

City of Scottsbluff

Summary

- From 2010 to 2015, population decreased by 1.6 percent, or by 237 persons.
- Between 2014 and 2015, the unemployment rate decreased to 3.4 percent.
- In 2015, 9 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$255,556.
- The vacancy rate in the Fall 2016 Rental Survey was 6.2 percent, which compared to a vacancy rate of 4.1 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Scottsbluff’s population increased by .48 percent between 2000 and 2015, from 14,732 to 14,802 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 72 persons in Scottsbluff between 2014 and 2015, as shown below in Table III.26.1.

Subject	Nebraska	% Growth Since 2000	Scottsbluff	% Growth Since 2000
2000 Census	1,711,263		14,732	.
July 2001 Estimate	1,719,836	0.5%	14,639	-.6
July 2002 Estimate	1,728,292	1.0%	14,665	-.5
July 2003 Estimate	1,738,643	1.6%	14,652	-.5
July 2004 Estimate	1,749,370	2.2%	14,605	-.9
July 2005 Estimate	1,761,497	2.9%	14,631	-.7
July 2006 Estimate	1,772,693	3.6%	14,638	-.6
July 2007 Estimate	1,783,440	4.2%	14,712	-.1
July 2008 Estimate	1,796,378	5.0%	14,820	.6
July 2009 Estimate	1,812,683	5.9%	14,899	1.1
2010 Census	1,826,341	6.7%	15,039	2.1
July 2011 Estimate	1,842,383	7.7%	15,032	2.0
July 2012 Estimate	1,855,973	8.5%	15,048	2.1
July 2013 Estimate	1,869,300	9.2%	15,016	1.9
July 2014 Estimate	1,882,980	10.0%	14,874	1.0
July 2015 Estimate	1,896,190	10.8%	14,802	.5

Table III.26.2, on the following page, shows the population of Scottsbluff by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 92.0 percent of the population, with a total of 13,765 persons. There were also 212 black and 173 Native American persons residing in the City of Scottsbluff. In 2010 the Hispanic population accounted for 29.1 percent of the population, with 4,371 persons, which compared to a population share of 32.4 percent in 2015 and a Hispanic population of 4,850.

Table III.26.2				
Population by Race and Ethnicity				
City of Scottsbluff				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	12,487	83.0%	13,765	92.0%
Black	125	.8%	212	1.4%
American Indian	512	3.4%	173	1.2%
Asian	113	.8%	131	.9%
Native Hawaiian/ Pacific Islander	7	.0%	7	.0%
Other	1,471	9.8%	449	3.0%
Two or More Races	324	2.2%	218	1.5%
Total	15,039	100.0%	14,955⁹³	100.0%
Hispanic	4,371	29.1%	4,850	32.4%

Table III.26.3, below, shows the population of Scottsbluff 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 14.4 percent of the total population in 2010 to 14.3 percent in 2015. The number of people from 25 to 34 years of age accounted for 12.9 percent of the population in 2015, or 1,926 persons. The percentage of people aged 65 or Older changed from 16.7 percent of the total population in 2010 to 16.7 percent in 2015. Additional age details are shown below.

Table III.26.3				
Population by Age				
City of Scottsbluff				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	3,201	21.3%	3,291	22.0%
15 - 24	2,165	14.4%	2,143	14.3%
25 - 34	1,986	13.2%	1,926	12.9%
35 - 44	1,598	10.6%	1,647	11.0%
45 - 54	1,885	12.5%	1,767	11.8%
55 - 64	1,688	11.2%	1,684	11.3%
65 or Older	2,516	16.7%	2,497	16.7%
Total	15,039	100.0%	14,955	100.0%

⁹³ 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 Scottsbluff increased by 14.7 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 16.1 percent to 967 persons, while the enrollment for those aged 5 to 10 increased by 11.5 percent, to 1,668 persons. Between 2015 and 2016, school enrollment rose by 1.7 percent or from 3,654 to 3,716 persons. These results can be seen in Table III.26.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	1,326	957	968	3,251
2001	1,257	1,008	963	3,228
2002	1,217	994	915	3,126
2003	1,138	962	928	3,028
2004	1,125	937	905	2,967
2005	1,135	916	894	2,945
2006	1,277	873	890	3,040
2007	1,385	888	875	3,148
2008	1,411	829	860	3,100
2009	1,444	839	852	3,135
2010	1,496	911	833	3,240
2011	1,526	967	840	3,333
2012	1,576	988	825	3,389
2013	1,589	1,011	813	3,413
2014	1,665	1,043	872	3,580
2015	1,623	1,102	929	3,654
2016	1,668	1,081	967	3,716

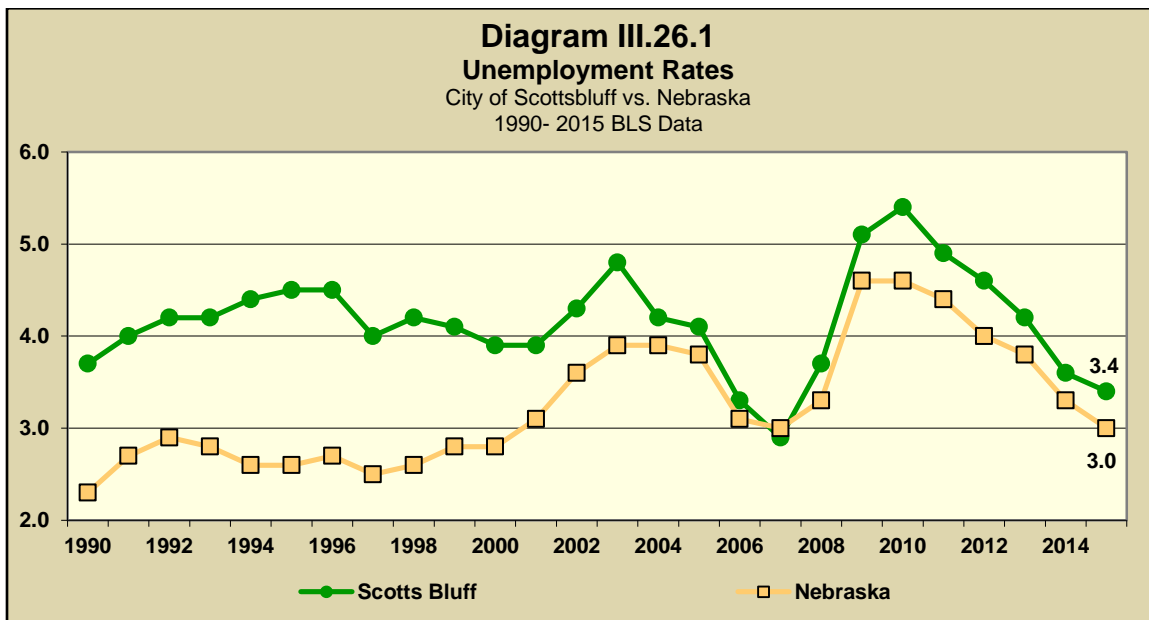
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Scottsbluff. As shown in Table III.26.5, on the following page, the labor force, defined as people working or seeking work, increased by 960 persons between 1990 and 2015, to 19,962 persons. Between 2014 and 2015, the total labor force decreased by 64 individuals. Between 2014 and 2015 the number of people working decreased by 22 persons. This translated to a decrease in the unemployment rate from 3.6 percent in 2014 to 3.4 percent in 2015.

Table III.26.5 Labor Force Statistics City of Scottsbluff Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	19,002	18,296	706	3.7
1991	19,247	18,486	761	4.0
1992	19,712	18,882	830	4.2
1993	19,882	19,049	833	4.2
1994	19,815	18,953	862	4.4
1995	19,583	18,693	890	4.5
1996	19,682	18,789	893	4.5
1997	19,559	18,775	784	4.0
1998	19,569	18,754	815	4.2
1999	19,893	19,084	809	4.1
2000	20,003	19,220	783	3.9
2001	19,868	19,086	782	3.9
2002	19,971	19,114	857	4.3
2003	20,141	19,166	975	4.8
2004	20,480	19,612	868	4.2
2005	20,242	19,411	831	4.1
2006	20,190	19,522	668	3.3
2007	20,596	19,992	604	2.9
2008	20,642	19,885	757	3.7
2009	20,777	19,727	1,050	5.1
2010	20,447	19,343	1,104	5.4
2011	20,486	19,473	1,013	4.9
2012	20,527	19,576	951	4.6
2013	20,425	19,568	857	4.2
2014	20,026	19,313	713	3.6
2015	19,962	19,291	671	3.4

Diagram III.26.1, below, shows the unemployment rates for Nebraska and the City of Scottsbluff.



HOUSING

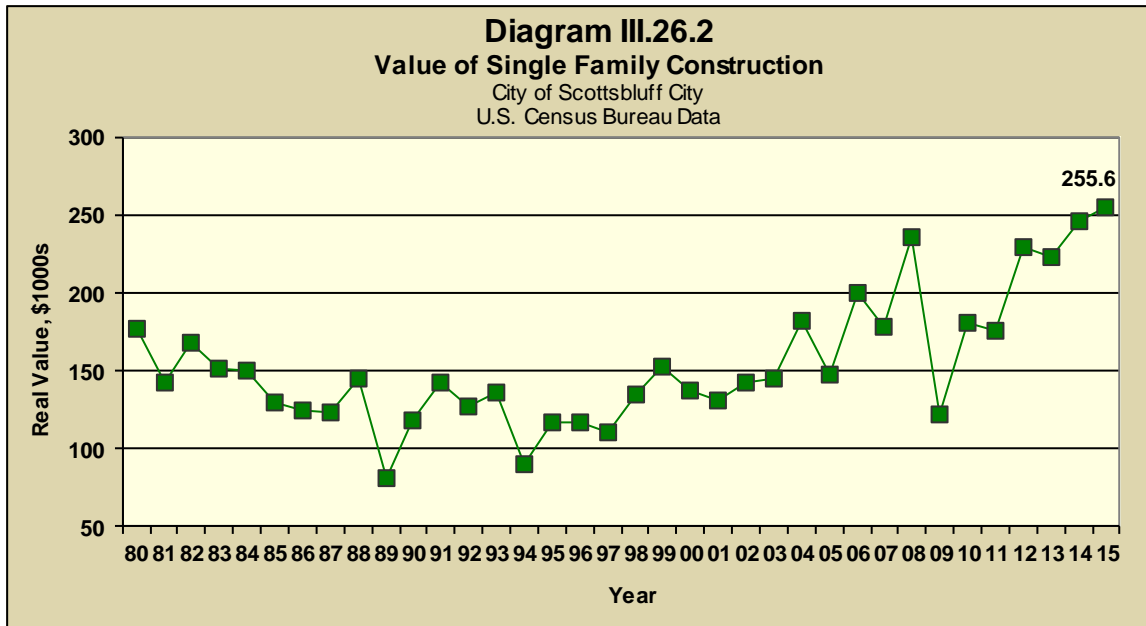
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁹⁴ 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 Scottsbluff numbering 36 in 1980, 13 in 1990, 49 in 2000, and 6 in 2008. Between 2014 and 2015, single-family permits decreased to 9 units. Additional details of permit activity and per-unit valuations are shown below in Table III.26.6.

⁹⁴ 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	36	0	48	8	92	177	0	55	37
1981	14	6	0	0	20	142	90	0	0
1982	15	0	24	0	39	168	0	53	0
1983	26	2	3	0	31	152	92	82	0
1984	10	4	0	0	14	150	99	0	0
1985	10	0	0	0	10	130	0	0	0
1986	9	6	0	0	15	124	34	0	0
1987	17	2	0	0	19	123	137	0	0
1988	6	0	0	12	18	145	0	0	42
1989	6	0	0	0	6	81	0	0	0
1990	13	0	0	67	80	118	0	0	87
1991	21	0	0	94	115	143	0	0	86
1992	24	2	0	0	26	128	109	0	0
1993	32	2	4	6	44	136	152	106	35
1994	70	20	3	6	99	90	60	42	45
1995	37	0	0	18	55	117	0	0	50
1996	40	6	0	0	46	117	89	0	0
1997	71	6	12	6	95	110	132	48	48
1998	52	8	12	42	114	135	166	47	50
1999	50	14	0	0	64	153	82	0	0
2000	49	4	0	0	53	137	102	0	0
2001	47	8	0	55	110	131	120	0	68
2002	42	4	16	13	75	142	81	31	31
2003	20	2	0	0	22	145	82	0	0
2004	16	4	0	6	26	183	86	0	62
2005	19	0	0	0	19	147	0	0	0
2006	16	4	0	0	20	200	116	0	0
2007	21	0	0	6	27	179	0	0	0
2008	6	0	0	0	6	236	0	0	0
2009	6	0	0	12	18	122	0	0	73
2010	11	0	0	6	17	181	0	0	65
2011	14	8	0	0	22	176	132	0	0
2012	7	0	0	0	7	230	0	0	0
2013	19	0	0	6	25	223	0	0	59
2014	13	0	0	0	13	246	0	0	0
2015	9	0	0	0	9	256	0	0	.0

As shown in Diagram III.26.2, on the following, the average value of newly constructed single-family units in 2000 was \$136,967, \$147,338 in 2005, and \$181,001 in 2010. In 2015, the value of single family units rose to \$255,556 from \$246,062 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Scottsbluff. As shown in Table III.26.7, below, 8.1 percent, or 531 housing units were vacant in 2015. Of the 5,993 housing units that were occupied in 2015, 57.0 percent, or 3,419 units, were owner-occupied, and the remaining 43.0 percent were renter-occupied. This compares to 6,168 housing units that were occupied in 2010 with 3,561 units, or 57.7 percent, being owner-occupied, and the remaining 42.3 percent being renter-occupied.

Table III.26.7
Housing Units by Tenure
 City of Scottsbluff
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,168	91.9%	5,993	91.9%
Owner-Occupied	3,561	57.7%	3,419	57.0%
Renter-Occupied	2,607	42.3%	2,574	43.0%
Vacant Housing Units	544	8.1%	531	8.1%
Total Housing Units	6,712	100.0%	6,524	100.0%

As shown in Table III.26.8, on the following page, there were 4,829 single family dwellings in 2015, which accounted for 74.0 percent of all housing units. Apartment units accounted for 12.2 percent of housing units, with 798 units. Mobile homes also accounted for an additional 4.1 percent of housing with 270 units.

Table III.26.8				
Housing Units by Type				
City of Scottsbluff				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,924	72%	4,829	74.0%
Duplex	316	5%	171	2.6%
Tri- or Four-Plex	553	8%	456	7.0%
Apartment	709	10%	798	12.2%
Mobile Home	330	5%	270	4.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	6,832	100.0%	6,524	100.0%

Table III.26.9, below, shows the disposition of vacant housing units in Scottsbluff. At the time of the 2015 five-year ACS, 20.5 percent of vacant units were for rent, 10.0 percent were for sale, and 15.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 145 “other vacant” units, representing 26.7 percent of vacant units, which compared to 52.2 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.26.9				
Disposition of Vacant Housing Units				
City of Scottsbluff				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	234	43.0%	109	20.5%
For Sale	85	15.6%	53	10.0%
Rented or Sold, Not Occupied	40	7.4%	84	15.8%
For Seasonal, Recreational, or Occasional Use	40	7.4%	8	1.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	145	26.7%	277	52.2%
Total	544	100.0%	531	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.26.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Scottsbluff. The number of completed surveys decreased from 35 in 2015 to 30 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.1 percentage points and was at 6.2 percent in 2016.

Table III.26.10				
Survey of Rental Properties				
City of Scottsbluff				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	192	4.2	4.7
2003	4	1,173	5.7	12.8
2004	8	199	18.1	49.9
2005	6	228	4.8	17.3
2006	8	330	7.3	24.8
2007	11	402	4.7	28.6
2008	23	641	3.6	14.4
2009	23	540	4.8	19.0
2010	24	560	2.7	20.0
2011	32	628	2.9	8.3
2012	39	1,096	3.4	25.6
2013	40	1,115	4.0	32.8
2014	39	1,112	4.0	32.8
2015	35	1,112	4.1	56.0
2016	30	1,388	6.2	27.1

Table III.26.11 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 238 single family units in City of Scottsbluff, with 18 of them available. This translates into a vacancy rate of 7.6 percent in City of Scottsbluff, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 453 apartment units reported in the survey, with 16 of them available, which resulted in a vacancy rate of 3.5 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 4.3 percent.

Table III.26.11				
Rental Vacancy Survey by Type				
City of Scottsbluff				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	238	18	7.6%	5.2%
Apartments	453	16	3.5%	4.6%
Mobile Homes	20	2	10.0%	2.0%
“Other” Units		0	.0%	.
Don't Know	677	50	7.4%	2.5%
Total	1,388	86	6.2%	4.3%

Table III.26.12, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 51 units. The most common apartment units were one bedroom units, with 202 units. Details for additional unit types are reported below.

Table III.26.12						
Rental Units by Number of Bedrooms						
City of Scottsbluff						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	1	202	0	0	.	203
Two	51	63	0	0	.	114
Three	24	1	0	0	.	25
Four	9	0	0	0	.	9
Don't Know	153	187	20		677	1,037
Total	238	453	20		677	1,388

Table III.26.13, 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.26.13 Single Family Units by Number of Bedrooms City of Scottsbluff 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	1	0	.0%
Two	51	0	.0%
Three	24	1	4.2%
Four	9	3	33.3%
Don't know	153	14	9.2%
Total	238	18	7.6%

Table III.26.14, 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 2.5 percent.

Table III.26.14 Apartment Units by Number of Bedrooms City of Scottsbluff 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	202	5	2.5%
Two	63	2	3.2%
Three	1	0	.0%
Four	0	0	0
Don't know	187	9	4.8%
Total	453	16	3.5%

Average market-rate rents by unit type are shown in Table III.26.15, 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.26.15 Average Market Rate Rents by Number of Bedrooms City of Scottsbluff 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$427	\$	\$	\$427
Two	\$559	\$555	\$	\$	\$556
Three	\$833	\$510	\$	\$	\$752
Four	\$1,350	\$	\$	\$	\$1,350
Average	\$739	\$60	\$575	\$575	\$651

Table III.26.16, below, shows vacancy rates for single family units by average rental rates for the City of Scottsbluff. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 8.1 percent.

Table III.26.16 Single Family Market Rate Rents by Vacancy Status City of Scottsbluff 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$750	83	3	3.6%
\$750 to \$1,000	148	12	8.1%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	6	3	50.0%
Above \$1,500	0	0	0
Missing	0	0	0
Total	238	18	7.6%

The average rent and availability of apartment units is displayed in Table III.26.17, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 6.1 percent.

Table III.26.17 Apartment Market Rate Rents by Vacancy Status City of Scottsbluff 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	69	0	.0%
\$500 to \$750	88	7	8.0%
\$750 to \$1,000	147	9	6.1%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	149	0	.0%
Total	453	16	3.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.26.18, on the following page, 20 respondents, or 74.1 percent, included some sort of utility in the rent.

Table III.26.18 Are there any utilities included with the rent? City of Scottsbluff 2016 Survey of Rental Properties	
Period	Respondent
Yes	20
No	7
% Offering Utilities	74.1%

The type of utility included in the rent is shown in Table III.26.19, below. There were 8 respondents who included electricity, 6 respondents who included natural gas, 20 respondents who included water and sewer and 20 respondents included trash collection in the rent.

Table III.26.19 Which utilities are included with the rent? City of Scottsbluff 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	8
Natural Gas	6
Water/Sewer	20
Trash Collection	20

Table III.26.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 14 respondents said they keep a waiting list, with an estimated 96 number of persons on the waiting list.

Table III.26.20 Do you keep a waiting list? City of Scottsbluff 2016 Survey of Rental Properties	
Period	Respondent
Yes	14
No	13
Waiting list Size	96

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.26.21, below, 1 respondent said there was no need for renovating single family units, with 6 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 6 respondents saying there was extreme need for renovating existing apartment units.

Table III.26.21 How would you rate the need for renovation of existing units in the city? City of Scottsbluff 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	4	4	4	
Moderate Need	8	8	8	1
High Need	4	4	4	
Extreme Need	6	6	6	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.26.22, below, 4 respondents said there was no need for new single family units, with 8 respondents saying there was extreme need for constructing new single family units. Likewise, 4 respondents indicated no need for constructing new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

Table II.26.22 How would you rate the need for construction of new units in the city? City of Scottsbluff 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	4	4	1
Low Need	6	7	7	
Moderate Need	3	3	3	
High Need	3	3	3	
Extreme Need	8	7	7	

Local Commentary

Scottsbluff is located in Scotts Bluff County and is adjacent to Gering. Education, healthcare, finance, and agricultural are all major industries.⁹⁵ A large hospital employs approximately 1,300 people, and Scottsbluff Public Schools and the local community college also provide hundreds of jobs.⁹⁶ Social services and government, several large agricultural producers, a call center, and Wal-Mart are also large employers.⁹⁷ Historically an agriculture-focused city, Scottsbluff has seen its economy diversify, with these other industries drawn to it as the largest city in the area.

In the last year there has been a number of small business open up. We have just started plans for a new Industrial Park. It should be slated for completion in 18 months. There has been a strong population and a stable employment rate. There is a need for more of a need for Single Family Homes opposed to new Apartment Units. Unfortunately, there have been a few business closures in the last year such as a K-Mart and a Wendy’s Restaurant. Scottsbluff has experienced a bit of a sluggish political climate, but are looking forward to changes coming in 2017.⁹⁸

⁹⁵ Scottsbluff/Gering United Chamber of Commerce, http://www.scottsbluffgering.net/Comm_Dir_Info/CommDir%2710_Bus_&_Industry.pdf

⁹⁶ InfoGroup, <http://www.acinet.org/oview6.asp?printer=&next=oview6&id=11&nodeid=12&stfips=31&group=2>

⁹⁷ Nebraska Public Power District Community Facts Scottsbluff/Gering, <http://sites.nppd.com/aedc/FactsBook/ScottsbluffGeringbook.pdf>

⁹⁸ Telephone Interview with City of Scottsbluff Staff, 2/17