

**VOLUME III:  
BEATRICE**

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# Beatrice

## DEMOGRAPHICS

### Population Estimates

Table III.2.1, at right shows the population for the City of Beatrice. As can be seen, the population in Beatrice decreased from 12,459 persons in 2010 to 12,362 person in 2016, or by -0.8 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Beatrice. Although a city may span several counties, for the county level data pieces, Gage County was selected. For a more in-depth county level view, please refer to Gage County in Volume II of this profile.

### Gage County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Gage County decreased from 37 persons in 2015 to 26 persons in 2016, with an additional net movement of 29 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.2.2.

Table III.2.1 Population Estimates Beatrice Census Population Estimates		
Year	Population	Percent Yearly Change
2000	12,496	.
2001	12,695	1.6%
2002	12,710	0.1%
2003	12,744	0.3%
2004	12,762	0.1%
2005	12,679	-0.7%
2006	12,704	0.2%
2007	12,706	0%
2008	12,577	-1%
2009	12,474	-0.8%
2010	12,459	-0.1%
2011	12,482	0.2%
2012	12,354	-1%
2013	12,381	0.2%
2014	12,302	-0.6%
2015	12,403	0.8%
2016	12,362	-0.3%



<b>Table III.2.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Gage County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	241	220	21
Calendar 2002	256	233	23
Calendar 2003	231	173	58
Calendar 2004	267	235	32
Calendar 2005	318	245	73
Calendar 2006	263	215	48
Calendar 2007	253	235	18
Calendar 2008	267	235	32
Calendar 2009	210	163	47
Calendar 2010	317	262	55
Calendar 2011	226	160	66
Calendar 2012	216	167	49
Calendar 2013	226	182	44
Calendar 2014	247	188	59
Calendar 2015	228	191	37
Calendar 2016	237	211	26
First Half of 2017	111	82	29

### Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

### Population Characteristics

Table III.2.3, shows population by age for the 2000 and 2010 Census. The population changed by -0.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -4.3 percent to a total of 2,543 persons in 2010. Those aged 25 to 34 changed by -1.6 percent, and those aged under 5 changed by 13.8 percent.

**Table III.2.3**  
**Population by Age**

Beatrice  
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	739	5.9%	841	6.8%	13.8%
5 to 19	2,541	20.3%	2,244	18%	-11.7%
20 to 24	695	5.6%	757	6.1%	8.9%
25 to 34	1,433	11.5%	1,410	11.3%	-1.6%
35 to 54	3,315	26.5%	3,124	25.1%	-5.8%
55 to 64	1,117	8.9%	1,540	12.4%	37.9%
65 or Older	2,656	21.3%	2,543	20.4%	-4.3%
<b>Total</b>	<b>12,496</b>	<b>100.0%</b>	<b>12,459</b>	<b>100.0%</b>	<b>-0.3%</b>

The elderly population is further explored in Table III.2.4. Those aged 65 to 66 changed by 11.4 percent between 2000 and 2010, resulting in a population of 234 persons. Those aged 85 or older changed by -1.6 percent during the same time period, and resulted in 499 persons over age 85 in 2010.

**Table III.2.4**  
**Elderly Population by Age**

Beatrice  
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	210	7.9%	234	9.2%	11.4%
67 to 69	313	11.8%	327	12.9%	4.5%
70 to 74	581	21.9%	545	21.4%	-6.2%
75 to 79	580	21.8%	486	19.1%	-16.2%
80 to 84	465	17.5%	452	17.8%	-2.8%
85 or Older	507	19.1%	499	19.6%	-1.6%
<b>Total</b>	<b>2,656</b>	<b>100.0%</b>	<b>2,543</b>	<b>100.0%</b>	<b>-4.3%</b>

Population by race and ethnicity is shown in Table III.2.5 representing 96.1 percent of the white population in 2010. The black population changed by 47.6 percent, representing 0.5 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 128.3 percent between 2000 and 2010, compared to the -1.5 percent growth rate for non-Hispanics.

**Table III.2.5**  
**Population by Race and Ethnicity**

Beatrice  
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	12,184	97.5%	11,972	96.1%	-1.7%
Black	42	0.3%	62	0.5%	47.6%
American Indian	56	0.4%	60	0.5%	7.1%
Asian	41	0.3%	73	0.6%	78%
Native Hawaiian/ Pacific Islander	4	0%	2	0%	-50%
Other	38	0.3%	90	0.7%	136.8%
Two or More Races	131	1%	200	1.6%	52.7%
<b>Total</b>	<b>12,496</b>	<b>100.0%</b>	<b>12,459</b>	<b>100.0%</b>	<b>-0.3%</b>
<b>Hispanic</b>	120	1%	274	2.2%	128.3%
<b>Non-Hispanic</b>	12,376	99%	12,185	97.8%	-1.5%

Population by race and ethnicity through 2016 is shown in Table III.2.6. The white population represented 95.9 percent of the population in 2016, compared with black households accounting for 0.9 percent of the population. Hispanic households represented 2.9 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	11,972	96.1%	11,849	95.9%
Black	62	0.5%	108	0.9%
American Indian	60	0.5%	51	0.4%
Asian	73	0.6%	119	1%
Native Hawaiian/ Pacific Islander	2	0%	14	0.1%
Other	90	0.7%	96	0.8%
Two or More Races	200	1.6%	121	1%
<b>Total</b>	<b>12,459</b>	<b>100.0%</b>	<b>12,358</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>12,185</b>	<b>97.8%</b>	<b>12,003</b>	<b>97.1%</b>
<b>Hispanic</b>	<b>274</b>	<b>2.2%</b>	<b>355</b>	<b>2.9%</b>

The population by race is broken down further by ethnicity in Table III.2.7. While the white non-Hispanic population changed by -2.3 percent between 2000 and 2010, the white Hispanic population changed by 97 percent. The black non-Hispanic population changed by 55 percent, while the black Hispanic population changed by -100 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	12,118	97.9%	11,842	97.2%	-2.3%
Black	40	0.3%	62	0.5%	55%
American Indian	55	0.4%	57	0.5%	3.6%
Asian	41	0.3%	68	0.6%	65.9%
Native Hawaiian/ Pacific Islander	1	0%	2	0%	100%
Other	0	0%	1	0%	
Two or More Races	121	1%	153	1.3%	26.4%
<b>Total Non-Hispanic</b>	<b>12,376</b>	<b>100.0%</b>	<b>12,185</b>	<b>100.0%</b>	<b>-1.5%</b>
<b>Hispanic</b>					
White	66	55%	130	47.4%	97%
Black	2	1.7%	0	0%	-100%
American Indian	1	0.8%	3	1.1%	200%
Asian	0	0%	5	1.8%	
Native Hawaiian/ Pacific Islander	3	2.5%	0	0%	-100%
Other	38	31.7%	89	32.5%	134.2%
Two or More Races	10	8.3%	47	17.2%	370%
<b>Total Hispanic</b>	<b>120</b>	<b>100.0%</b>	<b>274</b>	<b>100.0%</b>	<b>-1.5%</b>
<b>Total Population</b>	<b>12,496</b>	<b>100.0%</b>	<b>12,459</b>	<b>100.0%</b>	<b>-0.3%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.2.8. During this time, the total non-Hispanic population was 12,003 persons in 2016. The Hispanic population was 355.

<b>Table III.2.8</b>				
<b>Population by Race and Ethnicity</b>				
Beatrice				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	11,842	97.2%	11,610	96.7%
Black	62	0.5%	88	0.7%
American Indian	57	0.5%	51	0.4%
Asian	68	0.6%	119	1%
Native Hawaiian/ Pacific Islander	2	0%	14	0.1%
Other	1	0%	0	0%
Two or More Races	153	1.3%	121	1%
<b>Total Non-Hispanic</b>	<b>12,185</b>	<b>100.0%</b>	<b>12,003</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	130	47.4%	239	67.3%
Black	0	0%	20	5.6%
American Indian	3	1.1%	0	0%
Asian	5	1.8%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	89	32.5%	96	27%
Two or More Races	47	17.2%	0	0%
<b>Total Hispanic</b>	<b>274</b>	<b>100.0</b>	<b>355</b>	<b>100.0%</b>
<b>Total Population</b>	<b>12,459</b>	<b>100.0%</b>	<b>12,358</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.2.9. Family households represented 59.2 percent of households, while non-family households accounted for 40.8 percent. These changed from 59.8 and 40.2 percent, respectively.

<b>Table III.2.9</b>				
<b>Household Type by Tenure</b>				
Beatrice				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,296	59.8%	3,249	59.2%
Married-Couple Family	2,471	75%	2,627	80.9%
Owner-Occupied	2,063	83.5%	2,001	76.2%
Renter-Occupied	408	16.5%	626	23.8%
Other Family	825	25%	622	25.4%
Male Householder, No Spouse Present	234	28.4%	92	37.6%
Owner-Occupied	108	46.2%	36	39.1%
Renter-Occupied	126	53.8%	56	60.9%
Female Householder, No Spouse Present	591	71.6%	530	95%
Owner-Occupied	233	39.4%	187	35.3%
Renter-Occupied	358	60.6%	343	64.7%
Non-Family Households	2,213	40.2%	2,240	40.8%
Owner-Occupied	1,091	49.3%	1,075	48%
Renter-Occupied	1,122	50.7%	1,165	52%
<b>Total</b>	<b>5,509</b>	<b>100.0%</b>	<b>5,489</b>	<b>100.0%</b>

The group quarters population was 193 in 2010, compared to 391 in 2000. Institutionalized populations experienced a -66.8 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 143.3 percent change during this same time period.



<b>Table III.2.10</b>					
<b>Group Quarters Population</b>					
Beatrice					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	9	2.5%	25	20.8%	177.8%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	223	61.8%	95	79.2%	-57.4%
Other Institutions	129	35.7%	0	0%	-100%
<b>Total</b>	<b>361</b>	<b>100.0%</b>	<b>120</b>	<b>100.0%</b>	<b>-66.8%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	30	100%	73	100%	143.3%
<b>Total</b>	<b>30</b>	<b>100.0%</b>	<b>73</b>	<b>100.0%</b>	<b>143.3%</b>
<b>Group Quarters Population</b>	<b>391</b>	<b>100.0%</b>	<b>193</b>	<b>100.0%</b>	<b>-50.6%</b>

The number of foreign-born persons is shown in Table III.2.11. An estimated 0.4 percent of the population was born in Peru, with 0.2 percent born in Mexico, and another 0.2 percent were born in Germany.

<b>Table III.2.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Beatrice			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Peru	51	0.4%
#2 country of origin	Mexico	30	0.2%
#3 country of origin	Germany	28	0.2%
#4 country of origin	Thailand	24	0.2%
#5 country of origin	Burma	20	0.2%
#6 country of origin	Philippines	16	0.1%
#7 country of origin	Bosnia and Herzegovina	10	0.1%
#8 country of origin	England	10	0.1%
#9 country of origin	South Africa	10	0.1%
#10 country of origin	Laos	7	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.2.12. An estimated 0.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other Asian and Pacific Island languages.



<b>Table III.2.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Beatrice 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	82	0.7%
#2 LEP Language	Other Asian and Pacific Island languages	24	0.2%
#3 LEP Language	German or other West Germanic languages	9	0.1%
#4 LEP Language	French, Haitian, or Cajun	6	0.1%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

### Disability

The disability rate from the 2000 Census is shown in Table III.2.13. Some 20.6 percent of the population was disabled in 2000, or a total of 2,332 persons. The disability rate was highest for those over 65, with 42.4 percent disabled.

<b>Table III.2.13</b> <b>Disability by Age</b> Beatrice 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	105	5.7%
16 to 64	1,239	17.3%
65 and older	988	42.4%
<b>Total</b>	<b>2,332</b>	<b>20.6%</b>

Table III.2.14 shows disability by type in 2000. There were 1,112 physical disabilities in 2000, some 786 employment disabilities, and 764 go-outside-home disabilities reported.

<b>Table III.2.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Beatrice 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	503
Physical disability	1,112
Mental disability	568
Self-care disability	216
Employment disability	786
Go-outside-home disability	764
<b>Total</b>	<b>3,949</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table III.2.15. The disability rate for females was 19 percent, compared to 16.5 percent for males. The disability rate changed precipitously higher with age, with 51.9 percent of those over 75 experiencing a disability.

<b>Table III.2.15</b> <b>Disability by Age</b> Beatrice 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	14	1.6%	57	6%	71	3.8%
18 to 34	62	5.5%	25	2.3%	87	3.9%
35 to 64	441	18.8%	488	20%	929	19.4%
65 to 74	185	33%	149	25.2%	334	29%
75 or Older	264	49.1%	478	53.6%	742	51.9%
<b>Total</b>	<b>966</b>	<b>16.5%</b>	<b>1,197</b>	<b>19%</b>	<b>2,163</b>	<b>17.8%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.2.16. Some 10.9 percent have an ambulatory disability, 10.7 have an independent living disability, and 5.1 percent have a self-care disability.

<b>Table III.2.16</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Beatrice 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	748	6.1%
Vision disability	366	3%
Cognitive disability	918	8%
Ambulatory disability	1,250	10.9%
Self-Care disability	588	5.1%
Independent living disability	1,023	10.7%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.2.17 and Table III.2.18. In 2016, some 6,165 persons were employed and 247 were unemployed. This totaled a labor force of 6,412 persons. The unemployment rate for Beatrice was estimated to be 3.9 percent in 2016.

<b>Table III.2.17</b> <b>Employment, Labor Force and Unemployment</b> Beatrice 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	6,165
Unemployed	247
<b>Labor Force</b>	<b>6,412</b>
Unemployment Rate	3.9%



In 2016, 90.6 percent of households in Beatrice had a high school education or greater.

<b>Table III.2.18</b>	
<b>High School or Greater Education</b>	
Beatrice 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	4,973
Total Households	5,489
<b>Percent High School or Above</b>	<b>90.6%</b>

As seen in Table III.2.19, 36.3 percent of the population had a high school diploma or equivalent, another 33.1 percent have some college, 14.2 percent have a Bachelor's Degree, and 3.9 percent of the population had a graduate or professional degree.

<b>Table III.2.19</b>		
<b>Educational Attainment</b>		
Beatrice 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	1,210	12.4%
High School or Equivalent	3,557	36.3%
Some College or Associates Degree	3,241	33.1%
Bachelor's Degree	1,394	14.2%
Graduate or Professional Degree	386	3.9%
<b>Total Population Above 18 years</b>	<b>9,788</b>	<b>100.0%</b>

## ECONOMICS

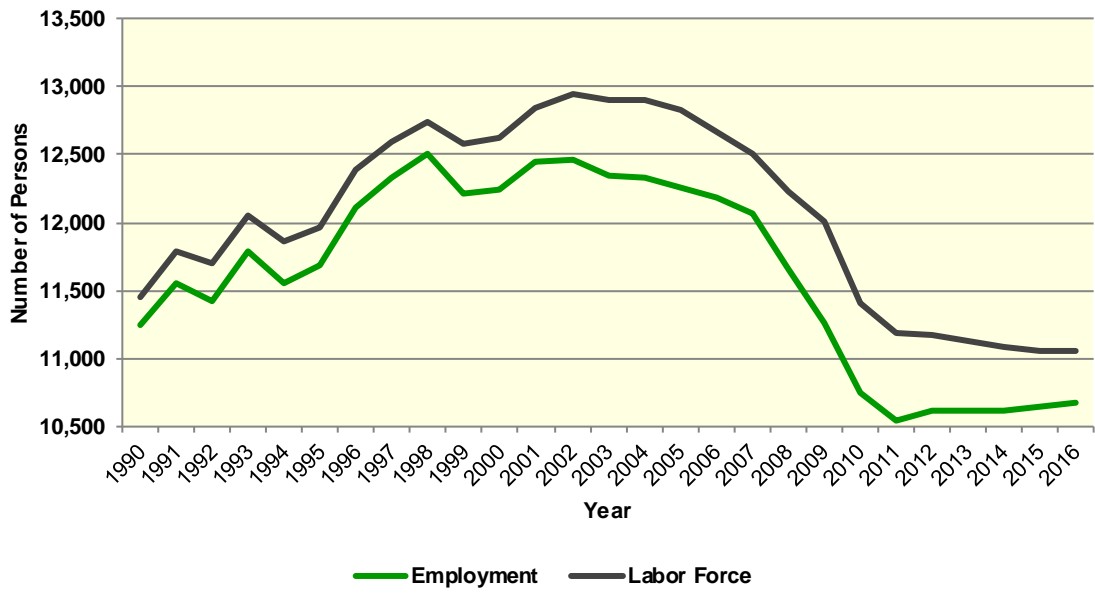
### Labor Force

Table III.2.20, shows the labor force statistics for Beatrice from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.9. The highest level of unemployment occurred during 2009 rising to a rate of 6.2. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Beatrice decreased from 3.7 percent in 2015 to 3.5 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.2.20 Labor Force Statistics Beatrice 1990 - 2016 BLS Data					
Year	Beatrice city				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	216	11,244	11,460	1.9%	2.3%
1991	232	11,558	11,790	2%	2.7%
1992	273	11,424	11,697	2.3%	2.9%
1993	268	11,786	12,054	2.2%	2.8%
1994	296	11,562	11,858	2.5%	2.6%
1995	275	11,688	11,963	2.3%	2.6%
1996	277	12,119	12,396	2.2%	2.7%
1997	254	12,337	12,591	2%	2.5%
1998	247	12,500	12,747	1.9%	2.6%
1999	367	12,214	12,581	2.9%	2.8%
2000	383	12,239	12,622	3%	2.8%
2001	392	12,446	12,838	3.1%	3.1%
2002	481	12,467	12,948	3.7%	3.6%
2003	546	12,353	12,899	4.2%	3.9%
2004	567	12,331	12,898	4.4%	3.9%
2005	569	12,264	12,833	4.4%	3.8%
2006	475	12,191	12,666	3.8%	3.1%
2007	448	12,062	12,510	3.6%	3%
2008	573	11,660	12,233	4.7%	3.3%
2009	750	11,265	12,015	6.2%	4.6%
2010	656	10,752	11,408	5.8%	4.6%
2011	647	10,544	11,191	5.8%	4.4%
2012	555	10,624	11,179	5%	4%
2013	515	10,613	11,128	4.6%	3.8%
2014	460	10,624	11,084	4.2%	3.3%
2015	405	10,649	11,054	3.7%	3%
2016	382	10,680	11,062	3.5%	3.2%

Diagram III.2.1, shows the employment and labor force for Beatrice. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 10,680 persons, with the labor force reaching 11,062, indicating there were a total of 382 unemployed persons.

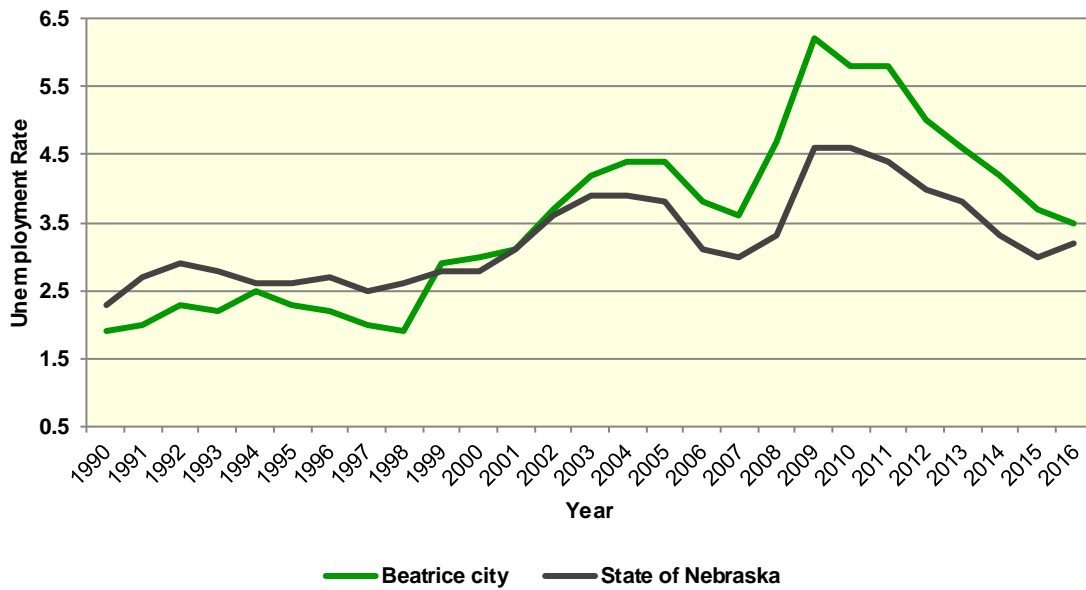
**Diagram III.2.1**  
**Employment and Labor Force**  
 Beatrice  
 1990 – 2016 BLS Data



**Unemployment**

Diagram III.2.2, shows the unemployment rate for both the State and Beatrice. During the 1990’s the average rate for Beatrice was 2.2, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.6. Over the course of the entire period Beatrice had an average unemployment rate higher than the state, 3.5 percent for Beatrice, versus 3.3 percent statewide.

**Diagram III.2.2**  
**Annual Unemployment Rate**  
 Beatrice  
 1990 – 2016 BLS Data



### Gage County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.2.3, shows real average earnings per job for Gage County from 1990 to 2016. Over this period the average earnings per job for Beatrice was 36,315 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.2.3**  
**Real Average Earnings Per Job**  
 Gage County  
 BEA Data 1990 - 2016

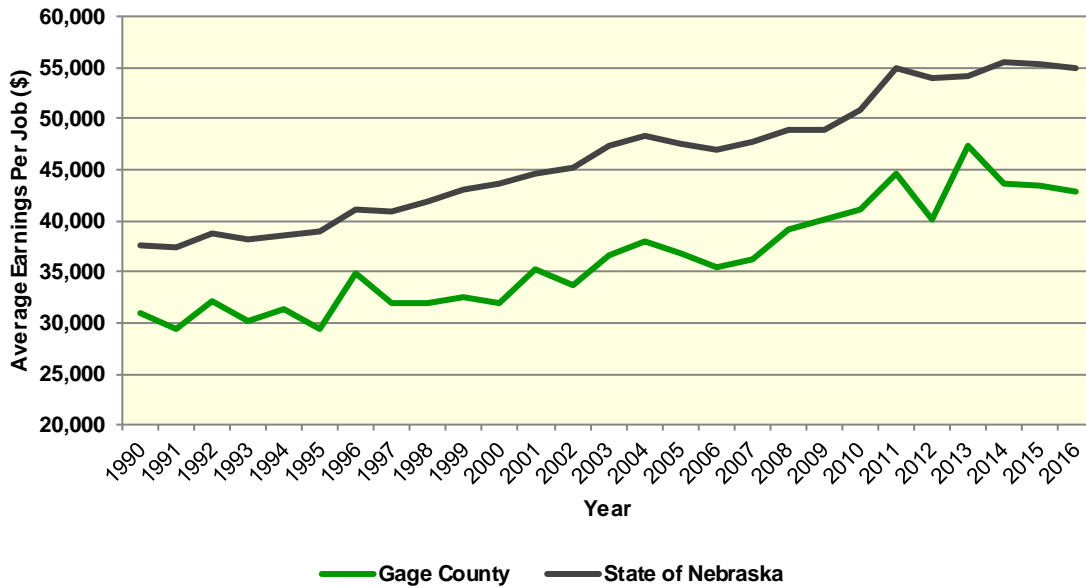
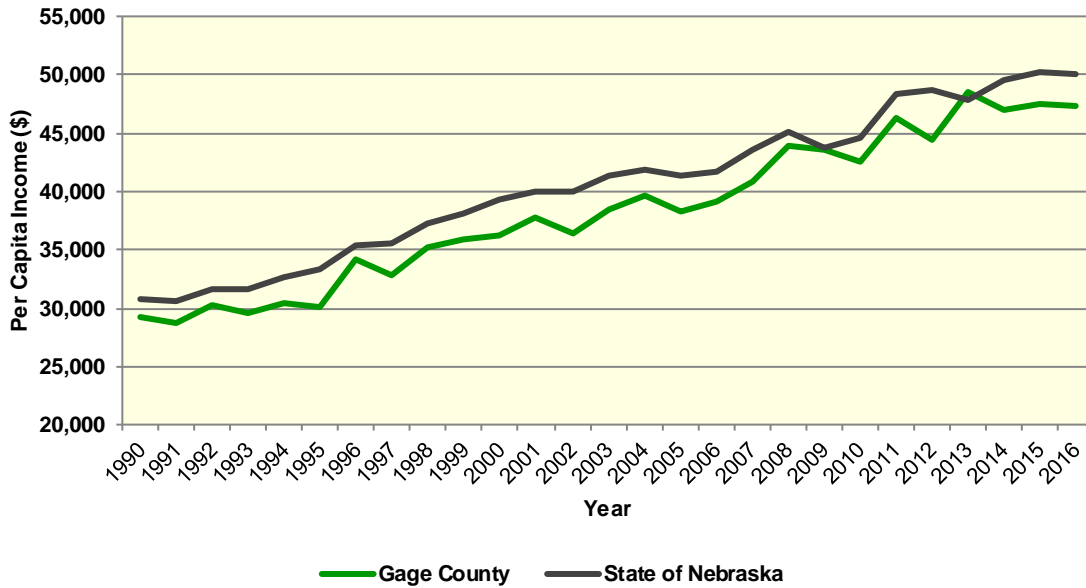


Diagram III.2.4, shows real per capita income Beatrice from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Beatrice was 38,320 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.2.4**  
**Real Per Capita Income**  
 Beatrice  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Gage County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 6.64 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 8.8 percent over the period. In 2016 there were 1,238 returns for AGIs of \$100,000 or more. Table III.2.21 presents AGI distribution for the years 2000 through 2016.



**Table III.2.21**  
**Income Tax Returns by Adjusted Gross Income**  
 Gage County  
 1991–2016 DOR Data

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>5</sup>
2000	2,582	696	1,902	1,258	1,497	1,451	431	272	38	10,127
2001	2,551	690	1,790	1,341	1,435	1,472	473	268	23	10,043
2002	2,644	705	1,794	1,314	1,430	1,483	469	233	25	10,097
2003	2,484	764	1,684	1,383	1,440	1,500	530	265	23	10,073
2004	2,376	756	1,651	1,355	1,408	1,570	603	332	26	10,077
2005	1,985	674	1,482	1,219	1,344	1,491	650	385	32	9,262
2006	1,966	814	1,741	1,269	1,382	1,615	753	459	50	10,049
2007	1,993	851	1,553	1,285	1,308	1,661	878	575	69	10,173
2008	1,976	816	1,594	1,321	1,301	1,627	882	621	78	10,216
2009	1,883	854	1,551	1,280	1,289	1,534	844	615	59	9,909
2010	1,721	831	1,488	1,280	1,269	1,522	916	694	77	9,798
2011	1,793	783	1,463	1,254	1,292	1,461	911	812	77	9,846
2012	1,762	763	1,385	1,306	1,267	1,506	931	906	106	9,932
2013	1,620	746	1,371	1,324	1,262	1,498	949	959	115	9,844
2014	1,575	737	1,335	1,330	1,294	1,485	1,018	1,078	115	9,967
2015	1,588	745	1,349	1,313	1,366	1,514	966	1,105	113	10,059
2016	1,606	748	1,344	1,285	1,381	1,445	1,014	1,115	123	10,061

## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,733 in 2010 to 2,430 in 2016, with the poverty rate reaching 11.3 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.2.22 presents poverty data for Gage County.

The rate of poverty for Beatrice is shown in Table III.2.23. In 2016, there were an estimated 1,449 persons living in poverty. This represented a 11.9 percent poverty rate, compared to 9.5 percent poverty in 2000. In 2016, some 14.1 percent of those in poverty were under age 6, and 21.1 percent were 65 or older.

**Table III.2.22**  
**Persons in Poverty**  
 Gage County  
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,990	9%
2001	2,099	9.4%
2002	2,342	10.4%
2003	2,182	9.7%
2004	2,093	9.3%
2005	2,297	10.3%
2006	2,499	11.2%
2007	2,566	11.6%
2008	2,486	11.3%
2009	2,521	11.7%
2010	2,733	12.5%
2011	2,241	10.3%
2012	2,539	11.8%
2013	2,427	11.3%
2014	2,338	11%
2015	2,210	10.2%
2016	2,430	11.3%

<sup>5</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

<b>Table III.2.23</b>				
<b>Poverty by Age</b>				
Beatrice				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	130	11.4%	204	14.1%
6 to 17	187	16.3%	172	11.9%
18 to 64	620	54.1%	767	52.9%
65 or Older	208	18.2%	306	21.1%
<b>Total</b>	<b>1,145</b>	<b>100.0%</b>	<b>1,449</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>9.5%</b>	<b>.</b>	<b>11.9%</b>	<b>.</b>

## HOUSING

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Beatrice increased from 7 authorizations in 2015 to 11 in 2016.

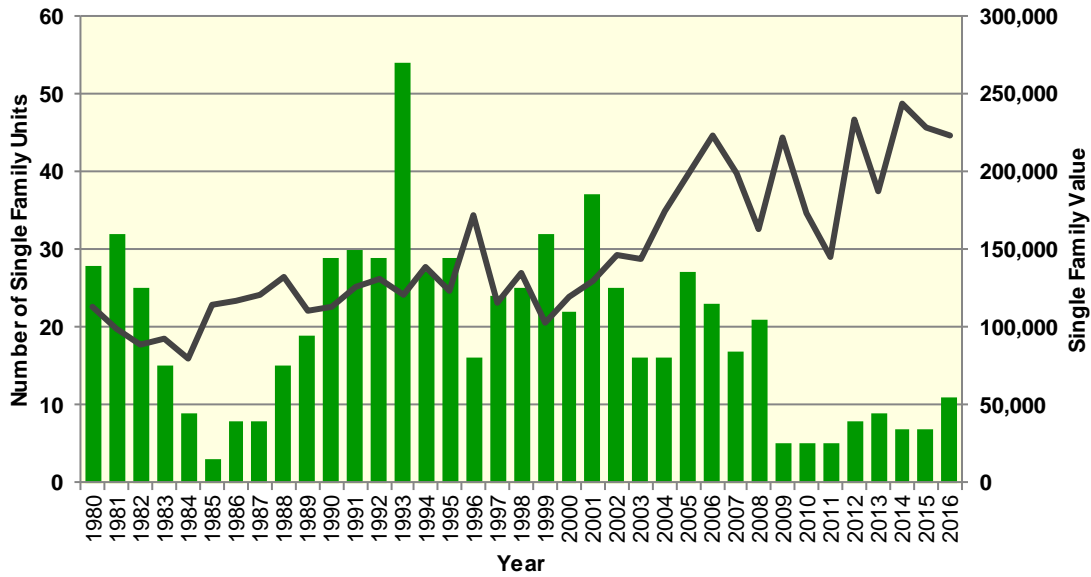
The real value of single-family building permits decreased from \$228,766 in 2015 to \$222,934 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.2.24.

**Table III.2.24**  
**Building Permits and Valuation**  
 Beatrice  
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	28	10	0	8	46	113,556	42,943
1981	32	0	11	0	43	98,513	0
1982	25	6	4	32	67	88,455	46,475
1983	15	14	12	0	41	92,097	0
1984	9	0	0	0	9	80,063	0
1985	3	4	15	0	22	114,421	0
1986	8	4	0	0	12	117,185	0
1987	8	2	4	0	14	121,208	0
1988	15	0	0	0	15	132,686	0
1989	19	10	4	8	41	110,401	49,821
1990	29	6	0	0	35	113,197	0
1991	30	4	0	0	34	125,713	0
1992	29	12	4	11	56	131,081	56,510
1993	54	6	3	0	63	121,510	0
1994	27	4	4	5	40	139,099	58,481
1995	29	14	0	0	43	122,877	0
1996	16	8	0	0	24	172,548	0
1997	24	0	0	28	52	115,537	76,531
1998	25	24	6	24	79	134,408	66,245
1999	32	4	11	0	47	103,389	0
2000	22	16	11	94	143	119,246	60,178
2001	37	4	11	66	118	129,414	35,948
2002	25	4	3	14	46	145,979	53,260
2003	16	20	3	0	39	143,391	0
2004	16	12	9	0	37	174,361	0
2005	27	4	3	0	34	198,669	0
2006	23	2	0	0	25	223,201	0
2007	17	4	0	0	21	199,422	0
2008	21	0	0	10	31	163,126	84,549
2009	5	0	0	0	5	222,231	0
2010	5	10	0	0	15	173,873	0
2011	5	0	0	0	5	144,990	0
2012	8	0	0	0	8	233,956	0
2013	9	0	0	0	9	188,134	0
2014	7	0	0	0	7	244,306	0
2015	7	0	0	0	7	228,766	0
2016	11	0	0	0	11	222,934	0

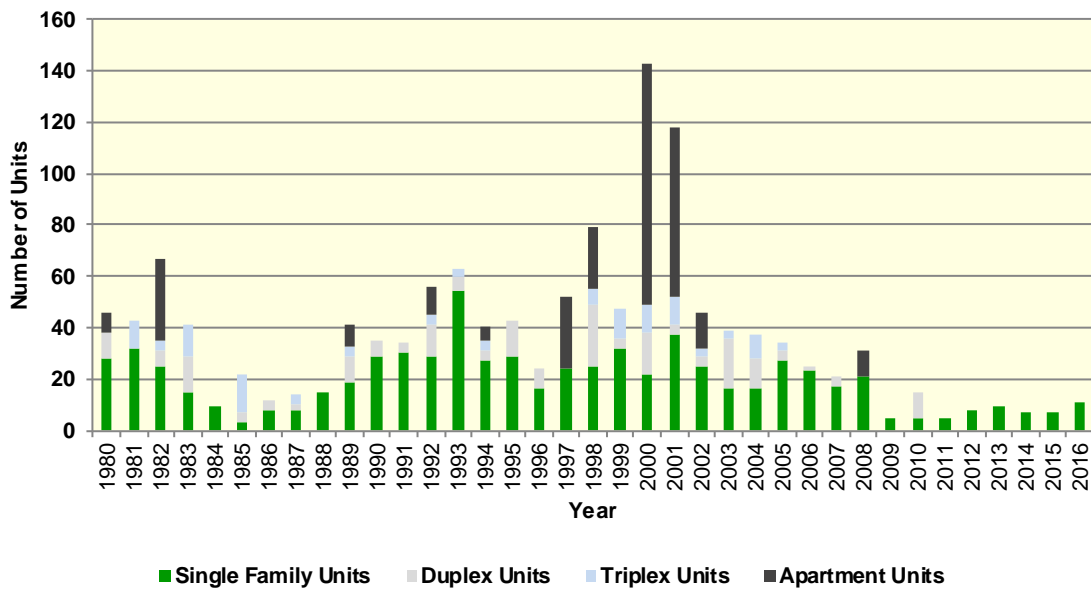
### Diagram III.2.5 Single-Family Permits

Beatrice  
Census Bureau Data, 1980–2016



### Diagram III.2.6 Total Permits by Unit Type

Beatrice  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.2.25. In 2016, there were 6,198 housing units, up from 5,784 in 2000. Single-family units accounted for 78.7 percent of units in 2016, compared to 74.5 in 2000. Apartment units accounted for 12.4 percent in 2016, compared to 12.2 percent in 2000.

<b>Table III.2.25</b>				
<b>Housing Units by Type</b>				
Beatrice				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,310	74.5%	4,875	78.7%
Duplex	351	6.1%	304	4.9%
Tri- or Four-Plex	228	3.9%	124	2%
Apartment	704	12.2%	768	12.4%
Mobile Home	191	3.3%	127	2%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>5,784</b>	<b>100.0%</b>	<b>6,198</b>	<b>100.0%</b>

Some 90.7 percent of housing was occupied in 2010, compared to 92.7 percent in 2000. Owner-occupied housing changed -0.1 percent between 2000 and 2010, ending with owner-occupied units representing 63.4 percent of units. Vacant units changed by 33.8 percent, resulting in 566 vacant units in 2010.

<b>Table III.2.26</b>					
<b>Housing Units by Tenure</b>					
Beatrice					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	5,395	92.7%	5,509	90.7%	2.1%
Owner-Occupied	3,497	64.8%	3,495	63.4%	-0.1%
Renter-Occupied	1,898	35.2%	2,014	36.6%	6.1%
Vacant Housing Units	423	7.3%	566	9.3%	33.8%
<b>Total Housing Units</b>	<b>5,818</b>	<b>100.0%</b>	<b>6,075</b>	<b>100.0%</b>	<b>4.4%</b>

Table III.2.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 6,198 housing units. An estimated 60.1 percent were owner-occupied, and 11.4 percent were vacant.

<b>Table III.2.27</b>				
<b>Housing Units by Tenure</b>				
Beatrice				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,509	90.7%	5,489	88.6%
Owner-Occupied	3,495	63.4%	3,299	60.1%
Renter-Occupied	2,014	36.6%	2,190	39.9%
Vacant Housing Units	566	9.3%	709	11.4%
<b>Total Housing Units</b>	<b>6,075</b>	<b>100.0%</b>	<b>6,198</b>	<b>100.0%</b>

Households by household size are shown in Table III.2.28. There were a total of 5,509 households in 2010, up from 5,395 in 2000. One person households changed by 3.9 percent between 2000 and 2010, while two person households changed by 3.4 percent. Three and four person households changed by 4 and -12 respectively, representing 14.1 percent and 9.3 percent of the population in 2010.

<b>Table III.2.28</b>					
<b>Households by Household Size</b>					
Beatrice					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,827	33.9%	1,898	34.5%	3.9%
Two Persons	1,878	34.8%	1,942	35.3%	3.4%
Three Persons	747	13.8%	777	14.1%	4%
Four Persons	581	10.8%	511	9.3%	-12%
Five Persons	265	4.9%	267	4.8%	0.8%
Six Persons	66	1.2%	71	1.3%	7.6%
Seven Persons or More	31	0.6%	43	0.8%	38.7%
<b>Total</b>	<b>5,395</b>	<b>100.0%</b>	<b>5,509</b>	<b>100.0%</b>	<b>2.1%</b>

Households by income is shown in Table III.2.29. Households earning more than \$100,000 per year represented 11.1 percent of households in 2016, compared to 4.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.6 percent of households in 2010, compared to 18.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.3 percent of households in 2016, compared to 19 percent in 2000.

<b>Table III.2.29</b>				
<b>Households by Income</b>				
Beatrice				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,021	19%	732	13.3%
\$15,000 to \$19,999	413	7.7%	400	7.3%
\$20,000 to \$24,999	443	8.2%	361	6.6%
\$25,000 to \$34,999	897	16.7%	821	15%
\$35,000 to \$49,999	1,060	19.7%	832	15.2%
\$50,000 to \$74,999	995	18.5%	1,128	20.6%
\$75,000 to \$99,999	320	5.9%	604	11%
\$100,000 or More	235	4.4%	611	11.1%
<b>Total</b>	<b>5,384</b>	<b>100.0%</b>	<b>5,489</b>	<b>100.0%</b>

Table III.2.30 shows households by year home built. Housing units built between 2000 and 2009, account for 8.4 percent and those built in 2010 or later accounted for 0.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 14.4 percent, 6.3 percent, and 10.1, respectively. Housing units built prior to 1939 represented 25.4 percent of households in 2016.

<b>Table III.2.30</b>				
<b>Households by Year Home Built</b>				
Beatrice				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,539	28.6%	1,394	25.4%
1940 to 1949	521	9.7%	525	9.6%
1950 to 1959	691	12.9%	598	10.9%
1960 to 1969	814	15.1%	788	14.4%
1970 to 1979	925	17.2%	789	14.4%
1980 to 1989	383	7.1%	347	6.3%
1990 to 1999	502	9.3%	554	10.1%
2000 to 2009	.	.	462	8.4%
2010 or Later	.	.	32	0.6%
<b>Total</b>	<b>5,375</b>	<b>100.0%</b>	<b>5,489</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.2.31. An estimated 82.1 percent of white households occupy single-family homes, while 100 percent of black households do. Some 10.2 percent of white households occupy apartments, while 0 percent of black households do. An estimated 75.9 percent of Asian, and 55.6 percent of American Indian households occupy single-family homes.

<b>Table III.2.31</b>							
<b>Distribution of Units in Structure by Race</b>							
Beatrice							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.1%	100%	55.6%	75.9%	0%	75%	63%
Duplex	4.2%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	1.7%	0%	0%	0%	0%	0%	0%
Apartment	10.2%	0%	44.4%	0%	100%	25%	37%
Mobile Home	1.9%	0%	0%	24.1%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.2.32. An estimated 42.6 percent of vacant units were for rent in 2010, a 9.5 percent change since 2000. In addition, some 15 percent of vacant units were for sale, a change of 10.4 percent between 2000 and 2010. "Other" vacant units represented 34.6 percent of vacant units in 2010. This is a change of 125.3 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



<b>Table III.2.32</b>					
<b>Disposition of Vacant Housing Units</b>					
Beatrice					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	220	52%	241	42.6%	9.5%
For Sale	77	18.2%	85	15%	10.4%
Rented or Sold, Not Occupied	31	7.3%	24	4.2%	-22.6%
For Seasonal, Recreational, or Occasional Use	8	1.9%	20	3.5%	150%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	87	20.6%	196	34.6%	125.3%
<b>Total</b>	<b>423</b>	<b>100.0%</b>	<b>566</b>	<b>100.0%</b>	<b>33.8%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.2.33. By 2016, for rent units accounted for 39.2 percent of vacant units, while for sale units accounted for 1.8 percent. “Other” vacant units accounted for 33.4 percent of vacant units, representing a total of 237 “other” vacant units.

<b>Table III.2.33</b>				
<b>Disposition of Vacant Housing Units</b>				
Beatrice				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	241	42.6%	278	39.2%
For Sale	85	15%	13	1.8%
Rented Not Occupied	2	0.4%	29	4.1%
Sold Not Occupied	22	3.9%	7	1%
For Seasonal, Recreational, or Occasional Use	20	3.5%	145	20.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	196	34.6%	237	33.4%
<b>Total</b>	<b>566</b>	<b>100.0%</b>	<b>709</b>	<b>100.0%</b>

## Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.2.34. In 2016, an estimated 0.4 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.



<b>Table III.2.34</b> <b>Overcrowding and Severe Overcrowding</b> Beatrice 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	3,479	99.6%	14	0.4%	0	0%	3,493
2016 Five-Year ACS	3,249	98.5%	20	0.6%	30	0.9%	3,299
<b>Renter</b>							
2000 Census	1,848	98.2%	9	0.5%	25	1.3%	1,882
2016 Five-Year ACS	2,180	99.5%	0	0%	10	0.5%	5,489
<b>Total</b>							
2000 Census	5,327	99.1%	23	0.4%	25	0.5%	5,375
2016 Five-Year ACS	5,429	98.9%	20	0.4%	40	0.7%	5,489

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 8 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Beatrice. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.2.35</b> <b>Households with Incomplete Plumbing Facilities</b> Beatrice 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	5,368	5,481
Lacking Complete Plumbing Facilities	7	8
<b>Total Households</b>	<b>5,375</b>	<b>5,489</b>
<b>Percent Lacking</b>	<b>0.1%</b>	<b>0.1%</b>

There were 41 households lacking complete kitchen facilities in 2016, compared to 89 households in 2000. This was a change from 1.7 percent of households in 2000 to 0.7 percent in 2016.

<b>Table III.2.36</b> <b>Households with Incomplete Kitchen Facilities</b> Beatrice 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	5,286	5,448
Lacking Complete Kitchen Facilities	89	41
<b>Total Households</b>	<b>5,375</b>	<b>5,489</b>
<b>Percent Lacking</b>	<b>1.7%</b>	<b>0.7%</b>

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Beatrice, 16.4 percent of households had a cost burden and 9.8 percent had a severe cost burden. Some 18.8 percent of renters were cost burdened, and 14.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.5 percent and a severe cost burden rate of 4.6 percent. Owner occupied households with a mortgage had a cost burden rate of 18 percent, and severe cost burden at 8.9 percent.

**Table III.2.37**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Beatrice  
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	1,354	80.2%	251	14.9%	77	4.6%	7	0.4%	1,689
2016 Five-Year ACS	1,191	72.6%	296	18%	146	8.9%	7	0.4%	1,640
<b>Owner Without a Mortgage</b>									
2000 Census	1,244	88.4%	99	7%	64	4.5%	0	0%	1,407
2016 Five-Year ACS	1,368	82.5%	191	11.5%	76	4.6%	24	1.4%	1,659
<b>Renter</b>									
2000 Census	1,217	64.9%	310	16.5%	246	13.1%	103	5.5%	1,876
2016 Five-Year ACS	1,316	60.1%	412	18.8%	316	14.4%	146	6.7%	2,190
<b>Total</b>									
2000 Census	3,815	76.7%	660	13.3%	387	7.8%	110	2.2%	4,972
2016 Five-Year ACS	3,875	70.6%	899	16.4%	538	9.8%	177	3.2%	5,489

### Housing Problems by Income

Table III.2.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Gage County. As can be seen in 2017 the MFI was \$63,500, which compared to \$68,200 for the State of Nebraska.

**Table III.2.38**  
**Median Family Income**  
 Gage County  
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	43,800	50,400
2001	45,000	53,400
2002	46,400	55,100
2003	49,100	55,400
2004	51,500	56,300
2005	51,500	57,400
2006	53,400	59,400
2007	52,100	58,200
2008	53,400	59,800
2009	55,600	62,000
2010	55,700	62,600
2011	56,900	63,500
2012	57,700	64,400
2013	57,400	64,600
2014	59,000	66,000
2015	61,800	66,800
2016	63,100	66,500
2017	63,500	68,200



Table III.2.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 495 owner-occupied and 330 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 179 owner-occupied and 360 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,765 households without a housing problem.

<b>Table III.2.39</b>						
<b>Housing Problems by Income and Tenure</b>						
Beatrice						
2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	25	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	160	15	4	0	0	179
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	170	170	30	45	495
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
Has none of the 4 housing problems	10	200	420	315	1,650	2,595
<b>Total</b>	<b>285</b>	<b>385</b>	<b>594</b>	<b>370</b>	<b>1,715</b>	<b>3,349</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	4	20	15	4	10	53
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	10	10
Housing cost burden greater than 50% of income (and none of the above problems)	270	90	0	0	0	360
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	180	70	10	0	330
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	80	80	350	160	500	1,170
<b>Total</b>	<b>434</b>	<b>370</b>	<b>445</b>	<b>174</b>	<b>520</b>	<b>1,943</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	4	20	15	4	20	63
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	25	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	20	20
Housing cost burden greater than 50% of income (and none of the above problems)	430	105	4	0	0	539
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	150	350	240	40	45	825
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
Has none of the 4 housing problems	90	280	770	475	2,150	3,765
<b>Total</b>	<b>719</b>	<b>755</b>	<b>1,039</b>	<b>544</b>	<b>2,235</b>	<b>5,292</b>

## Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.2.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Beatrice. The number of completed surveys increased from 21 in 2016 to 22 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.4 percentage points and was at 8.8 percent in 2017.

Table III.2.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 99 single-family units in Beatrice, with 7 of them available. This translates into a vacancy rate of 7.1 percent in Beatrice, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 247 apartment units reported in the survey, with 24 of them available, which resulted in a vacancy rate of 9.7 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 6.6 percent.

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
2010	23	525	7.8	48
2011	27	528	7	35.5
2012	24	452	7.3	38.5
2013	26	537	7.5	50.1
2014	31	669	5.4	52
2015	22	400	4.3	34.9
2016	21	415	9.2	40.4
2017	22	354	8.8	50.8

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	99	7	7.1%	5.1%
Apartments	247	24	9.7%	6.6%
Mobile Homes	0	0	%	%
"Other" Units	8	0	0%	.
Don't Know	0	0	%	5.9%
<b>Total</b>	<b>354</b>	<b>31</b>	<b>8.8%</b>	<b>6.6%</b>

Table III.2.42, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 29 units. The most common apartment units were two bedroom units, with 103 units.

<b>Table III.2.42</b> <b>Rental Units by Number of Bedrooms</b> Beatrice 2017 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	6	76	0	0	.	82
Two	29	103	0	0	.	132
Three	15	22	0	0	.	37
Four	1	0	0	0	.	1
Don’t Know	48	46	0	8	0	102
<b>Total</b>	<b>99</b>	<b>247</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>354</b>

Table III.2.43 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 percent.

<b>Table III.2.43</b> <b>Single-Family Units by Number of Bedrooms</b> Beatrice 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	6	0	0%
Two	29	0	0%
Three	15	3	20%
Four	1	0	0%
Don't know	48	4	8.3%
<b>Total</b>	<b>99</b>	<b>7</b>	<b>7.1%</b>

Table III.2.44 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 12.6 percent.

<b>Table III.2.44</b> <b>Apartment Units by Number of Bedrooms</b> Beatrice 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	76	9	11.8%
Two	103	13	12.6%
Three	22	1	4.5%
Four	0	0	%
Don't know	46	1	2.2%
<b>Total</b>	<b>247</b>	<b>24</b>	<b>9.7%</b>

Average market-rate rents by unit type are shown in Table III.2.45. 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.



<b>Table III.2.45</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Beatrice					
2017 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single-Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$200	\$	\$	\$200
One	\$421.7	\$448.4	\$	\$	\$441.1
Two	\$570.5	\$551.8	\$	\$	\$558
Three	\$712.5	\$590.7	\$	\$	\$660.3
Four	\$650	\$	\$	\$	\$650
Don't know	\$450	\$440	\$	\$	
<b>Total</b>	<b>\$549.7</b>	<b>\$516.3</b>	<b>\$</b>	<b>\$</b>	<b>\$522.6</b>

Table III.2.46 shows vacancy rates for single-family units by average rental rates for Beatrice. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 2.6 percent.

<b>Table III.2.46</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Beatrice			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single-Family Units</b>	<b>Available Single-Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	5	1	20%
\$500 to \$749	76	2	2.6%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	18	4	22.2%
<b>Total</b>	<b>99</b>	<b>7</b>	<b>7.1%</b>

The average rent and availability of apartment units is displayed in Table III.2.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 12.7 percent.

<b>Table III.2.47</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Beatrice			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	56	5	8.9%
\$500 to \$749	126	16	12.7%
\$750 to \$999	32	2	6.3%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	33	1	3%
<b>Total</b>	<b>247</b>	<b>24</b>	<b>9.7%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.2.48, 10 respondents, or 55.6 percent, included some sort of utility in the rent.

<b>Table III.2.48</b>	
<b>Are there any utilities included with the rent?</b>	
Beatrice	
2017 Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	10
No	8
<b>% Offering Utilities</b>	<b>55.6%</b>

The type of utility included in the rent is shown in Table III.2.49. There were 3 respondents who included electricity, 3 respondents who included natural gas, 10 respondents who included water and sewer and 6 respondents included trash collection in the rent.

<b>Table III.2.49</b>	
<b>Which utilities are included with the rent?</b>	
Beatrice	
2017 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	3
Natural Gas	3
Water/Sewer	10
Trash Collection	6

Table III.2.50 shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 39 persons on the wait list.

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.2.51 most respondents indicated there was high need for the renovation of existing single-family units and high need for the renovation of existing apartment units.

<b>Table III.2.50</b> <b>Do you keep a waiting list?</b> Beatrice 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	13
<b>Waitlist Size</b>	<b>39</b>

<b>Table III.2.51</b> <b>How would you rate the need for renovation of existing units in the city?</b> Beatrice city 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	2	2	2	1
Moderate Need	2	2	2	2
High Need	4	5	4	4
Extreme Need	2	2	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.2.52 most respondents indicated there was high need for the construction of new single-family units and high need for the construction of new apartment units.

<b>Table III.2.52</b> <b>How would you rate the need for construction of new units in the city?</b> Beatrice 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	2
Low Need	3	3	3	3
Moderate Need	2	3	2	2
High Need	6	6	5	4
Extreme Need	0	0		