

City of Beatrice

Summary

- From 2010 to 2015, population decreased by 0.6 percent, or by 71 persons.
- Between 2014 and 2015, the unemployment rate decreased to 3.6 percent.
- In 2015, 7 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$225,792.
- The vacancy rate in the Fall 2016 Rental Survey was 9.2 percent, which compared to a vacancy rate of 4.3 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Beatrice’s population decreased by 0.86 percent between 2000 and 2015, from 12,496 to 12,388 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 125 persons in Beatrice between 2014 and 2015, as shown below in Table III.2.1.

Subject	Nebraska	% Growth Since 2000	Beatrice	% Growth Since 2000
2000 Census	1,711,263		12,496	.
July 2001 Estimate	1,719,836	0.5%	12,695	1.6
July 2002 Estimate	1,728,292	1.0%	12,710	1.7
July 2003 Estimate	1,738,643	1.6%	12,744	2.0
July 2004 Estimate	1,749,370	2.2%	12,762	2.1
July 2005 Estimate	1,761,497	2.9%	12,679	1.5
July 2006 Estimate	1,772,693	3.6%	12,704	1.7
July 2007 Estimate	1,783,440	4.2%	12,706	1.7
July 2008 Estimate	1,796,378	5.0%	12,577	.6
July 2009 Estimate	1,812,683	5.9%	12,474	-2
2010 Census	1,826,341	6.7%	12,459	-3
July 2011 Estimate	1,842,383	7.7%	12,447	-4
July 2012 Estimate	1,855,973	8.5%	12,319	-1.4
July 2013 Estimate	1,869,300	9.2%	12,349	-1.2
July 2014 Estimate	1,882,980	10.0%	12,263	-1.9
July 2015 Estimate	1,896,190	10.8%	12,388	-9

Table III.2.2, on the following page, shows the population of Beatrice by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 95.7 percent of the population, with a total of 11,819 persons. There were also 71 black and 23 Native American persons residing in the City of Beatrice. In 2010 the Hispanic population accounted for 2.2 percent of the population, with 274 persons, which compared to a population share of 2.6 percent in 2015 and a Hispanic population of 327.

Table III.2.2				
Population by Race and Ethnicity				
City of Beatrice				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,972	96.1%	11,819	95.7%
Black	62	.5%	71	.6%
American Indian	60	.5%	23	.2%
Asian	73	.6%	88	.7%
Native Hawaiian/ Pacific Islander	2	.0%	38	.3%
Other	90	.7%	103	.8%
Two or More Races	200	1.6%	213	1.7%
Total	12,459	100.0%	12,355⁶	100.0%
Hispanic	274	2.2%	327	2.6%

Table III.2.3, below, shows the population of Beatrice by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 12.1 percent of the total population in 2010 to 12.3 percent in 2015. The number of people from 25 to 34 years of age accounted for 11.1 percent of the population in 2015, or 1,372 persons. The percentage of people aged 65 or Older changed from 20.4 percent of the total population in 2010 to 21.1 percent in 2015. Additional age details are shown in Table III.2.3.

Table III.2.3				
Population by Age				
City of Beatrice				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	2,332	18.7%	2,100	17.0%
15 - 24	1,510	12.1%	1,519	12.3%
25 - 34	1,410	11.3%	1,372	11.1%
35 - 44	1,324	10.6%	1,370	11.1%
45 - 54	1,800	14.4%	1,627	13.2%
55 - 64	1,540	12.4%	1,754	14.2%
65 or Older	2,543	20.4%	2,613	21.1%
Total	12,459	100.0%	12,355	100.0%

⁶ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Beatrice increased by .3 percent. Over the same period the school enrollment for those aged 15 to 18 fell by 7.2 percent to 627 persons, while the enrollment for those aged 5 to 10 increased by 8.4 percent, to 1,055 persons. Between 2015 and 2016, school enrollment rose by .5 percent or from 2,325 to 2,336 persons. These results can be seen in Table III.2.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	966	751	809	2,526
2001	949	736	760	2,445
2002	963	725	758	2,446
2003	957	721	782	2,460
2004	1,020	706	761	2,487
2005	996	720	735	2,451
2006	983	710	723	2,416
2007	965	688	724	2,377
2008	973	693	681	2,347
2009	1,008	676	721	2,405
2010	973	680	676	2,329
2011	1,057	663	650	2,370
2012	1,081	656	657	2,394
2013	1,083	648	644	2,375
2014	1,084	630	659	2,373
2015	1,055	614	656	2,325
2016	1,055	654	627	2,336

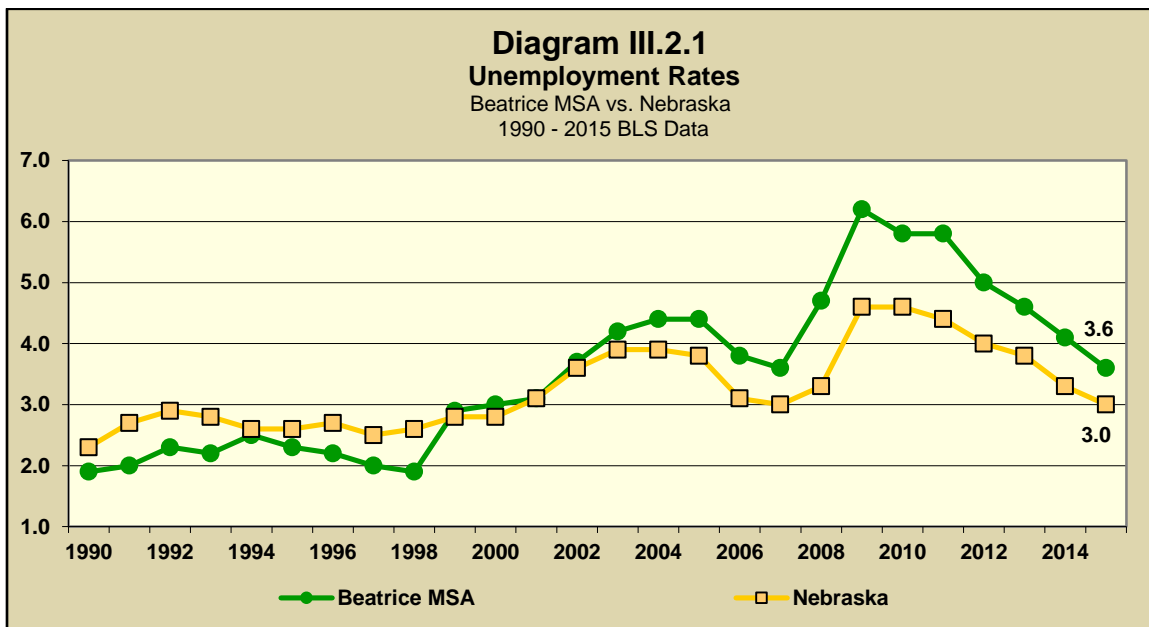
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Beatrice. As shown in Table III.2.5, on the following page, the labor force, defined as people working or seeking work, decreased by 369 persons between 1990 and 2015, to 11,091 persons. Between 2014 and 2015, the total labor force decreased by 14 individuals. Between 2014 and 2015 the number of people working increased by 43 persons. This translated to a decrease in the unemployment rate from 4.1 percent in 2014 to 3.6 percent in 2015.

Table III.2.5 Labor Force Statistics City of Beatrice Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	11,460	11,244	216	1.9
1991	11,790	11,558	232	2.0
1992	11,697	11,424	273	2.3
1993	12,054	11,786	268	2.2
1994	11,858	11,562	296	2.5
1995	11,963	11,688	275	2.3
1996	12,396	12,119	277	2.2
1997	12,591	12,337	254	2.0
1998	12,747	12,500	247	1.9
1999	12,581	12,214	367	2.9
2000	12,622	12,239	383	3.0
2001	12,838	12,446	392	3.1
2002	12,948	12,467	481	3.7
2003	12,899	12,353	546	4.2
2004	12,898	12,331	567	4.4
2005	12,833	12,264	569	4.4
2006	12,666	12,191	475	3.8
2007	12,510	12,062	448	3.6
2008	12,233	11,660	573	4.7
2009	12,015	11,265	750	6.2
2010	11,408	10,752	656	5.8
2011	11,191	10,544	647	5.8
2012	11,185	10,631	554	5.0
2013	11,140	10,626	514	4.6
2014	11,105	10,650	455	4.1
2015	11,091	10,693	398	3.6

Diagram III.2.1, below, shows the unemployment rates for Nebraska and the City of Beatrice.



HOUSING

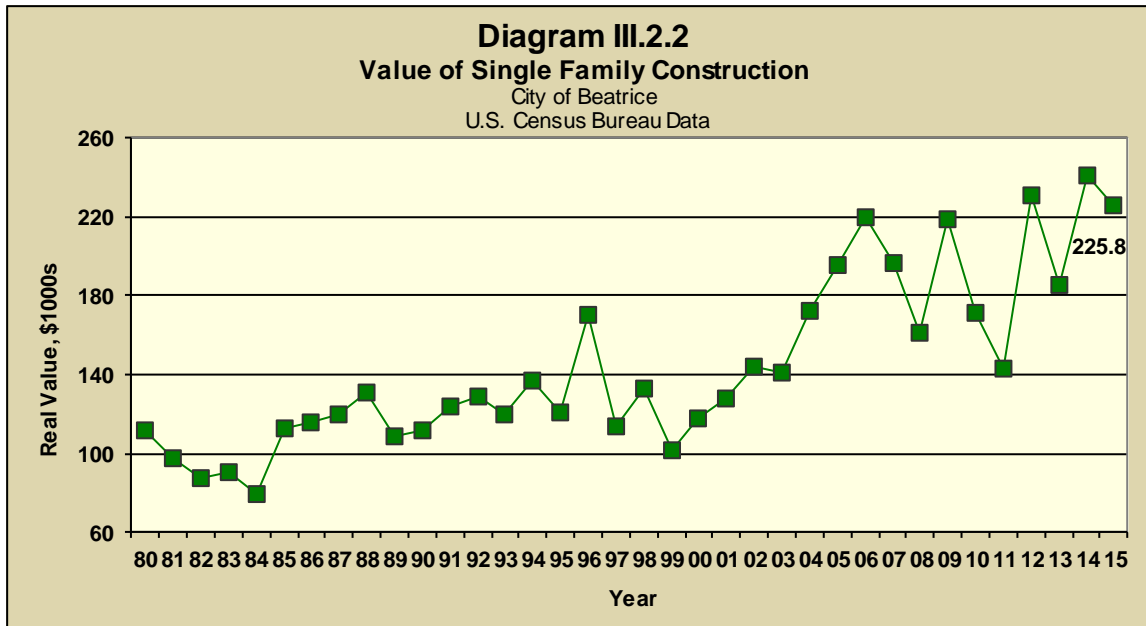
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁷ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Beatrice numbering 28 in 1980, 29 in 1990, 22 in 2000, and 21 in 2008. Between 2014 and 2015, single-family permits remained unchanged at 7 units. Additional details of permit activity and per-unit valuations are shown in Table III.2.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	28	10	0	8	46	112	69	0	42
1981	32	0	11	0	43	97	0	74	0
1982	25	6	4	32	67	87	55	27	46
1983	15	14	12	0	41	91	61	36	0
1984	9	0	0	0	9	79	0	0	0
1985	3	4	15	0	22	113	53	25	0
1986	8	4	0	0	12	115	64	0	0
1987	8	2	4	0	14	119	55	39	0
1988	15	0	0	0	15	131	0	0	0
1989	19	10	4	8	41	109	52	66	49
1990	29	6	0	0	35	112	77	0	0
1991	30	4	0	0	34	124	70	0	0
1992	29	12	4	11	56	129	78	114	56
1993	54	6	3	0	63	120	79	34	0
1994	27	4	4	5	40	137	86	54	58
1995	29	14	0	0	43	121	87	0	0
1996	16	8	0	0	24	170	81	0	0
1997	24	0	0	28	52	114	0	0	75
1998	25	24	6	24	79	132	93	87	65
1999	32	4	11	0	47	102	68	86	0
2000	22	16	11	94	143	117	93	93	59
2001	37	4	11	66	118	127	132	107	35
2002	25	4	3	14	46	144	136	155	52
2003	16	20	3	0	39	141	113	114	0
2004	16	12	9	0	37	172	95	119	0
2005	27	4	3	0	34	196	205	107	0
2006	23	2	0	0	25	220	173	0	0
2007	17	4	0	0	21	196	175	0	83
2008	21	0	0	10	31	161	0	0	83
2009	5	0	0	0	5	219	0	0	0
2010	5	10	0	0	15	171	75	0	0
2011	5	0	0	0	5	143	0	0	0
2012	8	0	0	0	8	230	0	0	0
2013	9	0	0	0	9	185	0	0	0
2014	7	0	0	0	7	241	0	0	0
2015	7	0	0	0	7	226	0	0	.0

⁷ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.2.2, below, the average value of newly constructed single-family units in 2000 was \$117,454, \$195,675 in 2005, and \$171,263 in 2010. In 2015, the value of single family units fell to \$225,792 from \$240,938 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Beatrice. As shown in Table III.2.7, below, 12.3 percent, or 761 housing units were vacant in 2015. Of the 5,403 housing units that were occupied in 2015, 61.2 percent, or 3,305 units, were owner-occupied, and the remaining 38.8 percent were renter-occupied. This compares to 5,509 housing units that were occupied in 2010 with 3,495 units, or 63.4 percent, being owner-occupied, and the remaining 36.6 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,509	90.7%	5,403	87.7%
Owner-Occupied	3,495	63.4%	3,305	61.2%
Renter-Occupied	2,014	36.6%	2,098	38.8%
Vacant Housing Units	566	9.3%	761	12.3%
Total Housing Units	6,075	100.0%	6,164	100.0%

As shown in Table III.2.8, on the following page, there were 4,807 single family dwellings in 2015, which accounted for 78.0 percent of all housing units. Apartment units accounted for 14.5 percent of housing units, with 892 units. Mobile homes also accounted for an additional 2.1 percent of housing with 132 units.

Table III.2.8				
Housing Units by Type				
City of Beatrice				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,658	77%	4,807	78.0%
Duplex	301	5%	206	3.3%
Tri- or Four-Plex	403	7%	127	2.1%
Apartment	662	11%	892	14.5%
Mobile Home	48	1%	132	2.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	6,072	100.0%	6,164	100.0%

Table III.2.9, below, shows the disposition of vacant housing units in Beatrice. At the time of the 2015 five-year ACS, 33.9 percent of vacant units were for rent, 0.0 percent were for sale, and 8.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 196 “other vacant” units, representing 34.6 percent of vacant units, which compared to 42.0 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.2.9				
Disposition of Vacant Housing Units				
City of Beatrice				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	241	42.6%	258	33.9%
For Sale	85	15.0%	0	.0%
Rented or Sold, Not Occupied	24	4.2%	66	8.7%
For Seasonal, Recreational, or Occasional Use	20	3.5%	117	15.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	196	34.6%	320	42.0%
Total	566	100.0%	761	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.2.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Beatrice. The number of completed surveys decreased from 22 in 2015 to 21 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 4.9 percentage points and was at 9.2 percent in 2016.

Table III.2.10				
Survey of Rental Properties				
City of Beatrice				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	8	334	5.1	43.5
2003	5	235	19.1	47.4
2004	8	1,470	11.2	15.4
2005	10	332	15.7	72.6
2006	16	369	11.7	28.7
2007	22	502	8.2	39.3
2008	19	344	8.4	39.3
2009	24	509	5.9	28.0
2010	23	525	7.8	48.0
2011	27	528	7.0	35.5
2012	24	452	7.3	38.5
2013	26	537	7.5	50.1
2014	31	669	5.4	52.0
2015	22	669	4.3	34.9
2016	21	415	9.2	48.1

Table III.2.11 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of

the survey, there were an estimated 54 single family units in City of Beatrice, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Beatrice, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 328 apartment units reported in the survey, with 38 of them available, which resulted in a vacancy rate of 11.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 6.7 percent.

Table III.2.11				
Rental Vacancy Survey by Type				
City of Beatrice				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	54	0	.0%	3.6%
Apartments	328	38	11.6%	7.2%
Mobile Homes	0	0	0	.0%
“Other” Units	0	0	.0%	0
Don't Know	33	0	.0%	3.5%
Total	415	38	9.2%	6.7%

Table III.2.12, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 27 units. The most common apartment units were two bedroom units, with 151 units. Details for additional unit types are reported below.

Table III.2.12						
Rental Units by Number of Bedrooms						
City of Beatrice						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	2	0	0	.	2
One	5	108	0	0	.	113
Two	21	151	0	0	.	172
Three	27	51	0	0	.	78
Four	1	0	0	0	.	1
Don't Know	0	16	0		33	49
Total	54	328	0		33	415

Table III.2.13, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.2.13 Single Family Units by Number of Bedrooms City of Beatrice 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	5	0	.0%
Two	21	0	.0%
Three	27	0	.0%
Four	1	0	.0%
Don't know	0	0	0
Total	54	0	.0%

Table III.2.14, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 11.9 percent.

Table III.2.14 Apartment Units by Number of Bedrooms City of Beatrice 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	.0%
One	108	7	6.5%
Two	151	18	11.9%
Three	51	7	13.7%
Four	0	0	0
Don't know	16	6	37.5%
Total	328	38	11.6%

Average market-rate rents by unit type are shown in Table III.2.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.2.15 Average Market Rate Rents by Number of Bedrooms City of Beatrice 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$400	\$	\$	\$400
One	\$450	\$457	\$	\$	\$456
Two	\$508	\$529	\$	\$	\$525
Three	\$628	\$590	\$	\$	\$613
Four	\$	\$	\$	\$	\$
Average	\$532	\$495	\$	\$	\$503

Table III.2.16, below, shows vacancy rates for single family units by average rental rates for the City of Beatrice. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.2.16 Single Family Market Rate Rents by Vacancy Status City of Beatrice 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	5	0	.0%
\$500 to \$750	49	0	.0%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	54	0	.0%

The average rent and availability of apartment units is displayed in Table III.2.17, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 14.8 percent.

Table III.2.17 Apartment Market Rate Rents by Vacancy Status City of Beatrice 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	176	26	14.8%
\$500 to \$750	120	11	9.2%
\$750 to \$1,000	32	1	3.1%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	328	38	11.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.2.18, on the following page, 11 respondents, or 61.1 percent, included some sort of utility in the rent.

Table III.2.18 Are there any utilities included with the rent? City of Beatrice 2016 Survey of Rental Properties	
Period	Respondent
Yes	11
No	7
% Offering Utilities	61.1%

The type of utility included in the rent is shown in Table III.2.19, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 10 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table III.2.19 Which utilities are included with the rent? City of Beatrice 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	10
Trash Collection	6

Table III.2.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waiting list, with an estimated 6 number of persons on the waiting list.

Table III.2.20 Do you keep a waiting list? City of Beatrice 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	12
Waiting list Size	6

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.2.21, below, respondents said there was no need for renovating single family units, with 3 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 3 respondents saying there was extreme need for renovating existing apartment units.

Table III.2.21 How would you rate the need for renovation of existing units in the city? City of Beatrice 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need				
Low Need	2	2	2	1
Moderate Need	2	2	2	
High Need	5	5	5	
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.2.22, below, 3 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 3 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.2.22				
How would you rate the need for construction of new units in the city?				
City of Beatrice				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	1
Low Need	5	5	5	
Moderate Need	2	2	2	
High Need	4	4	4	
Extreme Need	1	1	1	

Local Commentary

Beatrice is the county seat of Gage County. The largest employers are primarily public and nonprofit institutions in the health care and education industries, as well as several equipment manufacturing companies.

There have been several new businesses that have opened this past year including L & R Crafts, Tall Tree Tasting room, a new branch of First State Bank, Scooters Coffeehouse, and Drewels Carts opened. Additionally, Landmark Snacks and Flint Hills Duonix Biodiesel plants completed construction and are operational. The Rare Earth facility is slated for completion soon and the Hendrix – Hybrid Turkey Hatchery project is being planned. Hickory Road, SCC Admin Building renovation, Duonix Biodiesel, and Beatrice Community Hospital expansion have been completed. The Human Society building project has recently begun. Also, the Davita Dialysis Center had their official opening in November 2016.

The employment rate and population has remained steady. NIFA Housing Study has been completed and shows demand for new single homes and rentals. Prairie Gold Homes has completed some houses and Goossen housing development is currently expansion. Beatrice's downtown area has been designated a National Historic District and the Downtown Redevelopment Phase 1 complete and the City is working on Phase 2 funding. Additionally, Beatrice has added a new trailhead, Chief Standing Bear Trail which goes from Beatrice south to the Nebraska /Kansas State line, 22.9 miles.⁸

⁸ Telephone interview with Gage Area Growth Enterprise staff, 11/11/16