

City of Bellevue

Summary

- From 2010 to 2015, population increased by 10.7 percent, or by 5,373 persons.
- Between 2014 and 2015, the unemployment rate decreased to 2.9 percent.
- In 2015, 133 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$276,712.
- The vacancy rate in the Fall 2016 Rental Survey was 3.7 percent, which compared to a vacancy rate of 3.3 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Bellevue's population increased by 25.07 percent between 2000 and 2015, from 44,382 to 55,510 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 738 persons in Bellevue between 2014 and 2015, as shown below in Table III.3.1.

Subject	Nebraska	% Growth Since 2000	Bellevue	% Growth Since 2000
2000 Census	1,711,263		44,382	.
July 2001 Estimate	1,719,836	0.5%	50,700	14.2
July 2002 Estimate	1,728,292	1.0%	50,342	13.4
July 2003 Estimate	1,738,643	1.6%	49,853	12.3
July 2004 Estimate	1,749,370	2.2%	50,061	12.8
July 2005 Estimate	1,761,497	2.9%	50,091	12.9
July 2006 Estimate	1,772,693	3.6%	50,051	12.8
July 2007 Estimate	1,783,440	4.2%	50,158	13.0
July 2008 Estimate	1,796,378	5.0%	50,382	13.5
July 2009 Estimate	1,812,683	5.9%	50,219	13.2
2010 Census	1,826,341	6.7%	50,137	13.0
July 2011 Estimate	1,842,383	7.7%	52,443	18.2
July 2012 Estimate	1,855,973	8.5%	53,352	20.2
July 2013 Estimate	1,869,300	9.2%	54,195	22.1
July 2014 Estimate	1,882,980	10.0%	54,772	23.4
July 2015 Estimate	1,896,190	10.8%	55,510	25.1

Table III.3.2, on the following page, shows the population of Bellevue by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 84.5 percent of the population, with a total of 45,704 persons. There were also 3,510 black and 494 Native American persons residing in the City of Bellevue. In 2010 the Hispanic population accounted for 11.9 percent of the population, with 5,962 persons, which compared to a population share of 14.1 percent in 2015 and a Hispanic population of 7,617.

Table III.3.2				
Population by Race and Ethnicity				
City of Bellevue				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	40,886	81.5%	45,704	84.5%
Black	3,019	6.0%	3,510	6.5%
American Indian	348	.7%	494	.9%
Asian	1,157	2.3%	1,288	2.4%
Native Hawaiian/ Pacific Islander	94	.2%	215	.4%
Other	2,690	5.4%	791	1.5%
Two or More Races	1,943	3.9%	2,065	3.8%
Total	50,137	100.0%	54,067⁹	100.0%
Hispanic	5,962	11.9%	7,617	14.1%

Table III.3.3, below, shows the population of Bellevue 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 14.5 percent of the total population in 2010 to 14.9 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.9 percent of the population in 2015, or 7,538 persons. The percentage of people aged 65 or Older changed from 11.5 percent of the total population in 2010 to 12.5 percent in 2015. Additional age details are shown in table III.3.3.

Table III.3.3				
Population by Age				
City of Bellevue				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	10,876	21.7%	11,680	21.6%
15 - 24	7,274	14.5%	8,052	14.9%
25 - 34	7,037	14.0%	7,538	13.9%
35 - 44	6,337	12.6%	6,381	11.8%
45 - 54	7,425	14.8%	7,460	13.8%
55 - 64	5,419	10.8%	6,173	11.4%
65 or Older	5,769	11.5%	6,783	12.5%
Total	50,137	100.0%	54,067	100.0%

⁹ 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 Bellevue increased by 1.8 percent. Over the same period the school enrollment for those aged 15 to 18 rose by .3 percent to 3,631 persons, while the enrollment for those aged 5 to 10 increased by 3.3 percent, to 4,362 persons. Between 2015 and 2016, school enrollment fell by .2 percent or from 11,100 to 11,075 persons. These results can be seen in Table III.3.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	3,929	2,946	2,658	9,533
2001	3,768	2,952	2,729	9,449
2002	3,702	2,944	3,371	10,017
2003	3,821	3,007	3,396	10,224
2004	3,919	2,996	3,490	10,405
2005	3,918	2,879	3,548	10,345
2006	3,952	2,873	3,533	10,358
2007	4,105	2,848	3,597	10,550
2008	4,223	2,925	3,563	10,711
2009	4,270	2,969	3,530	10,769
2010	4,221	3,038	3,619	10,878
2011	4,314	3,075	3,569	10,958
2012	4,322	3,126	3,578	11,026
2013	4,330	3,138	3,597	11,065
2014	4,308	3,145	3,629	11,082
2015	4,354	3,130	3,616	11,100
2016	4,362	3,082	3,631	11,075

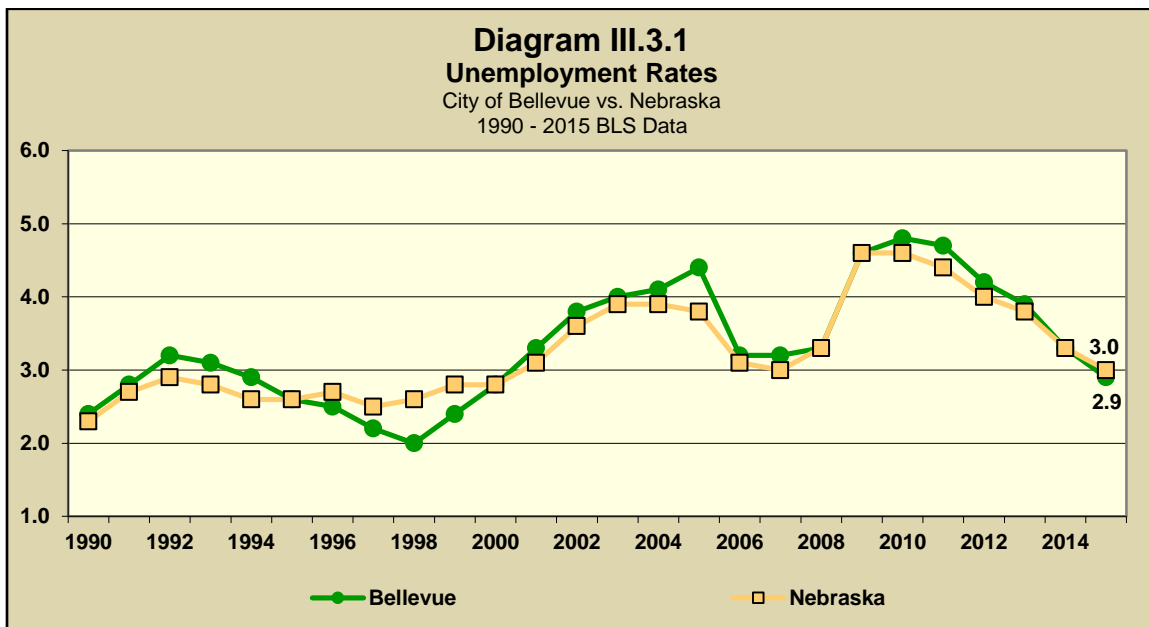
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Bellevue. As shown in Table III.3.5, on the following page, the labor force, defined as people working or seeking work, increased by 11,857 persons between 1990 and 2015, to 27,271 persons. Between 2014 and 2015, the total labor force increased by 45 individuals. Between 2014 and 2015 the number of people working increased by 177 persons. This translated to a decrease in the unemployment rate from 3.3 percent in 2014 to 2.9 percent in 2015.

Table III.3.5 Labor Force Statistics City of Bellevue Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	15,414	15,044	370	2.4
1991	15,715	15,275	440	2.8
1992	15,943	15,434	509	3.2
1993	16,186	15,678	508	3.1
1994	16,922	16,438	484	2.9
1995	17,602	17,145	457	2.6
1996	18,363	17,904	459	2.5
1997	18,933	18,514	419	2.2
1998	19,329	18,940	389	2.0
1999	19,735	19,265	470	2.4
2000	24,416	23,722	694	2.8
2001	24,967	24,154	813	3.3
2002	25,466	24,491	975	3.8
2003	25,846	24,823	1,023	4.0
2004	26,528	25,428	1,100	4.1
2005	25,471	24,361	1,110	4.4
2006	25,216	24,419	797	3.2
2007	25,838	25,022	816	3.2
2008	26,655	25,777	878	3.3
2009	26,943	25,710	1,233	4.6
2010	26,422	25,151	1,271	4.8
2011	26,682	25,418	1,264	4.7
2012	27,063	25,917	1,146	4.2
2013	27,367	26,308	1,059	3.9
2014	27,226	26,316	910	3.3
2015	27,271	26,493	778	2.9

Diagram III.3.1, below, shows the unemployment rates for Nebraska and the City of Bellevue.



HOUSING

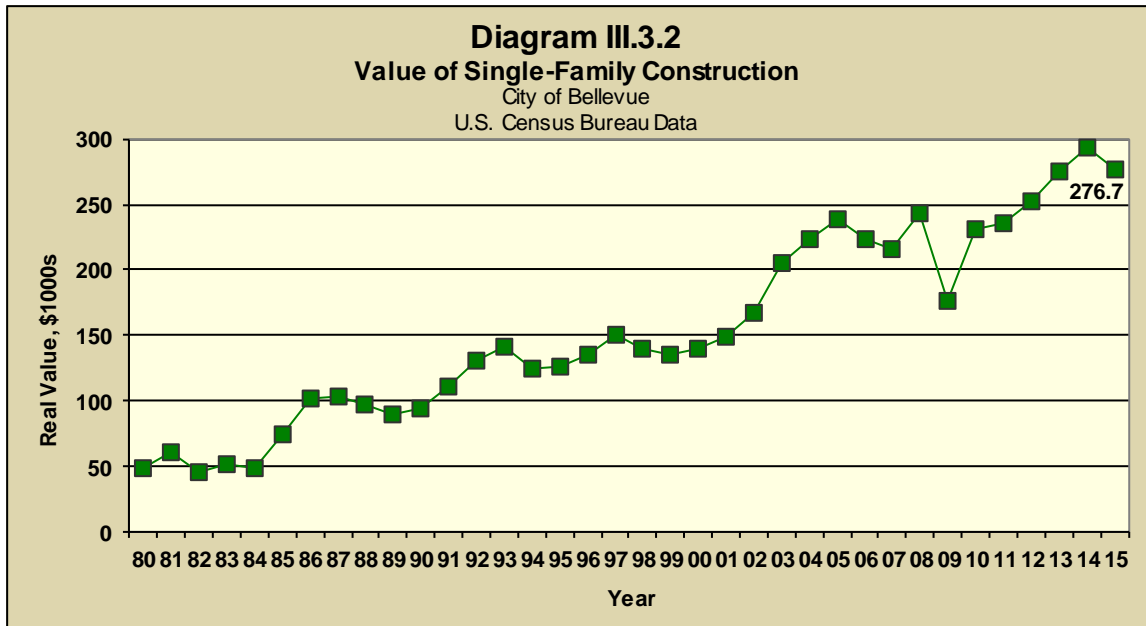
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹⁰ 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 Bellevue numbering 219 in 1980, 161 in 1990, 378 in 2000, and 443 in 2008. Between 2014 and 2015, single-family permits increased to 129 units. Additional details of permit activity and per-unit valuations are shown in Table III.3.6.

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	219	4	17	42	282	49	75	43	27
1981	95	0	0	0	95	60	0	0	0
1982	210	0	11	0	221	45	0	30	0
1983	241	16	23	48	328	52	32	27	16
1984	237	2	0	8	247	49	28	0	20
1985	223	2	3	16	244	75	30	30	22
1986	277	12	20	182	491	102	69	56	49
1987	204	8	4	44	260	104	71	53	51
1988	192	0	0	152	344	98	0	0	45
1989	256	6	4	45	311	89	72	43	42
1990	161	4	4	72	241	94	50	45	29
1991	237	0	0	0	237	112	0	0	0
1992	131	0	0	24	155	131	0	0	50
1993	163	2	0	98	263	141	57	0	78
1994	186	0	0	72	258	125	0	0	62
1995	198	0	0	104	302	126	0	0	52
1996	232	0	0	336	568	136	0	0	61
1997	298	0	0	132	430	151	0	0	69
1998	291	4	0	18	313	140	82	0	108
1999	423	10	0	232	665	136	104	0	91
2000	378	0	3	251	632	141	0	61	70
2001	300	0	0	81	381	149	0	0	76
2002	397	0	0	64	461	167	0	0	70
2003	488	2	0	127	617	205	155	0	101
2004	342	0	0	0	342	224	0	0	0
2005	331	8	0	44	383	239	162	0	100
2006	317	2	0	18	337	223	193	0	113
2007	354	0	8	240	602	216	0	103	242
2008	443	0	0	120	563	243	0	0	242
2009	473	0	0	30	503	177	0	0	105
2010	137	0	0	0	137	231	0	0	0
2011	104	0	0	0	104	236	0	0	0
2012	180	0	0	160	340	252	0	0	135
2013	183	4	0	18	205	276	202	0	120
2014	121	4	0	290	415	293	200	0	150
2015	129	4	0	0	133	277	163	0	.0

¹⁰ 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.3.2, below, the average value of newly constructed single-family units in 2000 was \$140,644, \$239,109 in 2005, and \$230,721 in 2010. In 2015, the value of single family units fell to \$276,712 from \$292,769 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Bellevue. As shown in Table III.3.7, below, 5.3 percent, or 1,147 housing units were vacant in 2015. Of the 20,598 housing units that were occupied in 2015, 64.2 percent, or 13,219 units, were owner-occupied, and the remaining 35.8 percent were renter-occupied. This compares to 19,142 housing units that were occupied in 2010 with 12,779 units, or 66.8 percent, being owner-occupied, and the remaining 33.2 percent being renter-occupied.

Table III.3.7
Housing Units by Tenure
 City of Bellevue
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	19,142	93.0%	20,598	94.7%
Owner-Occupied	12,779	66.8%	13,219	64.2%
Renter-Occupied	6,363	33.2%	7,379	35.8%
Vacant Housing Units	1,449	7.0%	1,147	5.3%
Total Housing Units	20,591	100.0%	21,745	100.0%

As shown in Table III.3.8, on the following page, there were 15,919 single family dwellings in 2015, which accounted for 73.2 percent of all housing units. Apartment units accounted for 21.2 percent of housing units, with 4,602 units. Mobile homes also accounted for an additional 2.1 percent of housing with 453 units.

Table III.3.8 Housing Units by Type City of Bellevue 2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	15,519	76%	15,919	73.2%
Duplex	298	1%	129	.6%
Tri- or Four-Plex	377	2%	633	2.9%
Apartment	3,865	19%	4,602	21.2%
Mobile Home	430	2%	453	2.1%
Boat, RV, Van, Etc.	9	0%	9	.0%
Total	20,498	100.0%	21,745	100.0%

Table III.3.9, below, shows the disposition of vacant housing units in Bellevue. At the time of the 2015 five-year ACS, 39.2 percent of vacant units were for rent, 8.7 percent were for sale, and 14.6 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 235 “other vacant” units, representing 16.2 percent of vacant units, which compared to 33.3 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.3.9 Disposition of Vacant Housing Units City of Bellevue 2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	888	61.3%	450	39.2%
For Sale	219	15.1%	100	8.7%
Rented or Sold, Not Occupied	63	4.3%	167	14.6%
For Seasonal, Recreational, or Occasional Use	44	3.0%	48	4.2%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	235	16.2%	382	33.3%
Total	1,449	100.0%	1,147	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.3.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Bellevue. The number of completed surveys decreased from 63 in 2015 to 62 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 0.5 percentage points and was at 3.7 percent in 2016.

Table III.3.10 Survey of Rental Properties City of Bellevue 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	21	2,620	10.6	17.9
2003	15	760	6.4	58.7
2004	15	629	6.5	20.7
2005	39	4,721	4.3	19.6
2006	35	3,974	6.2	25.2
2007	35	4,333	8.1	18.8
2008	53	4,623	5.4	25.6
2009	51	4,405	6.4	29.0
2010	46	4,748	5.9	31.0
2011	45	4,808	6.7	22.4
2012	70	6,537	3.4	20.0
2013	77	6,277	4.0	28.6
2014	79	7,274	3.1	31.5
2015	63	7,274	3.3	18.3
2016	62	6,519	3.7	16.7

Table III.3.11 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 898 single family units in City of Bellevue, with 26 of them available. This translates into a vacancy rate of 2.9 percent in City of Bellevue, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 5,207 apartment units reported in the survey, with 213 of them available, which resulted in a vacancy rate of 4.1 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 3.5 percent.

Table III.3.11				
Rental Vacancy Survey by Type				
City of Bellevue				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	898	26	2.9%	3.4%
Apartments	5,207	213	4.1%	3.8%
Mobile Homes	2	0	.0%	10.4%
“Other” Units	190	1	.5%	.
Don't Know	222	4	1.8%	2.2%
Total	6,519	244	3.7%	3.5%

Table III.3.12, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 350 units. The most common apartment units were two bedroom units, with 924 units. Details for additional unit types are reported below.

Table III.3.12						
Rental Units by Number of Bedrooms						
City of Bellevue						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	32	0	0	.	32
One	89	792	0	0	.	881
Two	118	924	2	0	.	1,044
Three	350	236	0	0	.	586
Four	116	12	0	0	.	128
Don't Know	225	3,211	0	190	222	3,848
Total	898	5,207	2	190	222	6,519

Table III.3.13, 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 3.4 percent.

Table III.3.13 Single Family Units by Number of Bedrooms City of Bellevue 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	89	3	3.4%
Two	118	4	3.4%
Three	350	12	3.4%
Four	116	1	.9%
Don't know	225	6	2.7%
Total	898	26	2.9%

Table III.3.14, 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 4.7 percent.

Table III.3.14 Apartment Units by Number of Bedrooms City of Bellevue 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	32	0	.0%
One	792	40	5.1%
Two	924	43	4.7%
Three	236	7	3.0%
Four	12	0	.0%
Don't know	3,211	123	3.8%
Total	5,207	213	4.1%

Average market-rate rents by unit type are shown in Table III.3.15, 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.3.15 Average Market Rate Rents by Number of Bedrooms City of Bellevue 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$527	\$	\$	\$527
One	\$828	\$658	\$	\$	\$674
Two	\$799	\$764	\$	\$	\$772
Three	\$966	\$988	\$	\$	\$974
Four	\$1,191	\$	\$	\$	\$1,191
Average	\$1,038	\$743	\$	\$	\$883

Table III.3.16, below, shows vacancy rates for single family units by average rental rates for the City of Bellevue. The most common rent for single family units was \$1,000 to \$1,250 dollars and units in this price range had a vacancy rate of 3.6 percent.

Table III.3.16 Single Family Market Rate Rents by Vacancy Status City of Bellevue 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	5	2	40.0%
\$750 to \$1,000	26	1	3.8%
\$1,000 to \$1,250	390	14	3.6%
\$1,250 to \$1,500	358	5	1.4%
Above \$1,500	12	0	.0%
Missing	107	4	3.7%
Total	898	26	2.9%

The average rent and availability of apartment units is displayed in Table III.3.17, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 2.8 percent.

Table III.3.17 Apartment Market Rate Rents by Vacancy Status City of Bellevue 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	2,132	59	2.8%
\$750 to \$1,000	1,399	88	6.3%
\$1,000 to \$1,250	957	29	3.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	719	37	5.1%
Total	5,207	213	4.1%

Respondents were asked if utilities are included in the rent and as shown in Table III.3.18, on the following page, 20 respondents, or 37.7 percent, included some sort of utility in the rent.

Table III.3.18 Are there any utilities included with the rent? City of Bellevue 2016 Survey of Rental Properties	
Period	Respondent
Yes	20
No	33
% Offering Utilities	37.7%

The type of utility included in the rent is shown in Table III.3.19, below. There were 5 respondents who included electricity, 8 respondents who included natural gas, 17 respondents who included water and sewer and 19 respondents included trash collection in the rent.

Table III.3.19 Which utilities are included with the rent? City of Bellevue 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	8
Water/Sewer	17
Trash Collection	19

Table III.3.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 18 respondents said they keep a waiting list, with an estimated 205 number of persons on the waiting list.

Table III.3.20 Do you keep a waiting list? City of Bellevue 2016 Survey of Rental Properties	
Period	Respondent
Yes	18
No	33
Waiting list Size	205

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.3.21, below, 14 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 14 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.3.21 How would you rate the need for renovation of existing units in the city? City of Bellevue 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	14	14	14	2
Low Need	8	8	8	1
Moderate Need	11	11	11	
High Need	6	6	6	2
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.3.22, below, 19 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, 19 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.3.22				
How would you rate the need for construction of new units in the city?				
City of Bellevue				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	19	19	19	3
Low Need	8	8	8	2
Moderate Need	9	9	9	
High Need	3	3	3	
Extreme Need	1	1	1	

Local Commentary

Bellevue is located in Sarpy County, several miles south of Omaha and within the Omaha-Council Bluffs Metropolitan Area. Some of the largest industries in Bellevue are military and defense, with the Offutt Air Force Base and more than 30 defense companies employing thousands of employees.¹¹

¹¹ Bellevue Chamber of Commerce, <http://bellevuenebraska.com/development/>