

City of Holdrege

Summary

- From 2010 to 2015, population increased by 1.2 percent, or by 66 persons.
- In 2015, 20 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$254,850.
- The vacancy rate in the Fall 2016 Rental Survey was 5.9 percent, which compared to a vacancy rate of 5.2 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Holdrege’s population decreased by 1.33 percent between 2000 and 2015, from 5,636 to 5,561 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 45 persons in Holdrege between 2014 and 2015, as shown below in Table III.12.1.

Subject	Nebraska	% Growth Since 2000	Holdrege	% Growth Since 2000
2000 Census	1,711,263		5,636	.
July 2001 Estimate	1,719,836	0.5%	5,695	1.0
July 2002 Estimate	1,728,292	1.0%	5,696	1.1
July 2003 Estimate	1,738,643	1.6%	5,644	.1
July 2004 Estimate	1,749,370	2.2%	5,632	-1
July 2005 Estimate	1,761,497	2.9%	5,565	-1.3
July 2006 Estimate	1,772,693	3.6%	5,579	-1.0
July 2007 Estimate	1,783,440	4.2%	5,482	-2.7
July 2008 Estimate	1,796,378	5.0%	5,478	-2.8
July 2009 Estimate	1,812,683	5.9%	5,462	-3.1
2010 Census	1,826,341	6.7%	5,495	-2.5
July 2011 Estimate	1,842,383	7.7%	5,497	-2.5
July 2012 Estimate	1,855,973	8.5%	5,541	-1.7
July 2013 Estimate	1,869,300	9.2%	5,520	-2.1
July 2014 Estimate	1,882,980	10.0%	5,516	-2.1
July 2015 Estimate	1,896,190	10.8%	5,561	-1.3

Table III.12.2, on the following page, shows the population of Holdrege by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 96.2 percent of the population, with a total of 5,318 persons. There were also 8 black and 15 Native American persons residing in the City of Holdrege. In 2010 the Hispanic population accounted for 4.7 percent of the population, with 261 persons, which compared to a population share of 5.8 percent in 2015 and a Hispanic population of 321.

Table III.12.2				
Population by Race and Ethnicity				
City of Holdrege				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,316	96.7%	5,318	96.2%
Black	6	.1%	8	.1%
American Indian	24	.4%	15	.3%
Asian	10	.2%	5	.1%
Native Hawaiian/ Pacific Islander	2	.0%	0	.0%
Other	81	1.5%	31	.6%
Two or More Races	56	1.0%	151	2.7%
Total	5,495	100.0%	5,528⁴²	100.0%
Hispanic	261	4.7%	321	5.8%

Table III.12.3, below, shows the population of Holdrege 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 10.7 percent of the total population in 2010 to 10.5 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.5 percent of the population in 2015, or 749 persons. The percentage of people aged 65 or Older changed from 19.3 percent of the total population in 2010 to 19.8 percent in 2015. Additional age details are shown below.

Table III.12.3				
Population by Age				
City of Holdrege				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,090	19.8%	1,122	20.3%
15 - 24	589	10.7%	582	10.5%
25 - 34	610	11.1%	749	13.5%
35 - 44	607	11.0%	473	8.6%
45 - 54	805	14.6%	802	14.5%
55 - 64	734	13.4%	704	12.7%
65 or Older	1,060	19.3%	1,096	19.8%
Total	5,495	100.0%	5,528	100.0%

⁴² 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 Holdrege decreased by 1.7 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 4.2 percent to 375 persons, while the enrollment for those aged 5 to 10 decreased by 6.6 percent, to 483 persons. Between 2015 and 2016, school enrollment fell by 2.6 percent or from 1,219 to 1,187 persons. These results can be seen in Table III.12.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	474	391	429	1,294
2001	443	355	428	1,226
2002	437	350	404	1,191
2003	448	362	368	1,178
2004	444	339	350	1,133
2005	449	317	340	1,106
2006	491	365	347	1,203
2007	503	320	353	1,176
2008	519	330	348	1,197
2009	527	326	341	1,194
2010	517	331	360	1,208
2011	479	371	310	1,160
2012	453	391	326	1,170
2013	467	382	333	1,182
2014	477	359	333	1,169
2015	493	354	372	1,219
2016	483	329	375	1,187

HOUSING

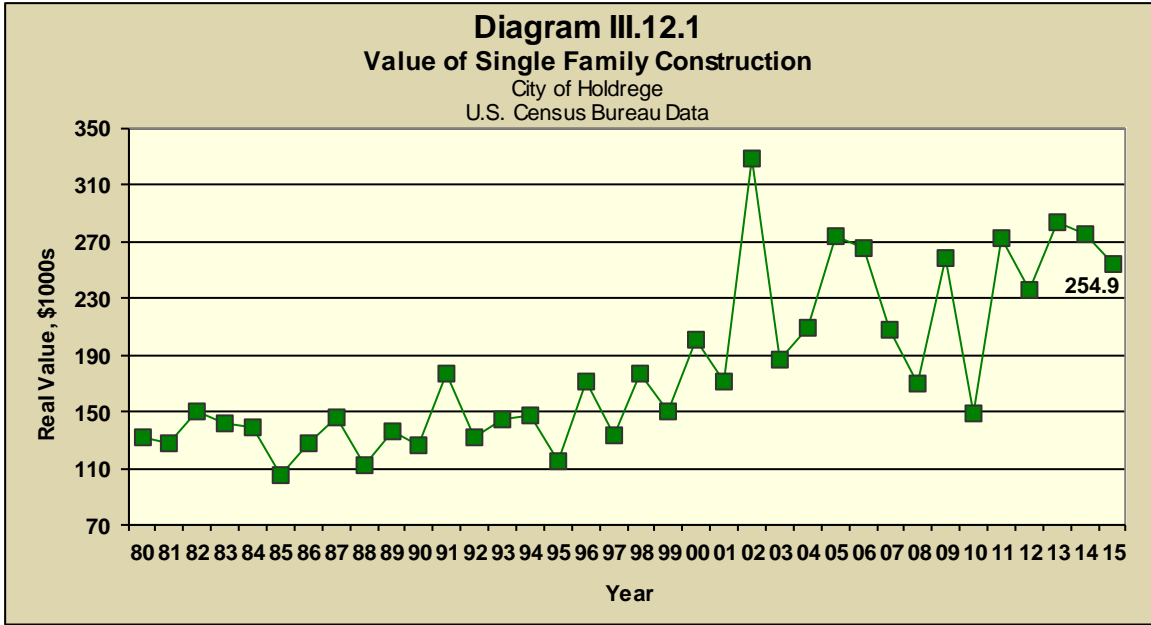
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁴³ 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 Holdrege numbering 14 in 1980, 5 in 1990, 3 in 2000, and 19 in 2008. Between 2014 and 2015, single-family permits increased to 20 units. Additional details of permit activity and per-unit valuations are shown in Table III.12.5.

⁴³ 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.

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	14	2	0	0	16	133	120	0	0
1981	21	2	0	0	23	128	85	0	0
1982	11	0	0	0	11	150	0	0	0
1983	21	12	6	16	55	142	124	124	67
1984	17	0	0	0	17	139	0	0	0
1985	2	0	0	0	2	105	0	0	0
1986	8	0	0	0	8	127	0	0	0
1987	1	0	0	0	1	147	0	0	0
1988	3	0	0	0	3	112	0	0	0
1989	2	0	0	0	2	136	0	0	0
1990	5	0	0	0	5	127	0	0	0
1991	4	0	4	0	8	177	0	63	0
1992	5	0	0	26	31	132	0	0	54
1993	9	0	0	0	9	145	0	0	0
1994	10	8	0	0	18	147	61	0	0
1995	10	0	0	0	10	115	0	0	0
1996	19	0	0	0	19	172	0	0	0
1997	21	0	0	32	53	134	0	0	69
1998	19	0	0	0	19	177	0	0	0
1999	11	0	0	0	11	151	0	0	0
2000	3	0	0	0	3	201	0	0	0
2001	10	2	0	0	12	172	105	0	0
2002	1	0	0	0	1	329	0	0	0
2003	4	2	0	0	6	187	127	0	0
2004	4	0	0	0	4	209	0	0	0
2005	6	2	0	0	8	274	78	0	0
2006	5	0	0	0	5	266	0	0	0
2007	8	0	0	0	8	208	0	0	0
2008	19	0	0	0	19	170	0	0	0
2009	5	0	0	0	5	259	0	0	0
2010	30	0	0	0	30	148	0	0	0
2011	10	0	0	0	10	273	0	0	0
2012	11	0	0	0	11	236	0	0	0
2013	8	0	0	0	8	284	0	0	0
2014	7	0	0	0	7	276	0	0	0
2015	20	0	0	0	20	255	0	0	.0

As shown in Diagram III.12.1, on the following page the average value of newly constructed single-family units in 2000 was \$201,294, \$273,946 in 2005, and \$148,314 in 2010. In 2015, the value of single family units fell to \$254,850 from \$275,571 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Holdrege. As shown in Table III.12.6, below, 13.6 percent, or 365 housing units were vacant in 2015. Of the 2,318 housing units that were occupied in 2015, 70.2 percent, or 1,627 units, were owner-occupied, and the remaining 29.8 percent were renter-occupied. This compares to 2,351 housing units that were occupied in 2010 with 1,663 units, or 70.7 percent, being owner-occupied, and the remaining 29.3 percent being renter-occupied.

Table III.12.6
Housing Units by Tenure
 City of Holdrege
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,351	90.8%	2,318	86.4%
Owner-Occupied	1,663	70.7%	1,627	70.2%
Renter-Occupied	688	29.3%	691	29.8%
Vacant Housing Units	238	9.2%	365	13.6%
Total Housing Units	2,589	100.0%	2,683	100.0%

As shown in Table III.12.7, on the following page, there were 2,184 single family dwellings in 2015, which accounted for 81.4 percent of all housing units. Apartment units accounted for 8.0 percent of housing units, with 215 units. Mobile homes also accounted for an additional 5.7 percent of housing with 153 units.

Table III.12.7				
Housing Units by Type				
City of Holdrege				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,001	78%	2,184	81.4%
Duplex	116	4%	60	2.2%
Tri- or Four-Plex	130	5%	71	2.6%
Apartment	184	7%	215	8.0%
Mobile Home	147	6%	153	5.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,578	100.0%	2,683	100.0%

Table III.12.8, below, shows the disposition of vacant housing units in Holdrege. At the time of the 2015 five-year ACS, 25.5 percent of vacant units were for rent, 9.6 percent were for sale, and 4.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 84 “other vacant” units, representing 35.3 percent of vacant units, which compared to 49.9 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.12.8				
Disposition of Vacant Housing Units				
City of Holdrege				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	87	36.6%	93	25.5%
For Sale	31	13.0%	35	9.6%
Rented or Sold, Not Occupied	27	11.3%	16	4.4%
For Seasonal, Recreational, or Occasional Use	9	3.8%	39	10.7%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	84	35.3%	182	49.9%
Total	238	100.0%	365	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.12.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Holdrege. The number of completed surveys decreased from 13 in 2015 to 10 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .7 percentage points and was at 5.9 percent in 2016.

Table III.12.9				
Survey of Rental Properties				
City of Holdrege				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	15	242	1.7	15.8
2013	17	313	6.1	60.0
2014	15	274	3.6	66.6
2015	13	274	5.2	38.5
2016	10	220	5.9	24.3

Table III.12.10 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 11 single family units in City of Holdrege, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Holdrege, which compares to a single family vacancy rate of 3.6 percent for

the State of Nebraska. There were 197 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 5.6 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 4.5 percent.

Table III.12.10 Rental Vacancy Survey by Type City of Holdrege 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	11	0	.0%	2.3%
Apartments	197	11	5.6%	4.1%
Mobile Homes	0	0	%	.0%
“Other” Units		0	.0%	.
Don't Know	12	2	16.7%	10.7%
Total	220	13	5.9%	4.5%

Table III.12.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 7 units. The most common apartment units were one bedroom units, with 121 units. Details for additional unit types are reported below.

Table III.12.11 Rental Units by Number of Bedrooms City of Holdrege 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	7	0	0	.	7
One	1	121	0	0	.	122
Two	7	40	0	0	.	47
Three	3	5	0	0	.	8
Four	0	14	0	0	.	14
Don't Know	0	10	0		12	22
Total	11	197	0		12	220

Table III.12.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.12.12 Single Family Units by Number of Bedrooms City of Holdrege 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	1	0	.0%
Two	7	0	.0%
Three	3	0	.0%
Four	0	0	0
Don't know	0	0	0
Total	11	0	.0%

Table III.12.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 4.1 percent.

Table III.12.13 Apartment Units by Number of Bedrooms City of Holdrege 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	0	.0%
One	121	5	4.1%
Two	40	0	.0%
Three	5	0	.0%
Four	14	0	.0%
Don't know	10	6	60.0%
Total	197	11	5.6%

Average market-rate rents by unit type are shown in Table III.12.14, 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.12.14 Average Market Rate Rents by Number of Bedrooms City of Holdrege 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$350	\$	\$	\$350
One	\$500	\$463	\$	\$	\$469
Two	\$575	\$505	\$	\$	\$551
Three	\$465	\$737	\$	\$	\$601
Four	\$	\$645	\$	\$	\$645
Average	\$541	\$484	\$	\$	\$495

Table III.12.15, below, shows vacancy rates for single family units by average rental rates for the City of Holdrege. 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.12.15 Single Family Market Rate Rents by Vacancy Status City of Holdrege 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$750	7	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	11	0	.0%

The average rent and availability of apartment units is displayed in Table III.12.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 5.2 percent.

Table III.12.16 Apartment Market Rate Rents by Vacancy Status City of Holdrege 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	15	0	.0%
\$500 to \$750	172	9	5.2%
\$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	10	2	20.0%
Total	197	11	5.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.12.17, on the following page, 5 respondents, or 62.5 percent, included some sort of utility in the rent.

Table III.12.17 Are there any utilities included with the rent? City of Holdrege 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	3
% Offering Utilities	62.5%

The type of utility included in the rent is shown in Table III.12.18, below. There were 2 respondents who included electricity, 0 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table III.12.18 Which utilities are included with the rent? City of Holdrege 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	0
Water/Sewer	5
Trash Collection	5

Table III.12.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waiting list, with an estimated 32 number of persons on the waiting list.

Table III.12.19 Do you keep a waiting list? City of Holdrege 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	4
Waiting list Size	32

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.12.20, below, 1 respondent said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.12.20 How would you rate the need for renovation of existing units in the city? City of Holdrege 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need				
Moderate Need	3	3	3	
High Need	1	1	1	
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.12.21, below, 1 respondent 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, 1 respondent indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.12.21				
How would you rate the need for construction of new units in the city?				
City of Holdrege				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	3	3	3	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	1	1	1	

Local Commentary

Holdrege is the county seat of Phelps County and is located 25 miles south of the east-west geographic center of the United States. Basic economic activities include farming, cattle feeding, manufacturing, agribusinesses, call center, and wholesale and retail sales. There are nine manufacturing plants that employ 1,010 people. The largest employers in town are Becton-Dickinson, Phelps Memorial Health Center, Allmand Brothers, Inc., and Kayton Electric.

Phase II of the Downtown Revitalization Project has been completed, which included sidewalk and façade improvements, new street lights, and planters. Many of the downtown store fronts have been purchased and refurbished and ready for rentals. Becton-Dickinson is currently working on an expansion project. Employment and population have been very good. There is definitely a need for housing. There is currently a housing project occurring where there is a combination of single family homes and condos in varying price ranges. Some of the rentals will be geared toward workforce housing. The Iron Horse Industrial Park is working to have infrastructure put in place for future companies. As a small community Holdrege continues to thrive and is moving forward.⁴⁴

⁴⁴ Telephone interview with Economic Development Corporation staff, 1/25/16

