

# Beatrice

## Summary

- Between 2000 and 2007, population increased by 3.02 percent, or by 377 people
- Between 2000 and 2007, 463 housing units were permitted
- In 2007, the average value of new single family construction was \$174,175
- In a November 2008 rental survey, the vacancy rate was 8.43 percent

## Demographics

### Population Characteristics

According to the Census Bureau's intercensal estimates, Beatrice's population increased by 3.02 percent between 2000 and 2007 from 12,496 to 12,873. This growth rate is lower than the 3.70 percent estimated increase statewide. Census estimates indicate an increase in Beatrice's population between 2006 and 2007, as seen in Table III.1.1.

Subject	Nebraska	% Growth Since 2000	Beatrice	% Growth Since 2000
2000 Census	1,711,263	.	12,496	.
July 2001 Estimate	1,718,280	0.41	12,722	1.81
July 2002 Estimate	1,725,545	0.83	12,798	2.42
July 2003 Estimate	1,734,746	1.37	12,827	2.65
July 2004 Estimate	1,743,954	1.91	12,842	2.77
July 2005 Estimate	1,754,042	2.50	12,753	2.06
July 2006 Estimate	1,763,765	3.07	12,826	2.64
July 2007 Estimate	1,774,571	3.70	12,873	3.02

## Housing

### Housing Development

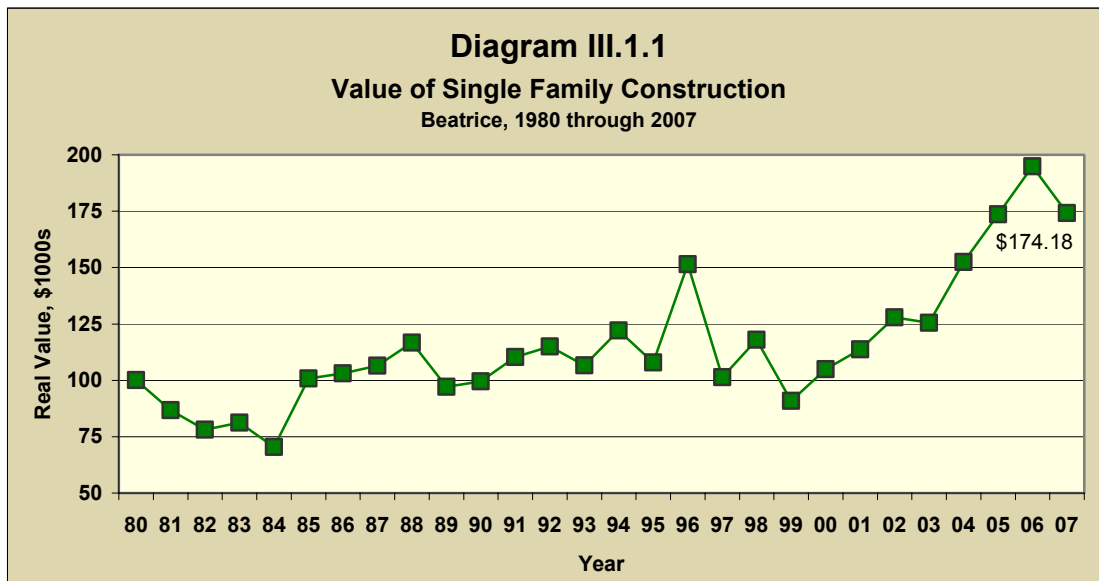
The U.S. Census Bureau reports building permits issued by permit issuing agencies, as well as valuation of building permits by city annually.<sup>2</sup> Single family unit construction usually represents most residential development in the city. Single family building permit authorizations in Beatrice were 28 in 1980 and 17 in 2007. Between 2006 and 2007, single family permits decreased by 6 units. Additional details of permit activity and per unit valuations are given in Table III.1.2, on the following page.

<sup>2</sup> U.S. Census Bureau. Note: 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.

**Table III.1.2**  
**Building Permits and Valuation**  
Beatrice 1980 - 2007

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2007 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	.	8	46	100.12	61.78	.	37.86
1981	32	.	11	.	43	86.82	.	66.06	.
1982	25	6	4	32	67	78.03	49.58	24.18	41.00
1983	15	14	12	.	41	81.23	54.28	31.93	.
1984	9	.	.	.	9	70.48	.	.	.
1985	3	4	15	.	22	100.87	47.63	22.43	.
1986	8	4	.	.	12	103.13	57.10	.	.
1987	8	2	4	.	14	106.47	49.05	34.74	.
1988	15	.	.	.	15	116.67	.	.	.
1989	19	10	4	8	41	97.17	46.46	59.03	43.85
1990	29	6	.	.	35	99.48	68.44	.	.
1991	30	4	.	.	34	110.29	62.53	.	.
1992	29	12	4	11	56	114.98	69.48	101.72	49.57
1993	54	6	3	.	63	106.66	70.22	30.69	.
1994	27	4	4	5	40	122.10	76.66	48.06	51.33
1995	29	14	.	.	43	107.90	77.70	.	.
1996	16	8	.	.	24	151.41	72.11	.	.
1997	24	.	.	28	52	101.43	.	.	67.19
1998	25	24	6	24	79	117.97	83.02	77.88	58.14
1999	32	4	11	.	47	90.82	60.44	76.46	.
2000	22	16	11	94	143	104.85	83.17	82.93	52.91
2001	37	4	11	66	118	113.65	117.77	95.58	31.57
2002	25	4	3	14	46	127.94	120.88	137.83	46.68
2003	16	20	3	.	39	125.51	100.04	101.22	.
2004	16	12	9	.	37	152.48	84.26	105.71	.
2005	27	4	3	.	34	173.65	181.75	95.31	.
2006	23	2	.	.	25	194.94	153.24	.	.
2007	17	4	.	.	21	174.18	154.76	.	.

As seen in Diagram III.1.1, the average value of a newly constructed single family unit was rising sharply in Beatrice and reached \$194,940 in 2006, and then slipped to \$174,175 in 2007. However, this is still much higher than the statewide average of \$143,154.



### Survey of Rental Properties

During November of 2008, a telephone survey of rental management was conducted throughout Nebraska. Table III.1.3 presents some basic statistics about the completed surveys in Beatrice. Completed surveys decreased from 22 in 2007 to 19 in 2008. The vacancy rate for all units increased a quarter percent between 2007 and 2008, from 8.17 to 8.43 percent. While the vacancy rate for all units was at 8.43 percent in 2008, the respondents indicated that their units filled up in an average of 39 days, which was the same amount as in 2007.

<b>Table III.1.3</b>				
<b>Survey of Rental Properties</b>				
<b>Beatrice</b>				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2005	10	332	15.66	73
2006	16	369	11.65	29
2007	22	502	8.17	39
2008	19	344	8.43	39

Of the 344 units surveyed in Beatrice during 2008, 288 were apartments. Of the apartments, 23 were vacant, a vacancy rate of 7.99 percent. Table III.1.4 provides the breakdown of units by type and availability.

<b>Table III.1.4</b>			
<b>Vacancy Rates by Unit Type</b>			
<b>Beatrice</b>			
<b>Type of Units</b>	<b>Units Managed</b>	<b>Available Units</b>	<b>Vacancy Rate</b>
Single family units	56	5	8.93
Apartments	288	23	7.99
Mobile homes	.	.	.
Not sure of type	.	1	.
<b>Total units</b>	<b>344</b>	<b>5</b>	<b>8.43</b>

Of the 19 landlords interviewed, 3 had a waiting list at their facilities, with the total waiting list size at 3 persons. Units with rental assistance comprised 35.8 percent of the total number of units managed in the city. The average rent for a market rate apartment unit was \$527. These data are presented in Table III.1.5.

<b>Table III.1.5</b>	
<b>Rental Property Attributes</b>	
<b>Beatrice</b>	
<b>Attributes of Completed Surveys</b>	<b>Number of Responses</b>
Units with rental assistance	121
Have wait list	3
Waitlist size	3
Average rent – Apartment	\$527

The survey respondents were asked to rate the need for new rental units and the need for rehabilitation of existing units on a scale from 1 to 5, with 1 indicating no need and 5

indicating extreme need. While some respondents said they didn't know, 46.6 percent of the respondents indicated that there was no need for new construction. The respondents also ranked the need for rehabilitation of existing units as low, as seen in Table III.1.6.

<b>Degree of Need</b>	<b>Need for New Construction</b>	<b>Need for Rehabilitation of Existing Units</b>
1 = no need	7	2
2	6	2
3	2	6
4		2
5 = extreme need		1

### Local Commentary

Beatrice is the county seat of Gage County. Basic economic activities in Beatrice include manufacturing, retail and wholesale sales, tourism, and agricultural enterprises. Beatrice currently has over 500 businesses.

In a phone conversation the City indicated that 2008 had been a steady year for the housing market. New construction has remained within the historical average of 12 – 20 additional units. The biggest news on Beatrice's economy is that their local biodiesel plant is in bankruptcy.

In a separate phone conversation, the Chamber of Commerce stated that some Beatrice businesses have been growing. For example, a chiropractor is building a new office and their hospital just purchased 45 acres to build a new hospital in another part of town. On the down side, there have been some layoffs in the lawn mower industry. Fortunately the employers expect to bring employees back in a few weeks. While the housing market has been slower in the last couple of months, people are still buying and selling homes.