

**VOLUME III:
BELLEVUE**

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Bellevue

DEMOGRAPHICS

Population Estimates

Table III.3.1, at right shows the population for the City of Bellevue. As can be seen, the population in Bellevue increased from 50,137 persons in 2010 to 53,505 person in 2016, or by 6.7 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 Bellevue. Although a city may span several counties, for the county level data pieces, Sarpy County was selected. For a more in-depth county level view, please refer to Sarpy County in Volume II of this profile.

Sarpy 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 Sarpy County increased from 562 persons in 2015 to 818 persons in 2016, with an additional net movement of 203 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.3.2.

Year	Population	Percent Yearly Change
2000	44,382	.
2001	50,700	14.2%
2002	50,342	-0.7%
2003	49,853	-1%
2004	50,061	0.4%
2005	50,091	0.1%
2006	50,051	-0.1%
2007	50,158	0.2%
2008	50,382	0.4%
2009	50,219	-0.3%
2010	50,137	-0.2%
2011	51,904	3.5%
2012	52,488	1.1%
2013	52,929	0.8%
2014	52,851	-0.1%
2015	53,146	0.6%
2016	53,505	0.7%



Table III.3.2			
Driver's Licenses Exchanged and Surrendered			
Sarpy County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	3,084	2,731	353
Calendar 2002	3,182	2,343	839
Calendar 2003	3,320	2,249	1,071
Calendar 2004	3,519	2,594	925
Calendar 2005	3,456	2,465	991
Calendar 2006	3,693	2,611	1,082
Calendar 2007	3,445	2,522	923
Calendar 2008	3,832	2,450	1,382
Calendar 2009	3,167	1,992	1,175
Calendar 2010	4,447	2,978	1,469
Calendar 2011	3,228	2,060	1,168
Calendar 2012	3,346	2,277	1,069
Calendar 2013	3,129	2,362	767
Calendar 2014	3,235	2,736	499
Calendar 2015	3,208	2,646	562
Calendar 2016	3,743	2,925	818
First Half of 2017	1,686	1,483	203

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.3.3, shows population by age for the 2000 and 2010 Census. The population changed by 13 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 35.8 percent to a total of 5,769 persons in 2010. Those aged 25 to 34 changed by 7.9 percent, and those aged under 5 changed by 15.4 percent.

Table III.3.3
Population by Age

Bellevue
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	3,152	7.1%	3,637	7.3%	15.4%
5 to 19	10,230	23%	10,935	21.8%	6.9%
20 to 24	3,317	7.5%	3,578	7.1%	7.9%
25 to 34	6,519	14.7%	7,037	14%	7.9%
35 to 54	12,905	29.1%	13,762	27.4%	6.6%
55 to 64	4,011	9%	5,419	10.8%	35.1%
65 or Older	4,248	9.6%	5,769	11.5%	35.8%
Total	44,382	100.0%	50,137	100.0%	13%

The elderly population is further explored in Table III.3.4. Those aged 65 to 66 changed by 21.3 percent between 2000 and 2010, resulting in a population of 796 persons. Those aged 85 or older changed by 60.8 percent during the same time period, and resulted in 500 persons over age 85 in 2010.

Table III.3.4
Elderly Population by Age

Bellevue
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	656	15.4%	796	13.8%	21.3%
67 to 69	914	21.5%	1,051	18.2%	15%
70 to 74	1,113	26.2%	1,581	27.4%	42%
75 to 79	825	19.4%	1,195	20.7%	44.8%
80 to 84	429	10.1%	646	11.2%	50.6%
85 or Older	311	7.3%	500	8.7%	60.8%
Total	4,248	100.0%	5,769	100.0%	35.8%

Population by race and ethnicity is shown in Table III.3.5 representing 81.5 percent of the white population in 2010. The black population changed by 11 percent, representing 6 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 2.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 128.5 percent between 2000 and 2010, compared to the 5.8 percent growth rate for non-Hispanics.

Table III.3.5
Population by Race and Ethnicity

Bellevue
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	38,092	85.8%	40,886	81.5%	7.3%
Black	2,719	6.1%	3,019	6%	11%
American Indian	223	0.5%	348	0.7%	56.1%
Asian	938	2.1%	1,157	2.3%	23.3%
Native Hawaiian/ Pacific Islander	49	0.1%	94	0.2%	91.8%
Other	1,235	2.8%	2,690	5.4%	117.8%
Two or More Races	1,126	2.5%	1,943	3.9%	72.6%
Total	44,382	100.0%	50,137	100.0%	13%
Hispanic	2,609	5.9%	5,962	11.9%	128.5%
Non-Hispanic	41,773	94.1%	44,175	88.1%	5.8%



Population by race and ethnicity through 2016 is shown in Table III.3.6. The white population represented 84.3 percent of the population in 2016, compared with black households accounting for 6.4 percent of the population. Hispanic households represented 14.6 percent of the population in 2016.

Table III.3.6 Population by Race and Ethnicity				
Bellevue 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	40,886	81.5%	44,670	84.3%
Black	3,019	6%	3,394	6.4%
American Indian	348	0.7%	294	0.6%
Asian	1,157	2.3%	1,386	2.6%
Native Hawaiian/ Pacific Islander	94	0.2%	164	0.3%
Other	2,690	5.4%	1,023	1.9%
Two or More Races	1,943	3.9%	2,062	3.9%
Total	50,137	100.0%	52,993	100.0%
Non-Hispanic	44,175	88.1%	45,275	85.4%
Hispanic	5,962	11.9%	7,718	14.6%

The population by race is broken down further by ethnicity in Table III.3.7. While the white non-Hispanic population changed by 3.7 percent between 2000 and 2010, the white Hispanic population changed by 123 percent. The black non-Hispanic population changed by 9.8 percent, while the black Hispanic population changed by 84.4 percent.

Table III.3.7 Population by Race and Ethnicity					
Bellevue 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	36,916	88.4%	38,264	86.6%	3.7%
Black	2,674	6.4%	2,936	6.6%	9.8%
American Indian	187	0.4%	258	0.6%	38%
Asian	933	2.2%	1,151	2.6%	23.4%
Native Hawaiian/ Pacific Islander	48	0.1%	91	0.2%	89.6%
Other	70	0.2%	82	0.2%	17.1%
Two or More Races	945	2.3%	1,393	3.2%	47.4%
Total Non-Hispanic	41,773	100.0%	44,175	100.0%	5.8%
Hispanic					
White	1,176	45.1%	2,622	44%	123%
Black	45	1.7%	83	1.4%	84.4%
American Indian	36	1.4%	90	1.5%	150%
Asian	5	0.2%	6	0.1%	20%
Native Hawaiian/ Pacific Islander	1	0%	3	0.1%	200%
Other	1,165	44.7%	2,608	43.7%	123.9%
Two or More Races	181	6.9%	550	9.2%	203.9%
Total Hispanic	2,609	100.0%	5,962	100.0%	5.8%
Total Population	44,382	100.0%	50,137	100.0%	13%



The change in race and ethnicity between 2010 and 2016 is shown in Table III.3.8. During this time, the total non-Hispanic population was 45,275 persons in 2016. The Hispanic population was 7,718.

Table III.3.8				
Population by Race and Ethnicity				
Bellevue				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	38,264	86.6%	38,496	85%
Black	2,936	6.6%	3,323	7.3%
American Indian	258	0.6%	265	0.6%
Asian	1,151	2.6%	1,355	3%
Native Hawaiian/ Pacific Islander	91	0.2%	164	0.4%
Other	82	0.2%	43	0.1%
Two or More Races	1,393	3.2%	1,629	3.6%
Total Non-Hispanic	44,175	100.0%	45,275	100.0%
Hispanic				
White	2,622	44%	6,174	80%
Black	83	1.4%	71	0.9%
American Indian	90	1.5%	29	0.4%
Asian	6	0.1%	31	0.4%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	2,608	43.7%	980	12.7%
Two or More Races	550	9.2%	433	5.6%
Total Hispanic	5,962	100.0	7,718	100.0%
Total Population	50,137	100.0%	52,993	100.0%

Households by type and tenure are shown in Table III.3.9. Family households represented 68.5 percent of households, while non-family households accounted for 31.5 percent. These changed from 69.9 and 30.1 percent, respectively.

Table III.3.9				
Household Type by Tenure				
Bellevue				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	13,371	69.9%	13,696	68.5%
Married-Couple Family	9,929	74.3%	9,820	71.7%
Owner-Occupied	8,211	82.7%	8,003	81.5%
Renter-Occupied	1,718	17.3%	1,817	18.5%
Other Family	3,442	25.7%	3,876	25.1%
Male Householder, No Spouse Present	949	27.6%	1,214	24.5%
Owner-Occupied	522	55%	556	45.8%
Renter-Occupied	427	45%	658	54.2%
Female Householder, No Spouse Present	2,493	72.4%	2,662	64.3%
Owner-Occupied	1,177	47.2%	1,256	47.2%
Renter-Occupied	1,316	52.8%	1,406	52.8%
Non-Family Households	5,771	30.1%	6,312	31.5%
Owner-Occupied	2,869	49.7%	2,993	47.4%
Renter-Occupied	2,902	50.3%	3,319	52.6%
Total	19,142	100.0%	20,008	100.0%



The group quarters population was 74 in 2010, compared to 223 in 2000. Institutionalized populations experienced a -69.3 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -64.8 percent change during this same time period.

Table III.3.10					
Group Quarters Population					
Bellevue					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	16	51.6%	.
Nursing Homes	101	100%	15	48.4%	-85.1%
Other Institutions	0	0%	0	0%	%
Total	101	100.0%	31	100.0%	-69.3%
Non-Institutionalized					
College Dormitories	29	23.8%	0	0%	-100%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	93	76.2%	43	100%	-53.8%
Total	122	100.0%	43	100.0%	-64.8%
Group Quarters Population	223	100.0%	74	100.0%	-66.8%

The number of foreign-born persons is shown in Table III.3.11. An estimated 3.6 percent of the population was born in Mexico, with 0.5 percent born in El Salvador, and another 0.4 percent were born in Vietnam.

Table III.3.11			
Place of Birth for the Foreign-Born Population			
Bellevue			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,883	3.6%
#2 country of origin	El Salvador	249	0.5%
#3 country of origin	Vietnam	230	0.4%
#4 country of origin	Germany	223	0.4%
#5 country of origin	Philippines	222	0.4%
#6 country of origin	Korea	183	0.3%
#7 country of origin	Kenya	153	0.3%
#8 country of origin	England	125	0.2%
#9 country of origin	Other Western Africa	124	0.2%
#10 country of origin	China excluding Hong Kong and Taiwan	117	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.3.12. An estimated 3.3 percent of the population speaks Spanish at home, followed by 0.4 percent speaking Vietnamese.

Table III.3.12 Limited English Proficiency and Language Spoken at Home Bellevue 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,645	3.3%
#2 LEP Language	Vietnamese	177	0.4%
#3 LEP Language	Korean	102	0.2%
#4 LEP Language	Other and unspecified languages	83	0.2%
#5 LEP Language	Chinese	75	0.2%
#6 LEP Language	Tagalog	71	0.1%
#7 LEP Language	Other Asian and Pacific Island languages	64	0.1%
#8 LEP Language	Other Indo-European languages	58	0.1%
#9 LEP Language	German or other West Germanic languages	36	0.1%
#10 LEP Language	French, Haitian, or Cajun	27	0.1%

Disability

The disability rate from the 2000 Census is shown in Table III.3.13. Some 15.1 percent of the population was disabled in 2000, or a total of 5,965 persons. The disability rate was highest for those over 65, with 33.8 percent disabled.

Table III.3.13 Disability by Age Bellevue 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	532	7.1%
16 to 64	4,073	14.5%
65 and older	1,360	33.8%
Total	5,965	15.1%

Table III.3.14 shows disability by type in 2000. There were 2,487 physical disabilities in 2000, some 2,458 employment disabilities, and 1,609 go-outside-home disabilities reported.

Table III.3.14 Total Disabilities Tallied: Aged 5 and Older Bellevue city 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,169
Physical disability	2,487
Mental disability	1,427
Self-care disability	634
Employment disability	2,458
Go-outside-home disability	1,609
Total	9,784



Disability by age, as estimated by the 2016 ACS, is shown in Table III.3.15. The disability rate for females was 11.7 percent, compared to 11.7 percent for males. The disability rate changed precipitously higher with age, with 46.7 percent of those over 75 experiencing a disability.

Table III.3.15 Disability by Age Bellevue 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	318	6.3%	196	4.3%	514	5.3%
18 to 34	530	7.7%	473	7.5%	1,003	7.6%
35 to 64	1,030	11.7%	1,257	12.8%	2,287	12.3%
65 to 74	606	31.4%	374	17.4%	980	24%
75 or Older	527	45.5%	770	47.5%	1,297	46.7%
Total	3,011	11.7%	3,070	11.7%	6,081	11.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.3.16. Some 5.9 percent have an ambulatory disability, 4.8 have an independent living disability, and 1.8 percent have a self-care disability.

Table III.3.16 Total Disabilities Tallied: Aged 5 and Older Bellevue 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,913	3.7%
Vision disability	1,199	2.3%
Cognitive disability	2,161	4.5%
Ambulatory disability	2,837	5.9%
Self-Care disability	855	1.8%
Independent living disability	1,875	4.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.3.17 and Table III.3.18. In 2016, some 26,174 persons were employed and 1,714 were unemployed. This totaled a labor force of 27,888 persons. The unemployment rate for Bellevue was estimated to be 6.1 percent in 2016.

Table III.3.17 Employment, Labor Force and Unemployment Bellevue 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	26,174
Unemployed	1,714
Labor Force	27,888
Unemployment Rate	6.1%



In 2016, 93.9 percent of households in Bellevue had a high school education or greater.

Table III.3.18	
High School or Greater Education	
Bellevue	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	18,787
Total Households	20,008
Percent High School or Above	93.9%

As seen in Table III.3.19, 27.9 percent of the population had a high school diploma or equivalent, another 38.5 percent have some college, 17.1 percent have a Bachelor's Degree, and 7.8 percent of the population had a graduate or professional degree.

Table III.3.19		
Educational Attainment		
Bellevue		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	3,428	8.7%
High School or Equivalent	11,022	27.9%
Some College or Associates Degree	15,207	38.5%
Bachelor's Degree	6,766	17.1%
Graduate or Professional Degree	3,070	7.8%
Total Population Above 18 years	39,493	100.0%

ECONOMICS

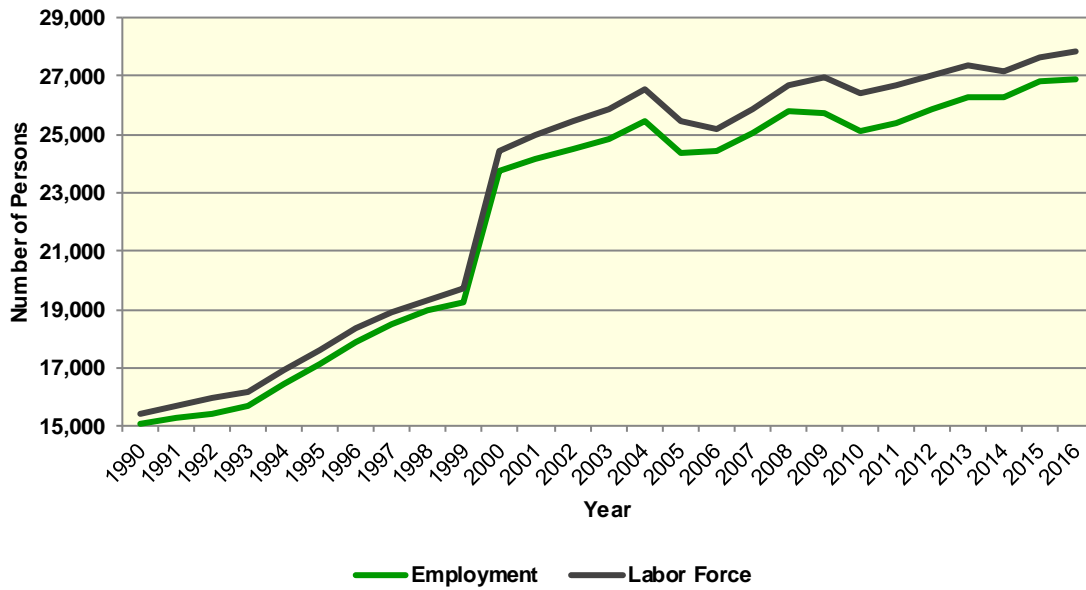
Labor Force

Table III.3.20, shows the labor force statistics for Bellevue from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2. The highest level of unemployment occurred during 2010 rising to a rate of 4.8. 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 Bellevue increased from 2.9 percent in 2015 to 3.2 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.3.20 Labor Force Statistics Bellevue 1990 - 2016 BLS Data					
Year	Bellevue city				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	370	15,044	15,414	2.4%	2.3%
1991	440	15,275	15,715	2.8%	2.7%
1992	509	15,434	15,943	3.2%	2.9%
1993	508	15,678	16,186	3.1%	2.8%
1994	484	16,438	16,922	2.9%	2.6%
1995	457	17,145	17,602	2.6%	2.6%
1996	459	17,904	18,363	2.5%	2.7%
1997	419	18,514	18,933	2.2%	2.5%
1998	389	18,940	19,329	2%	2.6%
1999	470	19,265	19,735	2.4%	2.8%
2000	694	23,722	24,416	2.8%	2.8%
2001	813	24,154	24,967	3.3%	3.1%
2002	975	24,491	25,466	3.8%	3.6%
2003	1,023	24,823	25,846	4%	3.9%
2004	1,100	25,428	26,528	4.1%	3.9%
2005	1,110	24,361	25,471	4.4%	3.8%
2006	797	24,419	25,216	3.2%	3.1%
2007	816	25,022	25,838	3.2%	3%
2008	878	25,777	26,655	3.3%	3.3%
2009	1,233	25,710	26,943	4.6%	4.6%
2010	1,271	25,151	26,422	4.8%	4.6%
2011	1,264	25,418	26,682	4.7%	4.4%
2012	1,147	25,901	27,048	4.2%	4%
2013	1,062	26,276	27,338	3.9%	3.8%
2014	917	26,258	27,175	3.4%	3.3%
2015	802	26,831	27,633	2.9%	3%
2016	891	26,928	27,819	3.2%	3.2%

Diagram III.3.1, shows the employment and labor force for Bellevue. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 26,928 persons, with the labor force reaching 27,819, indicating there were a total of 891 unemployed persons.

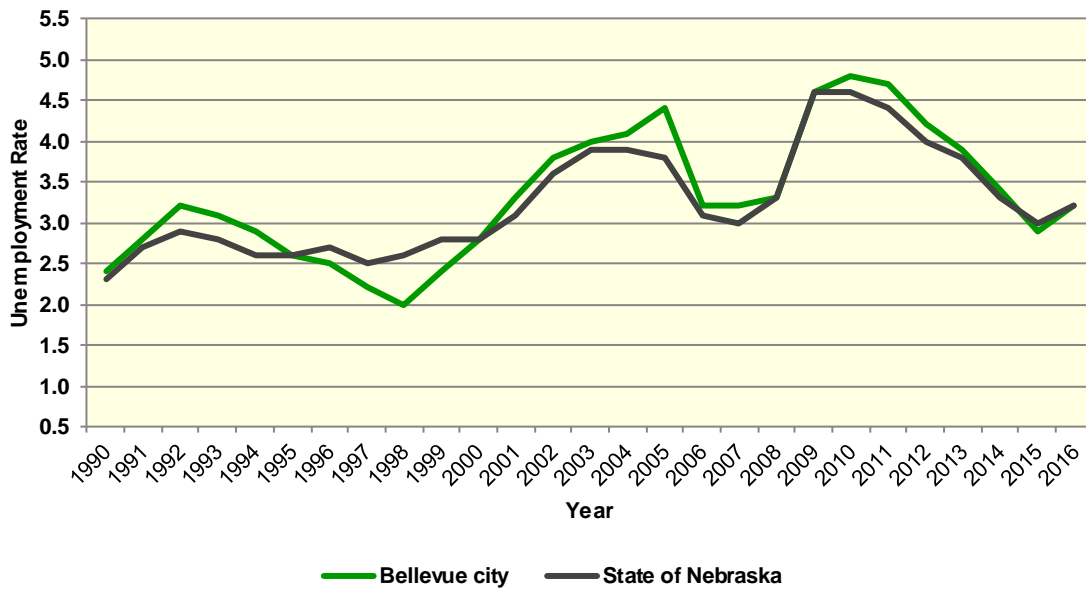
Diagram III.3.1
Employment and Labor Force
 Bellevue
 1990 – 2016 BLS Data



Unemployment

Diagram III.3.2, shows the unemployment rate for both the State and Bellevue. During the 1990’s the average rate for Bellevue was 2.6, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.7, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.9. Over the course of the entire period Bellevue had an average unemployment rate higher than the state, 3.4 percent for Bellevue, versus 3.3 percent statewide.

Diagram III.3.2
Annual Unemployment Rate
 Bellevue
 1990 – 2016 BLS Data



Sarpy 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.3.3, shows real average earnings per job for Sarpy County from 1990 to 2016. Over this period the average earnings per job for Bellevue was 47,348 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram III.3.3
Real Average Earnings Per Job
 Sarpy County
 BEA Data 1990 - 2016

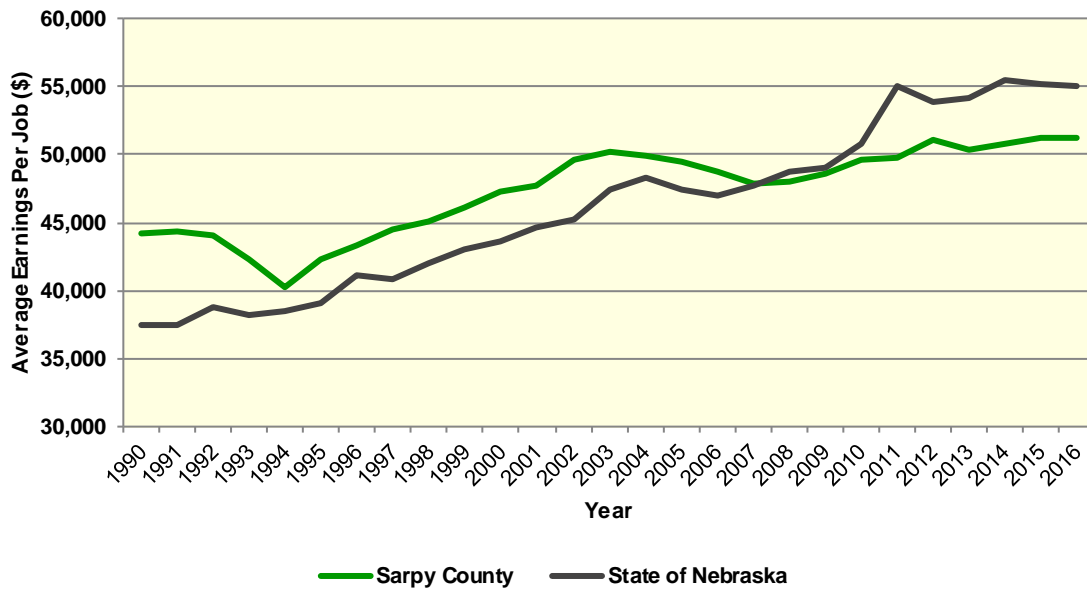
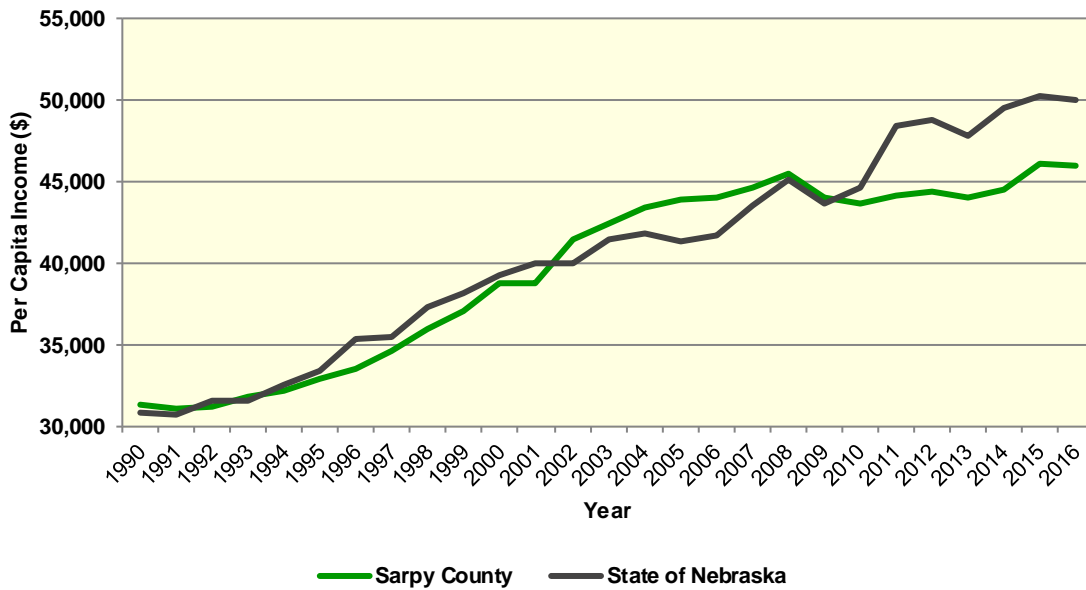


Diagram III.3.4, shows real per capita income Bellevue from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Bellevue was 39,702 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.3.4
Real Per Capita Income
 Bellevue
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Sarpy County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 5.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 8.2 percent over the period. In 2016 there were 17,550 returns for AGIs of \$100,000 or more. Table III.3.21 presents AGI distribution for the years 2000 through 2016.

Table III.3.21
Income Tax Returns by Adjusted Gross Income
 Sarpy 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 ⁶
2000	9,973	3,091	6,987	5,619	6,393	8,839	5,071	3,796	328	50,097
2001	9,663	3,120	6,836	5,869	6,518	8,995	5,382	3,821	289	50,493
2002	9,678	3,395	7,016	5,919	6,683	9,253	5,667	4,126	296	52,033
2003	9,236	3,526	6,762	5,998	6,941	9,641	6,075	4,774	339	53,292
2004	9,089	3,357	6,860	6,102	7,062	9,807	6,766	5,819	416	55,278
2005	8,189	3,002	5,784	5,271	6,333	9,333	6,783	6,251	492	51,438
2006	8,913	3,606	7,133	6,347	7,418	10,045	7,597	7,712	602	59,373
2007	9,433	3,699	7,197	6,240	7,576	10,260	8,017	9,031	712	62,165
2008	9,528	3,867	7,578	6,899	7,868	10,649	8,389	9,973	688	65,439
2009	9,104	4,055	7,465	6,743	8,190	10,488	8,318	10,366	647	65,376
2010	8,905	4,255	7,675	6,818	8,196	10,529	8,394	11,006	779	66,557
2011	9,335	4,303	7,951	6,944	8,088	10,406	8,466	11,817	872	68,182
2012	9,237	4,284	8,042	6,871	8,215	10,532	8,486	12,745	1,053	69,465
2013	9,283	4,213	7,825	7,074	8,263	10,548	8,565	13,411	1,142	70,324
2014	9,402	4,200	7,865	7,287	8,485	10,775	8,451	14,515	1,304	72,284
2015	9,422	4,142	7,925	7,455	8,726	10,941	8,697	15,541	1,447	74,296
2016	9,381	4,123	7,805	7,725	8,873	11,067	8,925	15,994	1,556	75,449

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 increase from 9,188 in 2010 to 10,294 in 2016, with the poverty rate reaching 5.8 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.3.22 presents poverty data for Sarpy County.

The rate of poverty for Bellevue is shown in Table III.3.23. In 2016, there were an estimated 5,770 persons living in poverty. This represented a 11 percent poverty rate, compared to 5.9 percent poverty in 2000. In 2016, some 13.5 percent of those in poverty were under age 6, and 6.8 percent were 65 or older.

Table III.3.22
Persons in Poverty
 Sarpy County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	5,340	4.3%
2001	5,914	4.6%
2002	6,644	5%
2003	7,369	5.4%
2004	7,462	5.4%
2005	6,973	5.1%
2006	7,339	5.2%
2007	8,999	6.2%
2008	7,971	5.4%
2009	7,996	5.3%
2010	9,188	5.8%
2011	10,632	6.6%
2012	12,597	7.7%
2013	10,560	6.3%
2014	8,991	5.3%
2015	10,095	5.8%
2016	10,294	5.8%

⁶ 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.



Table III.3.23				
Poverty by Age				
Bellevue				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	333	12.9%	778	13.5%
6 to 17	689	26.7%	1,327	23%
18 to 64	1,400	54.3%	3,270	56.7%
65 or Older	154	6%	395	6.8%
Total	2,576	100.0%	5,770	100.0%
Poverty Rate	5.9%	.	11%	.

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 Bellevue increased from 129 authorizations in 2015 to 133 in 2016.

The real value of single-family building permits increased from \$280,356 in 2015 to \$287,220 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.3.24.

Table III.3.24
Building Permits and Valuation
 Bellevue
 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	219	4	17	42	282	50,082	26,907
1981	95	0	0	0	95	61,233	0
1982	210	0	11	0	221	45,888	0
1983	241	16	23	48	328	52,479	15,883
1984	237	2	0	8	247	49,253	20,344
1985	223	2	3	16	244	76,478	22,148
1986	277	12	20	182	491	103,645	49,250
1987	204	8	4	44	260	105,265	51,694
1988	192	0	0	152	344	99,324	45,609
1989	256	6	4	45	311	90,683	42,956
1990	161	4	4	72	241	95,917	29,841
1991	237	0	0	0	237	113,329	0
1992	131	0	0	24	155	133,492	50,630
1993	163	2	0	98	263	143,127	78,994
1994	186	0	0	72	258	126,577	63,117
1995	198	0	0	104	302	128,379	52,497
1996	232	0	0	336	568	138,018	61,696
1997	298	0	0	132	430	153,354	70,503
1998	291	4	0	18	313	141,869	109,559
1999	423	10	0	232	665	138,001	92,262
2000	378	0	3	251	632	142,789	71,146
2001	300	0	0	81	381	151,434	77,610
2002	397	0	0	64	461	169,232	70,745
2003	488	2	0	127	617	208,142	102,135
2004	342	0	0	0	342	227,148	0
2005	331	8	0	44	383	242,768	101,424
2006	317	2	0	18	337	226,819	114,547
2007	354	0	8	240	602	218,856	103,000
2008	443	0	0	120	563	246,903	245,579
2009	473	0	0	30	503	179,532	106,281
2010	137	0	0	0	137	234,238	0
2011	104	0	0	0	104	239,497	0
2012	180	0	0	160	340	255,807	136,774
2013	183	4	0	18	205	280,043	122,125
2014	121	4	0	290	415	296,862	152,060
2015	129	4	0	0	133	280,356	0
2016	133	4	0	0	137	287,220	0

Diagram III.3.5 Single-Family Permits

Bellevue
Census Bureau Data, 1980–2016

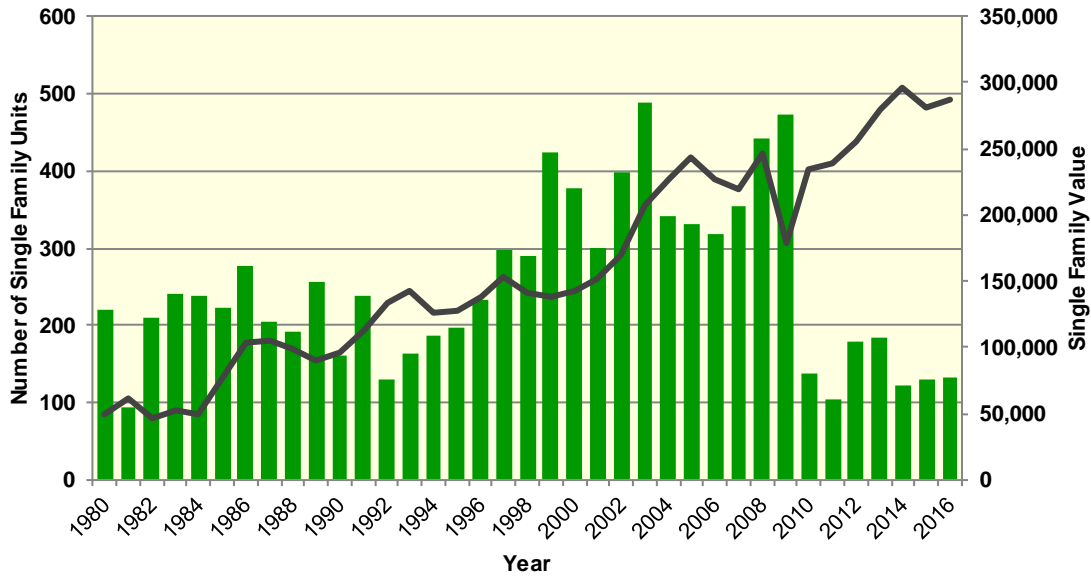
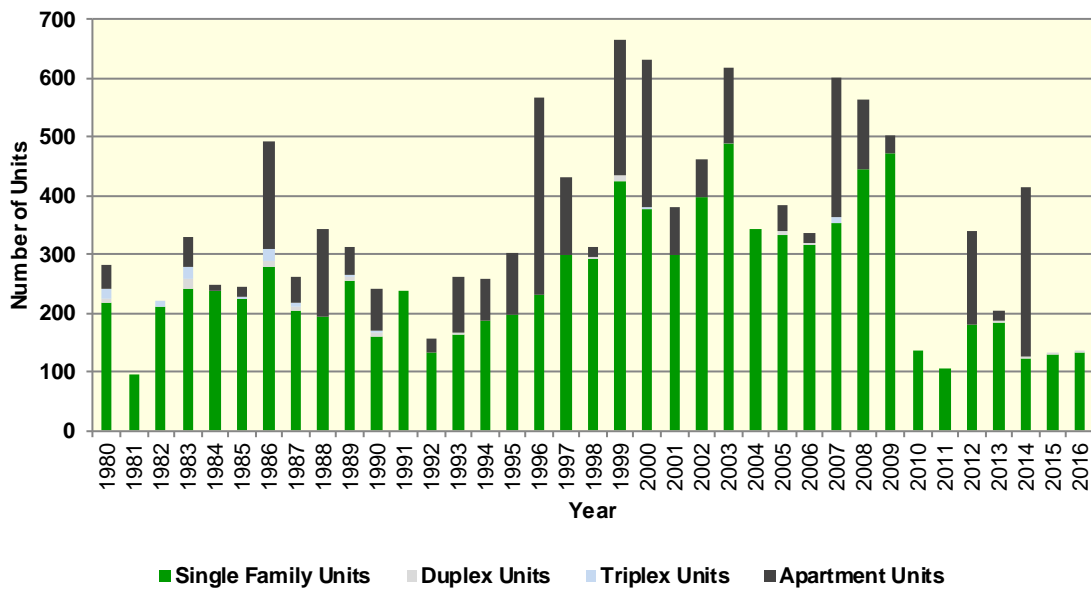


Diagram III.3.6 Total Permits by Unit Type

Bellevue
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.3.25. In 2016, there were 21,150 housing units, up from 17,450 in 2000. Single-family units accounted for 73.9 percent of units in 2016, compared to 73.8 in 2000. Apartment units accounted for 20.8 percent in 2016, compared to 20.3 percent in 2000.

Table III.3.25 Housing Units by Type Bellevue 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,872	73.8%	15,631	73.9%
Duplex	192	1.1%	130	0.6%
Tri- or Four-Plex	380	2.2%	570	2.7%
Apartment	3,549	20.3%	4,397	20.8%
Mobile Home	451	2.6%	414	2%
Boat, RV, Van, Etc.	6	0%	8	0%
Total	17,450	100.0%	21,150	100.0%

Some 93 percent of housing was occupied in 2010, compared to 97.1 percent in 2000. Owner-occupied housing changed 14.2 percent between 2000 and 2010, ending with owner-occupied units representing 66.8 percent of units. Vacant units changed by 188.6 percent, resulting in 1,449 vacant units in 2010.

Table III.3.26 Housing Units by Tenure Bellevue 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	16,937	97.1%	19,142	93%	13%
Owner-Occupied	11,192	66.1%	12,779	66.8%	14.2%
Renter-Occupied	5,745	33.9%	6,363	33.2%	10.8%
Vacant Housing Units	502	2.9%	1,449	7%	188.6%
Total Housing Units	17,439	100.0%	20,591	100.0%	18.1%

Table III.3.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 21,150 housing units. An estimated 64 percent were owner-occupied, and 5.4 percent were vacant.

Table III.3.27 Housing Units by Tenure Bellevue 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	19,142	93%	20,008	94.6%
Owner-Occupied	12,779	66.8%	12,808	64%
Renter-Occupied	6,363	33.2%	7,200	36%
Vacant Housing Units	1,449	7%	1,142	5.4%
Total Housing Units	20,591	100.0%	21,150	100.0%



Households by household size are shown in Table III.3.28. There were a total of 19,142 households in 2010, up from 16,937 in 2000. One person households changed by 18.3 percent between 2000 and 2010, while two person households changed by 10.9 percent. Three and four person households changed by 12.5 and 6.2 respectively, representing 17.7 percent and 13.7 percent of the population in 2010.

Table III.3.28					
Households by Household Size					
Bellevue					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,936	23.2%	4,658	24.3%	18.3%
Two Persons	5,723	33.8%	6,344	33.1%	10.9%
Three Persons	3,006	17.7%	3,381	17.7%	12.5%
Four Persons	2,467	14.6%	2,619	13.7%	6.2%
Five Persons	1,251	7.4%	1,312	6.9%	4.9%
Six Persons	377	2.2%	506	2.6%	34.2%
Seven Persons or More	177	1%	322	1.7%	81.9%
Total	16,937	100.0%	19,142	100.0%	13%

Households by income is shown in Table III.3.29. Households earning more than \$100,000 per year represented 21.3 percent of households in 2016, compared to 8.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.5 percent of households in 2010, compared to 26.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.4 percent of households in 2016, compared to 8.6 percent in 2000.

Table III.3.29				
Households by Income				
Bellevue				
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	1,463	8.6%	1,689	8.4%
\$15,000 to \$19,999	776	4.6%	809	4%
\$20,000 to \$24,999	1,167	6.9%	818	4.1%
\$25,000 to \$34,999	2,315	13.6%	2,250	11.2%
\$35,000 to \$49,999	3,279	19.3%	2,956	14.8%
\$50,000 to \$74,999	4,513	26.5%	4,298	21.5%
\$75,000 to \$99,999	1,985	11.7%	2,926	14.6%
\$100,000 or More	1,509	8.9%	4,262	21.3%
Total	17,007	100.0%	20,008	100.0%

Table III.3.30 shows households by year home built. Housing units built between 2000 and 2009, account for 7.1 percent and those built in 2010 or later accounted for 1.7 percent of households. Households built in the 1970's, 1980's, and 1990's account for 25.6 percent, 18.2 percent, and 12, respectively. Housing units built prior to 1939 represented 3.8 percent of households in 2016.

Table III.3.30				
Households by Year Home Built				
Bellevue				
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	876	5.2%	756	3.8%
1940 to 1949	825	4.9%	747	3.7%
1950 to 1959	2,292	13.5%	2,011	10.1%
1960 to 1969	3,999	23.6%	3,588	17.9%
1970 to 1979	5,133	30.3%	5,113	25.6%
1980 to 1989	2,276	13.4%	3,642	18.2%
1990 to 1999	1,565	9.2%	2,391	12%
2000 to 2009	.	.	1,429	7.1%
2010 or Later	.	.	331	1.7%
Total	16,966	100.0%	20,008	100.0%

The distribution of unit types by race are shown in Table III.3.31. An estimated 76.4 percent of white households occupy single-family homes, while 65.2 percent of black households do. Some 18.6 percent of white households occupy apartments, while 33.4 percent of black households do. An estimated 58.5 percent of Asian, and 84.8 percent of American Indian households occupy single-family homes.

Table III.3.31							
Distribution of Units in Structure by Race							
Bellevue							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.4%	65.2%	84.8%	58.5%	100%	76.1%	57.4%
Duplex	0.6%	0%	15.2%	5.3%	0%	0%	0%
Tri- or Four-Plex	2.4%	1.5%	0%	1.8%	0%	0%	9.7%
Apartment	18.6%	33.4%	0%	32.5%	0%	23.9%	31.3%
Mobile Home	2%	0%	0%	1.8%	0%	0%	1.6%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.3.32. An estimated 61.3 percent of vacant units were for rent in 2010, a 261 percent change since 2000. In addition, some 15.1 percent of vacant units were for sale, a change of 148.9 percent between 2000 and 2010. “Other” vacant units represented 16.2 percent of vacant units in 2010. This is a change of 150 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.

Table III.3.32					
Disposition of Vacant Housing Units					
Bellevue					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	246	49%	888	61.3%	261%
For Sale	88	17.5%	219	15.1%	148.9%
Rented or Sold, Not Occupied	52	10.4%	63	4.3%	21.2%
For Seasonal, Recreational, or Occasional Use	22	4.4%	44	3%	100%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	94	18.7%	235	16.2%	150%
Total	502	100.0%	1,449	100.0%	188.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.3.33. By 2016, for rent units accounted for 37.6 percent of vacant units, while for sale units accounted for 5.3 percent. "Other" vacant units accounted for 34.9 percent of vacant units, representing a total of 399 "other" vacant units.

Table III.3.33					
Disposition of Vacant Housing Units					
Bellevue					
2010 Census & 2016 Five-Year ACS Data					
Disposition	2010 Census		2016 Five-Year ACS		
	Units	% of Total	Units	% of Total	
For Rent	888	61.3%	429	37.6%	
For Sale	219	15.1%	60	5.3%	
Rented Not Occupied	27	1.9%	133	11.6%	
Sold Not Occupied	36	2.5%	77	6.7%	
For Seasonal, Recreational, or Occasional Use	44	3%	44	3.9%	
For Migrant Workers	0	0%	0	0%	
Other Vacant	235	16.2%	399	34.9%	
Total	1,449	100.0%	1,142	100.0%	

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.3.34. In 2016, an estimated 3.2 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

Table III.3.34 Overcrowding and Severe Overcrowding Bellevue 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	
Owner							
2000 Census	11,096	99.1%	92	0.8%	10	0.1%	11,198
2016 Five-Year ACS	12,472	97.4%	256	2%	80	0.6%	12,808
Renter							
2000 Census	5,483	95.1%	148	2.6%	137	2.4%	5,768
2016 Five-Year ACS	6,704	93.1%	387	5.4%	109	1.5%	20,008
Total							
2000 Census	16,579	97.7%	240	1.4%	147	0.9%	16,966
2016 Five-Year ACS	19,176	95.8%	643	3.2%	189	0.9%	20,008

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 29 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Bellevue. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.3.35 Households with Incomplete Plumbing Facilities Bellevue 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	16,931	19,979
Lacking Complete Plumbing Facilities	35	29
Total Households	16,966	20,008
Percent Lacking	0.2%	0.1%

There were 208 households lacking complete kitchen facilities in 2016, compared to 42 households in 2000. This was a change from 0.2 percent of households in 2000 to 1 percent in 2016.

Table III.3.36 Households with Incomplete Kitchen Facilities Bellevue 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	16,924	19,800
Lacking Complete Kitchen Facilities	42	208
Total Households	16,966	20,008
Percent Lacking	0.2%	1%

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 Bellevue, 16.5 percent of households had a cost burden and 10.9 percent had a severe cost burden. Some 22 percent of renters were cost burdened, and 18.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6 percent and a severe cost burden rate of 5.3 percent. Owner occupied households with a mortgage had a cost burden rate of 16.3 percent, and severe cost burden at 6.8 percent.

Table III.3.37
Cost Burden and Severe Cost Burden by Tenure

Bellevue
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	
Owner With a Mortgage									
2000 Census	6,696	82.7%	1,068	13.2%	336	4.1%	0	0%	8,100
2016 Five-Year ACS	6,997	75.7%	1,506	16.3%	629	6.8%	116	1.3%	9,248
Owner Without a Mortgage									
2000 Census	2,130	90.4%	144	6.1%	71	3%	11	0.5%	2,356
2016 Five-Year ACS	3,129	87.9%	214	6%	187	5.3%	30	0.8%	3,560
Renter									
2000 Census	3,923	68.2%	1,083	18.8%	520	9%	224	3.9%	5,750
2016 Five-Year ACS	4,010	55.7%	1,583	22%	1,356	18.8%	251	3.5%	7,200
Total									
2000 Census	12,749	78.7%	2,295	14.2%	927	5.7%	235	1.5%	16,206
2016 Five-Year ACS	14,136	70.7%	3,303	16.5%	2,172	10.9%	397	2%	20,008

Housing Problems by Income

Table III.3.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Sarpy County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

Table III.3.38
Median Family Income
Sarpy County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200



Table III.3.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,575 owner-occupied and 1,000 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 755 owner-occupied and 1,070 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 14,660 households without a housing problem.

Table III.3.39
Housing Problems by Income and Tenure

Bellevue
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	20	0	0	4	24
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	15	45	35	90	235
Housing cost burden greater than 50% of income (and none of the above problems)	370	255	100	15	15	755
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	95	270	690	295	225	1,575
Zero/negative income (and none of the above problems)	110	0	0	0	0	110
Has none of the 4 housing problems	85	330	1,245	1,350	7,740	10,750
Total	710	894	2,080	1,695	8,074	13,453
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	45	45	20	30	20	160
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	30	60	0	0	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	45	35	65	4	339
Housing cost burden greater than 50% of income (and none of the above problems)	750	255	65	0	0	1,070
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	135	575	230	35	25	1,000
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
Has none of the 4 housing problems	205	230	1,285	705	1,485	3,910
Total	1,410	1,180	1,695	835	1,534	6,654
Total						
Lacking complete plumbing or kitchen facilities	45	65	20	30	24	184
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	25	34	60	0	0	119
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	240	60	80	100	94	574
Housing cost burden greater than 50% of income (and none of the above problems)	1,120	510	165	15	15	1,825
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	230	845	920	330	250	2,575
Zero/negative income (and none of the above problems)	170	0	0	0	0	170
Has none of the 4 housing problems	290	560	2,530	2,055	9,225	14,660
Total	2,120	2,074	3,775	2,530	9,608	20,107



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.3.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Bellevue. The number of completed surveys remained unchanged from 62 in 2016 to 62 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.1 percentage points and was at 3.8 percent in 2017.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	21	2,620	10.6	17.9
2003	15	760	6.4	58.7
2004	15	629	6.5	20.7
2005	39	4,721	4.3	19.6
2006	35	3,974	6.2	25.2
2007	35	4,333	8.1	18.8
2008	53	4,623	5.4	25.6
2009	51	4,405	6.4	29
2010	46	4,748	5.9	31
2011	45	4,808	6.7	22.4
2012	70	6,537	3.4	20
2013	77	6,277	4	28.6
2014	79	7,274	3.1	31.5
2015	63	8,021	3.3	18.3
2016	62	6,519	3.7	18.3
2017	62	6,615	3.8	21.3

Table III.3.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 823 single-family units in Bellevue, with 25 of them available. This translates into a vacancy rate of 3 percent in Bellevue, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 5,225 apartment units reported in the survey, with 206 of them available, which resulted in a vacancy rate of 3.9 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 3.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	823	25	3%	3.7%
Apartments	5,225	206	3.9%	3.8%
Mobile Homes	77	5	6.5%	11.8%
"Other" Units	275	0	0%	.
Don't Know	215	16	7.4%	3.8%
Total	6,615	252	3.8%	3.5%

Table III.3.42, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 303 units. The most common apartment units were two bedroom units, with 961 units.

Table III.3.42 Rental Units by Number of Bedrooms Bellevue 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	4	767	0	0	.	771
Two	114	961	11	0	.	1,086
Three	303	151	8	0	.	462
Four	103	0	0	0	.	103
Don’t Know	299	3,346	58	275	215	4,193
Total	823	5,225	77	275	215	6,615

Table III.3.43 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 1 percent.

Table III.3.43 Single-Family Units by Number of Bedrooms Bellevue 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	4	0	0%
Two	114	2	1.8%
Three	303	3	1%
Four	103	1	1%
Don't know	299	19	6.4%
Total	823	25	3%

Table III.3.44 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 4.4 percent.

Table III.3.44 Apartment Units by Number of Bedrooms Bellevue 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	767	19	2.5%
Two	961	42	4.4%
Three	151	8	5.3%
Four	0	0	%
Don't know	3,346	137	4.1%
Total	5,225	206	3.9%

Average market-rate rents by unit type are shown in Table III.3.45. 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.

Table III.3.45					
Average Market Rate Rents by Number of Bedrooms					
Bellevue					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$701.5	\$	\$	\$701.5
One	\$757.5	\$729.3	\$	\$	\$732.6
Two	\$799	\$861.9	\$650	\$	\$836.3
Three	\$1,070.70	\$1,144.60	\$800	\$	\$1,086.00
Four	\$1,352.50	\$1,315.00	\$	\$	\$1,347.10
Don't know	\$1,250.00	\$723.3	\$	\$	
Total	\$1,117.90	\$832.5	\$725	\$	\$959.2

Table III.3.46 shows vacancy rates for single-family units by average rental rates for Bellevue. The most common rent for single-family units was \$1,250 to \$1,499 dollars and units in this price range had a vacancy rate of 4.1 percent.

Table III.3.46			
Single-Family Market Rate Rents by Vacancy Status			
Bellevue			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	0	0	%
\$750 to \$999	16	1	6.3%
\$1,000 to \$1,249	349	6	1.7%
\$1,250 to \$1,499	438	18	4.1%
Above \$1,500	10	0	0%
Missing	10	0	0%
Total	823	25	3%

The average rent and availability of apartment units is displayed in Table III.3.47. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 3.3 percent.

Table III.3.47 Apartment Market Rate Rents by Vacancy Status Bellevue 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	30	2	6.7%
\$500 to \$749	1,239	33	2.7%
\$750 to \$999	1,503	49	3.3%
\$1,000 to \$1,249	1,102	69	6.3%
\$1,250 to \$1,499	1	0	0%
Above \$1,500	0	0	%
Missing	1,350	53	3.9%
Total	5,225	206	3.9%

Respondents were asked if utilities are included in the rent and, as shown in Table III.3.48, 12 respondents, or 29.3 percent, included some sort of utility in the rent.

Table III.3.48 Are there any utilities included with the rent? Bellevue 2017 Survey of Rental Properties	
Period	Respondent
Yes	12
No	29
% Offering Utilities	29.3%

The type of utility included in the rent is shown in Table III.3.49. There were 4 respondents who included electricity, 4 respondents who included natural gas, 7 respondents who included water and sewer and 11 respondents included trash collection in the rent.

Table III.3.49 Which utilities are included with the rent? Bellevue 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	4
Water/Sewer	7
Trash Collection	11

Table III.3.50 shows the number of survey respondents who keep a waiting list. As can be seen, 17 respondents said they keep a waitlist, with an estimated 204 persons on the wait list.

Table III.3.50 Do you keep a waiting list? Bellevue 2017 Survey of Rental Properties	
Period	Respondent
Yes	17
No	25
Waitlist Size	204

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.3.51 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table III.3.51 How would you rate the need for renovation of existing units in the city? Bellevue 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	6
Low Need	9	9	9	9
Moderate Need	14	14	12	12
High Need	2	2	1	2
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.3.52 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table III.3.52 How would you rate the need for construction of new units in the city? Bellevue 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	15	15	15	15
Low Need	6	6	6	5
Moderate Need	5	5	5	4
High Need	3	3	2	3
Extreme Need	4	4	3	4

Local Commentary

Bellevue is located in Sarpy County, several miles south of Omaha and within the Omaha-Council Bluffs Metropolitan Area. Some of the largest industries in Bellevue are military and defense, with the Offutt Air Force Base and more than 30 defense companies employing thousands of employees.⁷

There are always business opening and closing in Bellevue. Recently, there has been an expansion at Corwin, Great Southern Bank; Richmond Pointe has some new spaces and businesses coming on

⁷ Bellevue Chamber of Commerce, <http://bellevuenebraska.com/development/>



line such as Mackovica Physical Therapy, UMAMI Sushi restaurant and several others. Additionally, a 62 acre industrial site nearing certified shovel ready status and there are hopes that this will serve as a catalyst to a 1000 acre rail serve park development. At the corner of Cornhusker Rd and Fort Crook Rd Lockwood Development has commercial and retail development slated to break ground in 2018.

Employment has been steady this past year and there has been a slight increase in population. There has also been an increase in Single Family homes and Bellevue continues to see new developments. Additionally, there has been a broadening of the tax base and valuations have increased marginally each year. Currently, job creation and workforce development are key focus areas for Bellevue right now.



