Population Change, June 2010

The next two tables (Tables 10–11) provide further detail on migration between 2007 and 2008. Migration patterns are influenced by employment opportunities, cost-of-living, and quality-of-life factors. While these data provide further insight to where counties are gaining and losing population due to migration, it is important to recognize these data reflect migration activities of tax filing citizens.

Table 10 data show 62.7 percent of those moving in to York County between 2007 and 2008 moved from other Nebraska locations (443 people). Data also reveal 263 people (37.3 percent) also migrated in from other states. Table 10 also shows in-state migration flows. Migration to York County from within Nebraska came primarily from Lancaster, Seward, and Polk Counties.

Table 10

**Migration Inflow 2007-2008**  
**York County, Nebraska**

<b>Moved to York County From:</b>		
<b>Location</b>	<b>#</b>	<b>%</b>
Total U.S.	706	100.0%
Total Foreign	0	0.0%
Nebraska	443	62.7%
Different State	263	37.3%

<b>County Specific Flows:</b>		
<b>Location</b>	<b>#</b>	<b>%</b>
Lancaster County	94	13.3%
Seward County	48	6.8%
Polk County	44	6.2%
Fillmore County	39	5.5%
Hamilton County	28	4.0%
Hall County	21	3.0%
Other Flows - Same State	169	23.9%
Other Flows - Diff State	263	37.3%

Source: SOI Tax Stats, County-to-County Migration Data Files, IRS, November 2009

Table 11 data reveal 64.1 percent of people migrating out of York County between 2007 and 2008 remained in the state of Nebraska (569 people). Data show 319 York County residents (35.9 percent) also moved to other states during this time period. Looking within Nebraska, Table 11 shows the majority of people leaving York County (but staying in Nebraska) went to Lancaster, Seward, and Douglas Counties during this time period. Employment, housing, and educational opportunities located in these counties play a major role in this migration pattern.

Table 11

**Migration Outflow 2007-2008  
 York County, Nebraska**

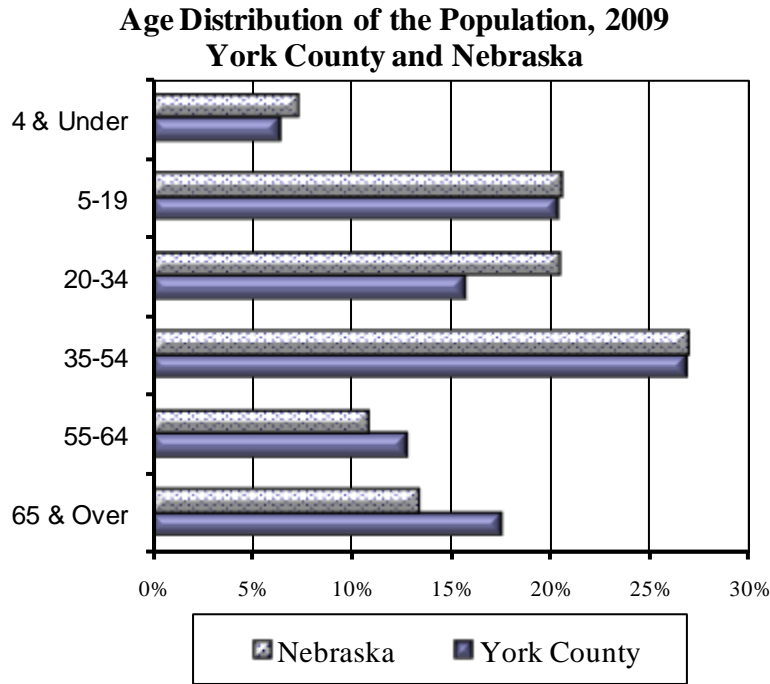
<b>Moved from York County To:</b>		
<b>Location</b>	<b>#</b>	<b>%</b>
Total U.S.	888	100%
Total Foreign	0	0%
Nebraska	569	64.1%
Different State	319	35.9%

<b>County Specific Flows:</b>		
<b>Location</b>	<b>#</b>	<b>%</b>
Lancaster County	148	16.7%
Seward County	72	8.1%
Douglas County	30	3.4%
Fillmore County	41	4.6%
Hall County	31	3.5%
Hamilton County	34	3.8%
Polk County	33	3.7%
Adams County	18	2.0%
Other Flows - Same State	162	18.2%
Other Flows - Diff State	319	35.9%

Source: SOI Tax Stats, County-to-County Migration Data Files, IRS, November 2009

The following charts (Charts 6 and 7) compare the age distribution of population for York County and Nebraska as a whole. The population of York County is significantly older than Nebraska as a whole. The median age for York County residents in 2009 was 41.6 years of age compared to 35.8 years of age for residents of Nebraska as a whole.

Chart 6



Source: U.S. Census Bureau, July 2010

Chart 7

	2009 Population		Percent	
	Nebraska	York County	Nebraska	York County
<b>4 &amp; Under</b>	132,092	900	7.4%	6.5%
<b>5-19</b>	368,255	2,823	20.6%	20.4%
<b>20-34</b>	365,740	2,181	20.5%	15.8%
<b>35-54</b>	481,660	3,715	27.0%	26.8%
<b>55-64</b>	194,838	1,785	10.9%	12.9%
<b>65 &amp; Over</b>	240,847	2,433	13.5%	17.6%
<b>Total</b>	<b>1,783,432</b>	<b>13,837</b>	<b>100%</b>	<b>100%</b>
<b>Median Age</b>	<b>35.8</b>	<b>41.6</b>		

Source: Age Group, Median Age, U.S. Census Bureau, July 2010

**Retail Sales**

Table 12 and Chart 8 show the retail sales (non-motor vehicle) pull factors for York County and the surrounding area for 2009. The pull factor is computed by dividing the per capita taxable, non-motor vehicle (NMV) retail sales by the state average per capita NMV retail sales. A pull factor of one indicates an area has per capita NMV retail sales equal to the state. A value greater than one indicates an area is drawing retail sales from other areas. Conversely, a pull factor with a value less than one indicates the subject area is losing potential retail activity to other places or, in other words, is experiencing retail sales leakage. This simple calculation does not factor in income levels or purchasing power within an area.

Table 12

**2009 Retail Sales (Non-Motor Vehicle) Pull Factors  
 Nebraska, York County, and Surrounding Counties**

	2009 Population	2009 Retail Sales (x \$1,000)	2009 Per Cap Sales (\$)	2009 Pull Factor
Nebraska	1,796,619	19,368,221	10,780	1.00
Non-Metro Nebraska	769,644	7,208,503	9,366	0.87
<b>York County</b>	<b>13,837</b>	<b>175,955</b>	<b>12,716</b>	<b>1.18</b>
Butler County	8,400	37,542	4,469	0.41
Clay County	6,205	28,037	4,518	0.42
Fillmore County	5,962	36,799	6,172	0.57
Hamilton County	9,280	46,324	4,992	0.46
Polk County	5,079	31,920	6,285	0.58
Saline County	13,872	71,093	5,125	0.48
Seward County	16,481	100,060	6,071	0.56

Source: U.S. Census Bureau and Nebraska Department of Revenue, April 2010

Reviewing the pull factors at the county level indicates York County enjoys retail pull. The 2009 pull factor of 1.18 indicates, on a per capita basis, retail sales in York County are approximately 18 percent greater than the state's average per capita sales. Distance from other large trade centers plays a major role in this phenomenon. The comparison of the pull factor for York County (1.18) with the pull factor for the non-metropolitan area of Nebraska (0.87) indicates per capita retail sales in York County are approximately 35.8 percent above the average per capita retail sales in the non-metropolitan area of Nebraska.

Chart 8

**2009 Retail Sales (NMV) Pull Factors, Nebraska,  
 York County & Surrounding Counties**

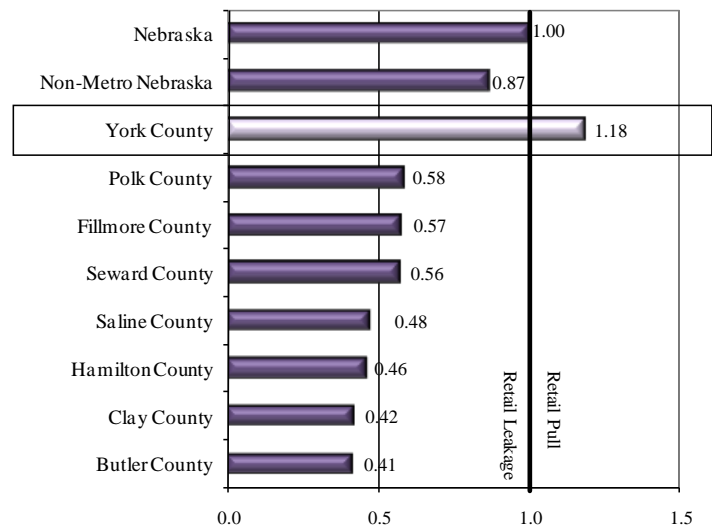


Table 13 and Chart 9 compare the 2009 pull factors for York and selected area communities. The community of York’s pull factor of 1.88 indicates that, on a per capita basis, non-motor vehicle retail sales in York are approximately 88 percent greater than the state’s average per capita sales.

Table 13

**2009 Retail Sales (NMV) Pull Factors  
 Nebraska, York, and Selected Area Cities**

	2009 Population	2009 Retail Sales (x \$1,000)	2009 Per Cap Sales (\$)	2009 Pull Factor
Nebraska	1,796,619	19,368,221	10,780	1.00
Non-Metro Nebraska	769,644	7,208,503	9,366	0.87
<b>York (York)</b>	<b>7,638</b>	<b>154,992</b>	<b>20,292</b>	<b>1.88</b>
David City (Butler)	2,504	29,351	11,722	1.09
Sutton (Clay)	1,306	12,282	9,404	0.87
Geneva (Fillmore)	2,030	22,691	11,178	1.04
Aurora (Hamilton)	4,196	33,731	8,039	0.75
Stromsburg (Polk)	1,097	19,337	17,627	1.64
Crete (Saline)	6,290	51,795	8,235	0.76
Seward (Seward)	6,742	75,964	11,267	1.05

Source: U.S. Census Bureau and Nebraska Department of Revenue, July 2010

(NA) Data not available

(D) Data withheld to avoid individual disclosure

Chart 9

**2009 Retail Sales (NMV) Pull Factors  
 Nebraska, York, and Selected Area Cities**

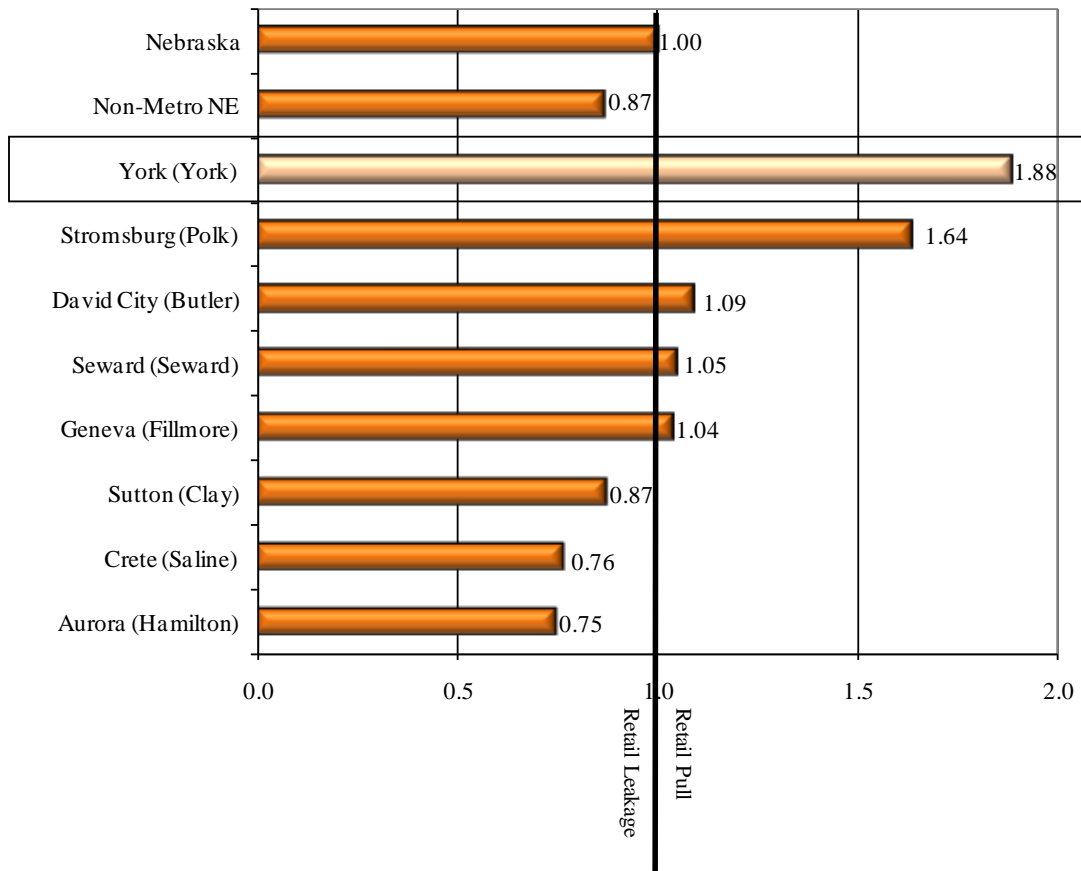


Table 14 and Chart 10 further breakdown the 2009 pull factors into the communities reporting retail sales figures within York County. As this table indicates, the community of York had the strongest pull factor (1.88) compared to the other communities reporting in the county. Together, these communities contributed to an overall pull factor of 1.18 for York County in 2009.

Table 14

**2009 Retail Sales (NMV) Pull Factors  
 Nebraska, York, and Available York County Communities**

	2009 Population	2009 Retail Sales (x \$1,000)	2009 Per Cap Sales (\$)	2009 Pull Factor
Nebraska	1,796,619	19,368,221	10,780	1.00
Non-Metro Nebraska	769,644	7,208,503	9,366	0.87
<b>York County</b>	<b>14,013</b>	<b>183,976</b>	<b>12,716</b>	<b>1.18</b>
Benedict	272	955	3,510	0.33
Bradshaw	307	1,990	6,482	0.60
Gresham	246	652	2,652	0.25
Henderson	951	10,501	11,042	1.02
Lushton	31	(D)	(N/A)	(N/A)
McCool Junction	389	4,148	10,663	0.99
Thayer	65	(D)	(N/A)	(N/A)
Waco	250	2,664	10,655	0.99
<b>York</b>	<b>7,638</b>	<b>154,992</b>	<b>20,292</b>	<b>1.88</b>

Source: U.S. Census Bureau and Nebraska Department of Revenue, July 2010

(D) Data withheld to avoid individual disclosure

(NA) Data not available

Chart 10

**2009 Retail Sales (NMV) Pull Factors, Nebraska,  
 York, and Available York County Communities**

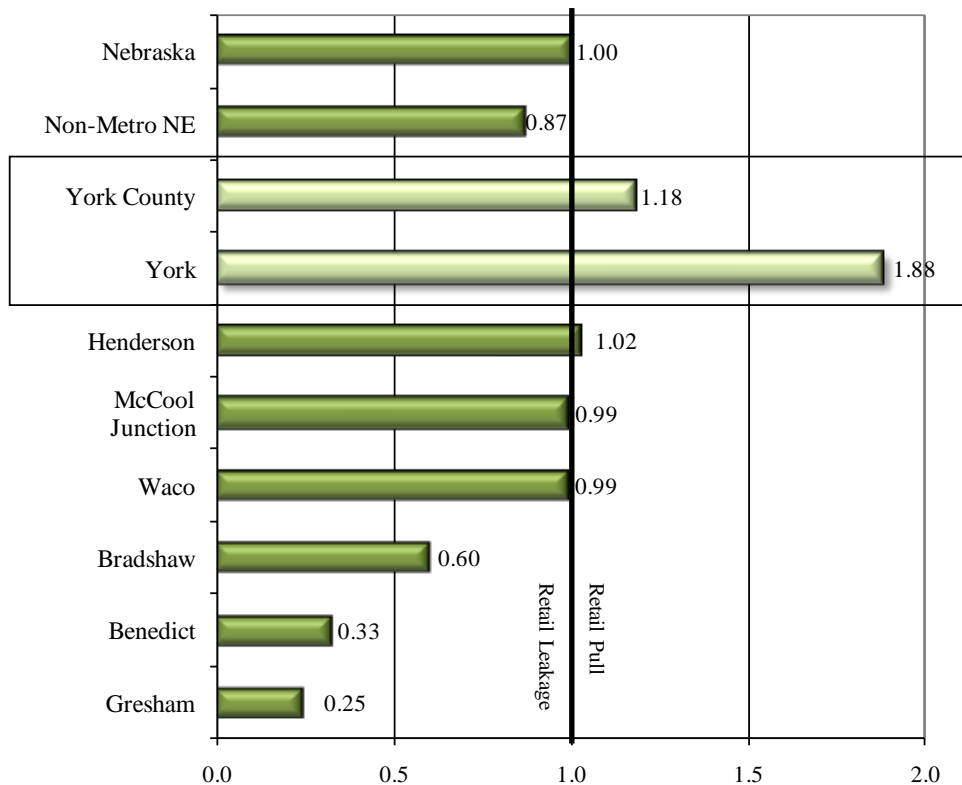


Table 15 (sorted by population) and Chart 11 (sorted by pull factor) show the 2009 pull factors for Nebraska, York, and eight other similarly sized communities selected from around the state. York's pull factor of 1.88 leads the group for 2009 thus indicating York has greater retail pull.

Table 15

**2009 Retail Sales (NMV) Pull Factors  
 York & Other Similarly Sized Nebraska Communities**

	2009 Population	2009 Retail Sales (x \$1,000)	2009 Per Cap Sales (\$)	2009 Pull Factor
Nebraska	1,796,619	19,368,221	10,780	1.00
Non-Metro Nebraska	769,644	7,208,503	9,366	0.87
<b>York (York)</b>	<b>7,638</b>	<b>154,992</b>	<b>20,292</b>	<b>1.88</b>
Seward (Seward)	6,742	75,964	11,267	1.05
Plattsmouth (Cass)	6,867	50,962	7,421	0.69
Nebraska City (Otoe)	6,869	99,911	14,545	1.35
McCook (Red Willow)	7,410	137,656	18,577	1.72
Blair (Washington)	7,700	101,528	13,186	1.22
Gering (Scotts Bluff)	7,738	54,957	7,102	0.66
Alliance (Box Butte)	8,002	126,811	15,847	1.47
Lexington (Dawson)	10,275	135,430	13,180	1.22

Source: U.S. Census Bureau and Nebraska Department of Revenue, July 2010

Chart 11

**2009 Retail Sales (NMV) Pull Factors, Nebraska,  
 York & Other Similarly Sized Nebraska Communities**

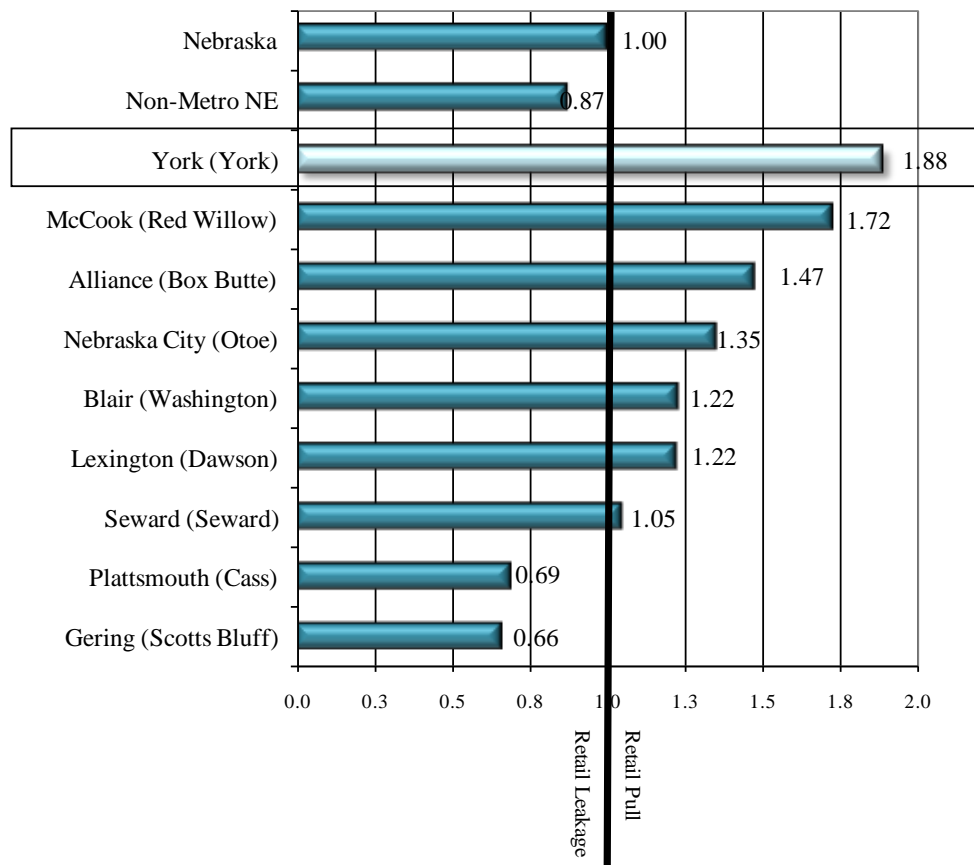
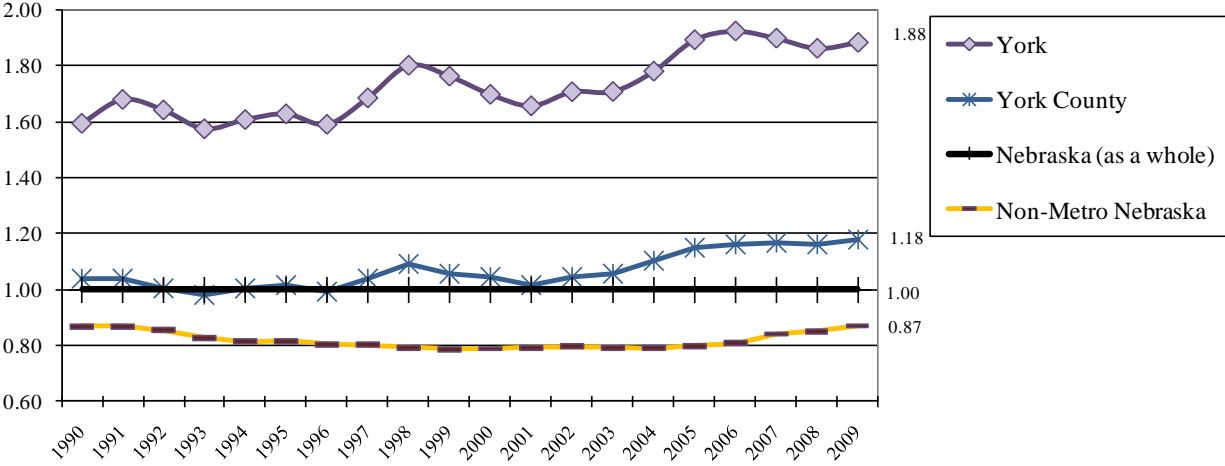


Chart 12 illustrates the pull factor trend for York, York County, non-metropolitan Nebraska, and Nebraska as a whole from 1990 to 2009. In examining the time line, the city of York has enjoyed significant retail pull throughout the time period. Data within York County (as a whole) shows the pull factor has remained above the non-metropolitan Nebraska average throughout the time period shown.

Chart 12  
**Pull Factors 1990-2009**  
**York, York County, Non-Metro & Nebraska (as a whole)**



Source: U.S. Census Bureau and Nebraska Department of Revenue, 2010

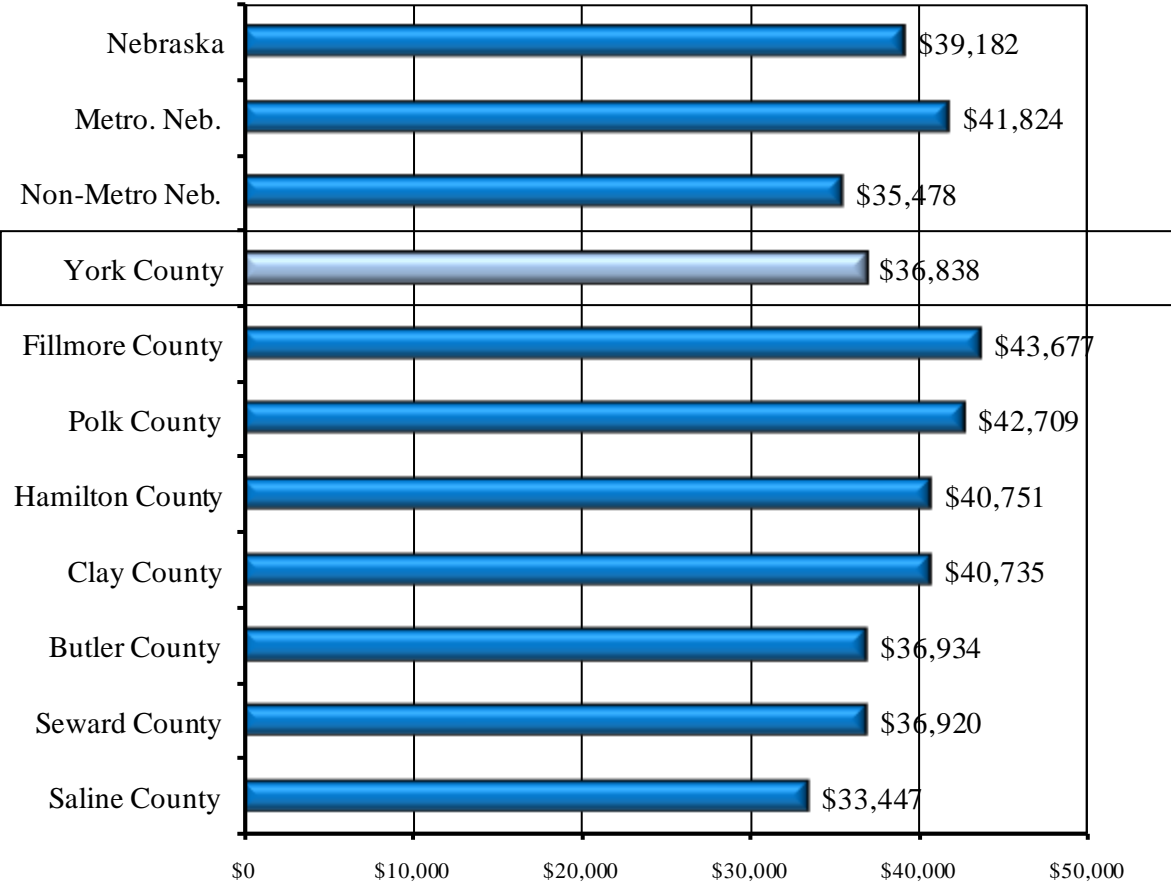
**Per Capita Personal Income**

Per capita personal income in York County was \$36,838 in 2008 the last year in which such data are available. This amount is:

- \$2,344 or 6.0 percent less than Nebraska as a whole,
- \$4,986 or 11.9 percent less than Metropolitan Nebraska, and
- \$1,360 or 3.8 percent greater than Non-Metropolitan Nebraska.

Chart 13

**Per Capita Personal Income, 2008  
 Nebraska, York County, and Surrounding Counties**



Source: Bureau of Economic Analysis, U.S. Department of Commerce, May 2010

**Median Family Income**

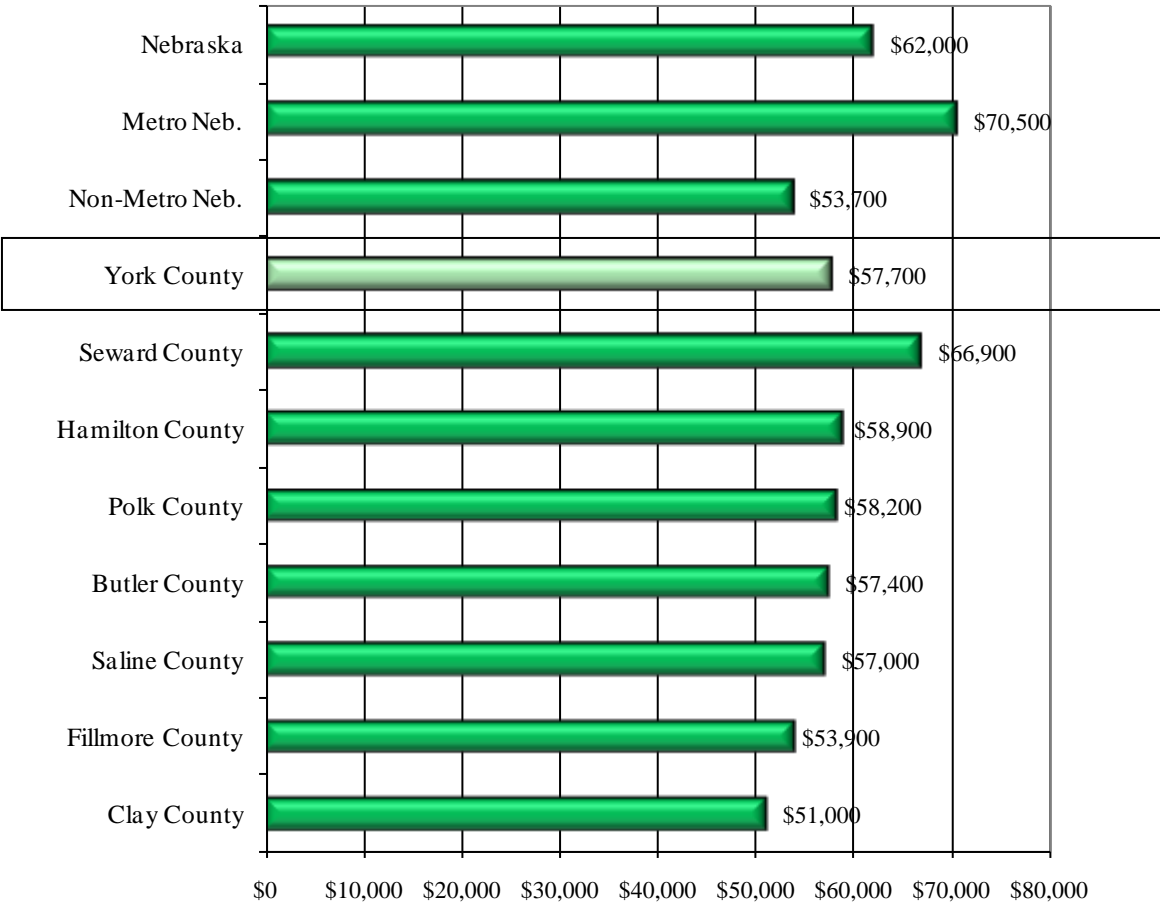
Median family income provides a different perspective of income levels in Nebraska, York County, and the surrounding area. Median family income is the midpoint in the ranked distribution of the sum of income for all family members 15 years of age and older. The U.S. Department of Housing and Urban Development (HUD) estimates median family income based on 2000 Census data updated with a combination of Bureau of Labor Statistics and Census Divisional data.

Median family income in York County is estimated to be \$57,700 in 2009. This amount is:

- \$4,300 or 6.9 percent less than Nebraska as a whole,
- \$12,800 or 18.2 percent less than Metropolitan Nebraska, and
- \$4,000 or 7.4 percent greater than Non-Metropolitan Nebraska.

Chart 14

**Median Family Income 2009  
 Nebraska, York County & Surrounding Counties**



Source: U.S. Department of Housing and Urban Development, est. October 2009