

Lancaster County

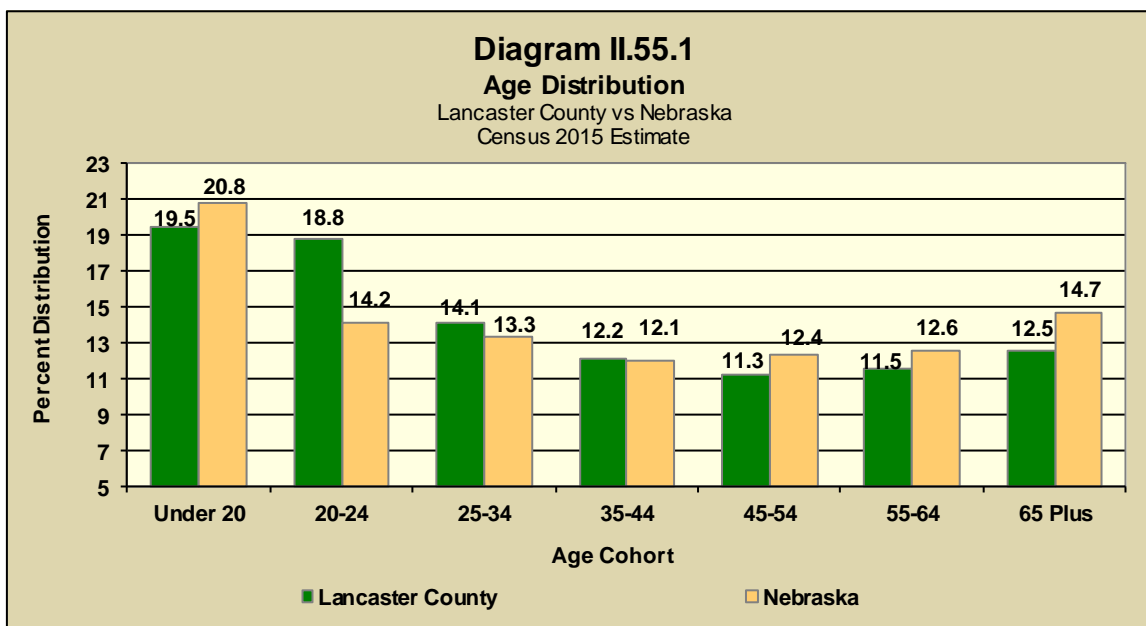
Summary

- Between 2010 and 2015, the county’s population increased by 7.4 percent or by 21,061 persons.
- Between 2010 and 2015, the Hispanic population increased by 23.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 4,426.
- In 2015, average earnings in the county was \$48,782 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 577 units.
- In 2015, the average real value of new single-family construction was \$209,603.
- In fiscal year 2016, the average price of an existing home was \$191,451.
- In a November 2016 rental survey, the average vacancy rate was 3.46 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Lancaster County’s population increased by 7.4 percent, or from 285,407 people to 306,468 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 52,026 in 2010 to 57,700 in 2015, an increase of 10.9 percent. The number of people from 25 to 34 years of age decreased by 1.5 percent, and those aged between 35 and 44 increased by 8.6 percent. As shown in Diagram II.55.1, people younger than 25 represented 38.3 percent of the population in 2015, while individuals aged 55 and older represented 24.1 percent of the population in Lancaster County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population increased by 5.5 percent, while the black population increased by 20.3 percent. The Hispanic population of any race changed from 16,685 to 20,546 or by 23.1 percent. Table II.55.1, below, presents the details of these population variations.

Subject	Nebraska			Lancaster County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	285,407	306,468	7.4%
Age						
Under 14 years	383,542	394,263	2.8%	55,797	59,776	7.1%
15 to 24 years	258,206	268,848	4.1%	52,026	57,700	10.9%
25 to 34 years	245,176	252,533	3.0%	43,940	43,297	-1.5%
35 to 44 years	220,838	228,643	3.5%	34,313	37,255	8.6%
45 to 54 years	258,726	234,477	-9.4%	36,970	34,620	-6.4%
55 to 64 years	213,176	238,715	12.0%	31,260	35,395	13.2%
65 & over	246,677	278,711	13.0%	31,101	38,425	13.2%
Race						
White	1,649,264	1,689,616	2.4%	255,284	269,250	5.5%
Black	85,971	93,900	9.2%	10,342	12,445	20.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	2,559	2,927	14.4%
Asian	33,322	44,479	33.5%	10,110	13,233	30.9%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	181	382	111.0%
Two or More Races	32,305	39,365	21.9%	6,931	8,231	18.8%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	16,685	20,546	23.1%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.55.2, at right, from April 2000 to July 2009, Lancaster County’s natural increase was estimated to be 21,536 people. Lancaster County experienced net in-migration from 2000–2009, with 9,704 persons having arrived during that period.⁵⁷ The 2015 population estimates showed a natural increase of 11,129 persons and a net in-migration of 9,932 persons since the 2010 Census. In total, Lancaster County’s population increased to 306,468 persons.

1980 Population	192,884
Natural Increase 80–90	16,935
Net Migration 80–90	3,822
1990 Population	213,641
Natural Increase 90–00	15,308
Net Migration 90–00	21,342
2000 Population	250,291
Natural Increase 00–09	21,536
Net Migration 00–09	9,704
2009 Population Estimate	281,531
2010 Population	285,407
Natural Increase 10–15	11,129
Net Migration 10–15	9,932
2015 Population Estimate	306,468

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 Lancaster County decreased from 797 persons in 2014 to 715 persons in 2015, with an additional net movement of 456 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.55.3.

⁵⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.55.3			
Driver's Licenses Exchanged and Surrendered			
Lancaster County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	4001	4473	-472
Calendar 2002	4336	3969	367
Calendar 2003	4085	3473	612
Calendar 2004	4136	4009	127
Calendar 2005	3980	4009	-29
Calendar 2006	4018	4077	-59
Calendar 2007	3642	3892	-250
Calendar 2008	3987	3556	431
Calendar 2009	3526	2879	647
Calendar 2010	5858	4371	1487
Calendar 2011	3989	2830	1159
Calendar 2012	4344	3179	1165
Calendar 2013	4088	3102	986
Calendar 2014	4195	3398	797
Calendar 2015	4205	3490	715
First Half of 2016	2070	1614	456

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 136,286 in 2014 to 139,613 in 2015, as shown in Table II.55.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Lancaster County increased by 3.8 percent from 54,846 in 2015 to 56,916 in 2016, as shown below in Table II.55.5. The number of school-age children 5 to 11 years of age increased from 29,577 in 2015 to 30,621 in 2016.

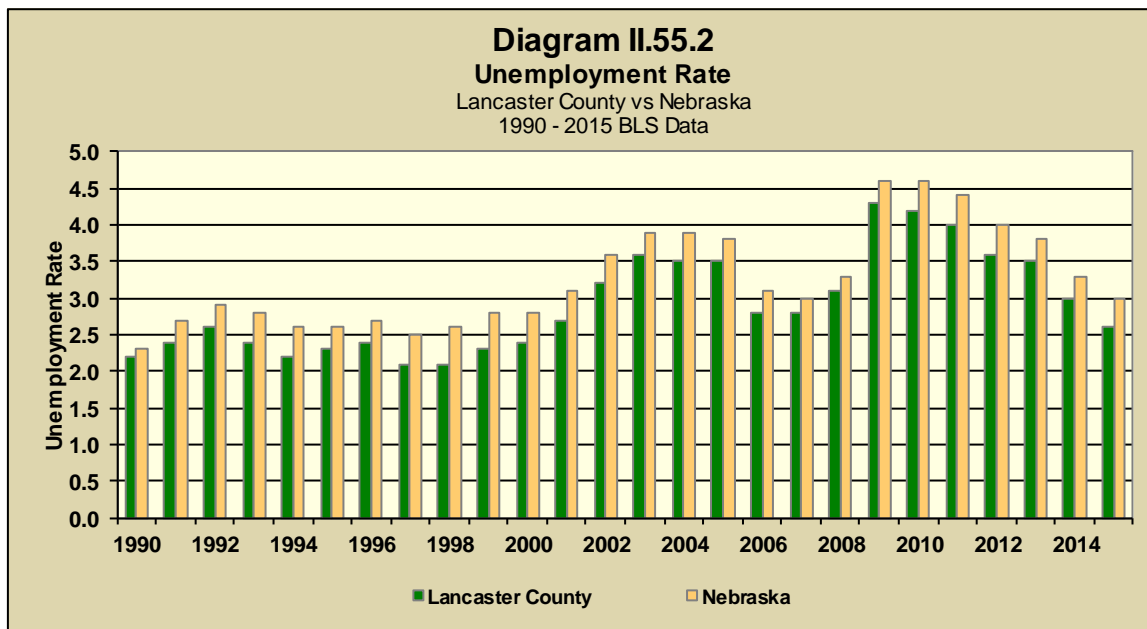
Table II.55.4	
Income Tax Returns	
Lancaster County	
1991–2015 DOR Data	
Year	Returns
1991	97,757
1992	101,278
1993	100,628
1994	103,526
1995	104,351
1996	106,694
1997	109,127
1998	111,496
1999	113,825
2000	115,853
2001	115,764
2002	117,244
2003	117,020
2004	119,442
2005	106,993
2006	123,477
2007	126,567
2008	129,513
2009	127,661
2010	128,529
2011	130,952
2012	133,026
2013	134,113
2014	136,286
2015	139,613

Table II.55.5				
School-Age Children				
Lancaster County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	23,160	5,613	13,855	42,628
1993	23,616	5,824	14,069	43,509
1994	23,503	6,071	13,740	43,314
1995	23,450	6,089	13,840	43,379
1996	23,532	6,278	14,268	44,078
1997	23,406	6,444	14,750	44,600
1998	23,258	6,434	15,071	44,763
1999	22,935	6,385	15,524	44,844
2000	22,695	6,290	16,025	45,010
2001	23,063	6,287	16,076	45,426
2002	23,107	6,222	16,061	45,390
2003	23,548	6,562	16,113	46,223
2004	23,539	6,442	16,261	46,242
2005	23,631	6,358	16,001	45,990
2006	23,827	6,315	16,024	46,166
2007	24,358	6,382	16,121	46,861
2008	24,888	6,359	16,211	47,458
2009	25,532	6,366	16,243	48,141
2010	26,272	6,312	16,052	48,636
2011	26,937	6,546	16,092	49,575
2012	27,323	7,058	15,963	50,344
2013	27,758	7,305	16,260	51,323
2014	28,214	7,186	16,840	52,240
2015	29,577	7,699	17,570	54,846
2016	30,621	8,131	18,164	56,916

ECONOMICS

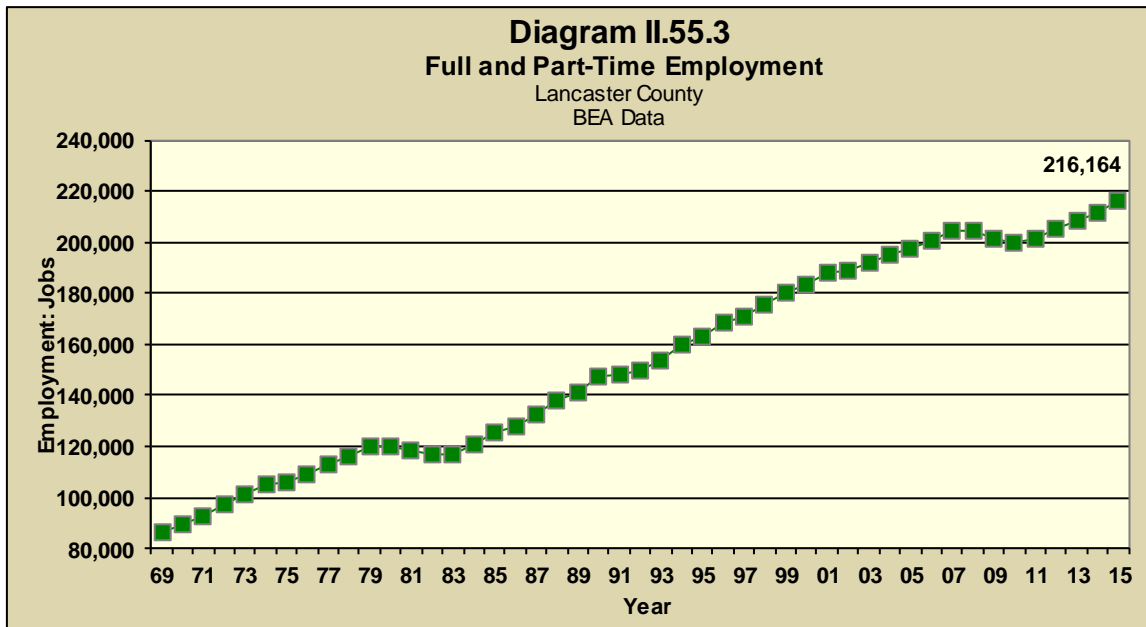
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Lancaster County, defined as the number of people working or actively seeking work, decreased from 168,454 in 2014 to 168,402 in 2015. The total number of people employed changed from 163,468 in 2014 to 164,009 in 2015. The unemployment rate for the county was 2.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.55.2, below.

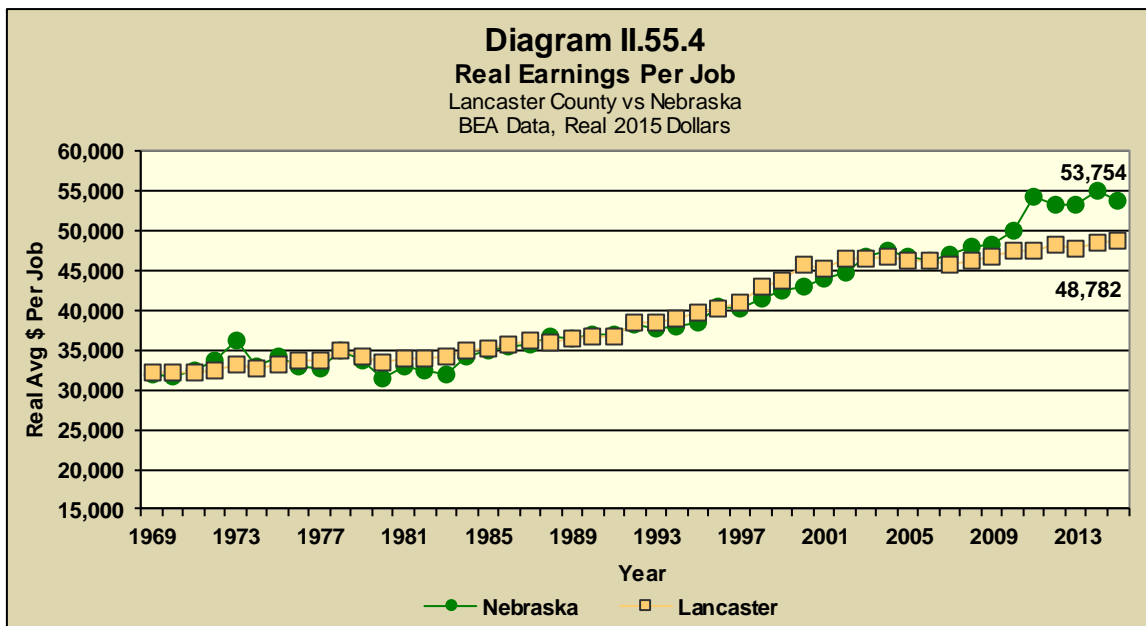


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 216,164 jobs in Lancaster County, an increase of 4,426 jobs since 2014. Diagram II.55.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.55.4, below, real average earnings per job in the county was \$48,782 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$13,501,983,000, an increase of 2.8 percent between 2014 and 2015. Table II.55.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.55.6
Total BEA Employment and Real Personal Income

Lancaster County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	2,784,304	186,602	-51,206	532,564	223,987	3,303,047	19,978	86,608	32,148
1970	2,857,502	188,840	-52,267	571,748	244,167	3,432,310	20,336	89,087	32,075
1971	2,980,393	202,561	-57,999	596,206	266,575	3,582,615	20,710	92,638	32,172
1972	3,145,867	223,652	-64,885	629,545	286,098	3,772,974	20,984	96,968	32,442
1973	3,371,735	276,174	-71,986	662,549	325,058	4,011,182	22,223	101,456	33,233
1974	3,432,820	298,072	-79,357	696,255	339,103	4,090,749	22,253	105,190	32,634
1975	3,495,260	293,145	-80,520	714,852	388,152	4,224,600	23,027	105,718	33,062
1976	3,686,380	317,575	-86,455	722,867	392,441	4,397,658	23,939	109,078	33,796
1977	3,808,379	331,069	-87,995	758,772	390,531	4,538,618	24,481	112,840	33,750
1978	4,046,436	357,929	-93,405	782,460	407,243	4,784,804	25,543	115,999	34,883
1979	4,094,825	381,555	-99,439	824,463	421,597	4,859,890	25,763	119,883	34,157
1980	3,999,489	374,772	-100,734	892,443	457,238	4,873,665	25,173	120,111	33,298
1981	4,006,106	400,061	-105,561	1,007,479	486,963	4,994,926	25,483	118,316	33,859
1982	3,957,293	401,959	-104,337	1,143,916	504,549	5,099,462	25,824	116,683	33,915
1983	3,999,685	411,678	-108,734	1,139,110	526,513	5,144,895	25,894	117,174	34,135
1984	4,236,215	450,119	-119,357	1,191,500	524,687	5,382,927	26,817	121,130	34,972
1985	4,405,108	478,493	-123,010	1,217,812	554,348	5,575,765	27,564	125,581	35,078
1986	4,565,162	513,707	-131,155	1,230,097	563,213	5,713,612	28,038	127,807	35,719
1987	4,793,226	540,665	-142,498	1,220,722	566,039	5,896,824	28,741	132,704	36,120
1988	4,982,241	585,743	-148,746	1,311,622	582,101	6,141,474	29,557	138,314	36,021
1989	5,153,313	604,008	-155,537	1,328,293	611,217	6,333,277	30,012	141,155	36,508
1990	5,379,645	651,908	-170,098	1,392,966	643,893	6,594,498	30,721	147,032	36,588
1991	5,452,577	665,581	-179,021	1,431,892	675,606	6,715,471	30,826	148,238	36,783
1992	5,734,286	683,975	-196,334	1,468,732	721,651	7,044,360	31,714	149,493	38,358
1993	5,899,311	705,986	-204,940	1,487,752	763,999	7,240,137	31,913	153,419	38,452
1994	6,218,015	745,089	-230,724	1,610,416	776,588	7,629,206	33,176	160,109	38,836
1995	6,481,384	767,040	-243,879	1,762,515	818,307	8,051,286	34,365	163,314	39,687
1996	6,773,386	797,619	-268,322	1,843,998	862,431	8,413,875	35,411	168,261	40,255
1997	6,982,010	835,550	-284,194	1,911,779	879,661	8,653,707	35,885	170,872	40,861
1998	7,544,286	891,844	-316,687	2,018,896	954,361	9,309,012	38,060	175,606	42,961
1999	7,890,194	924,899	-339,419	2,045,140	989,617	9,660,634	39,043	180,153	43,797
2000	8,379,982	960,541	-360,196	2,201,659	1,027,113	10,288,017	40,903	183,760	45,603
2001	8,480,957	971,517	-418,920	1,971,765	1,125,710	10,187,996	40,011	187,805	45,158
2002	8,800,415	1,005,716	-428,314	1,999,781	1,196,474	10,562,640	40,878	189,220	46,509
2003	8,911,534	1,018,222	-426,470	2,102,497	1,238,639	10,807,979	41,147	191,867	46,446
2004	9,095,160	1,031,749	-420,835	1,994,628	1,278,209	10,915,413	41,176	194,868	46,673
2005	9,133,622	1,052,011	-410,068	1,981,257	1,323,606	10,976,406	40,824	197,822	46,171
2006	9,242,610	1,081,955	-394,192	2,150,306	1,369,037	11,285,806	41,448	200,534	46,090
2007	9,349,144	1,087,692	-380,615	2,270,969	1,425,917	11,577,723	41,946	204,430	45,733
2008	9,464,257	1,090,148	-367,117	2,352,287	1,595,397	11,954,677	42,756	204,270	46,332
2009	9,388,670	1,076,801	-364,122	2,071,568	1,663,042	11,682,357	41,266	201,270	46,647
2010	9,458,633	1,100,805	-355,282	2,079,720	1,789,667	11,871,933	41,483	199,476	47,417
2011	9,532,624	976,949	-371,344	2,350,462	1,791,763	12,326,556	42,507	201,117	47,398
2012	9,880,653	989,353	-370,202	2,581,968	1,787,975	12,891,042	43,903	205,280	48,133
2013	9,966,488	1,134,541	-352,191	2,446,824	1,795,220	12,721,800	42,751	208,684	47,759
2014	10,270,291	1,176,862	-352,030	2,541,463	1,846,787	13,129,650	43,369	211,738	48,505
2015	10,544,956	1,214,813	-357,199	2,597,506	1,931,533	13,501,983	44,057	216,164	48,782

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 3.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 49.0 percent over the 2010 to 2015 period. Table II.55.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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 ⁵⁸
1991	26,599	10,970	17,755	12,840	14,192	10,508	2,693	1,828	372	97,757
1992	27,120	10,826	18,388	12,855	14,576	11,654	3,203	2,218	438	101,278
1993	26,052	10,481	18,126	12,815	14,446	12,250	3,529	2,467	462	100,628
1994	26,924	10,294	18,413	12,823	14,777	13,117	3,958	2,697	523	103,526
1995	25,843	10,245	18,606	13,221	14,641	13,669	4,467	3,088	571	104,351
1996	26,110	9,817	18,698	13,188	14,717	14,622	5,181	3,663	698	106,694
1997	25,717	9,325	18,957	13,324	14,971	15,652	5,921	4,432	828	109,127
1998	24,612	9,111	19,269	13,728	15,311	16,383	6,890	5,149	1,043	111,496
1999	24,628	8,708	19,104	14,276	15,310	17,128	7,479	6,044	1,148	113,825
2000	24,752	8,319	18,974	14,385	15,655	17,552	8,191	6,764	1,261	115,853
2001	24,354	7,979	18,449	14,884	15,778	18,093	8,448	6,684	1,095	115,764
2002	24,118	8,625	18,586	14,895	16,026	18,244	8,861	6,755	1,134	117,244
2003	22,636	9,094	18,179	15,023	16,059	18,187	9,254	7,400	1,188	117,020
2004	22,681	9,080	18,407	14,771	16,324	18,213	10,199	8,370	1,397	119,442
2005	19,373	7,457	14,867	12,782	14,692	17,302	10,131	8,911	1,478	106,993
2006	21,011	9,750	18,717	15,254	16,495	18,688	11,337	10,481	1,744	123,477
2007	22,091	9,322	18,098	15,180	16,524	19,039	12,090	12,233	1,990	126,567
2008	22,032	9,967	18,569	15,814	16,937	19,418	12,537	12,476	1,763	129,513
2009	21,554	9,961	18,438	15,482	16,746	19,061	12,183	12,587	1,649	127,661
2010	20,302	10,362	18,762	15,220	16,812	19,105	12,757	13,416	1,793	128,529
2011	21,202	10,567	18,390	15,598	16,745	19,017	12,965	14,452	2,016	130,952
2012	20,413	10,406	18,530	15,665	17,100	19,409	13,327	15,671	2,505	133,026
2013	20,070	10,070	18,561	15,601	17,520	19,369	13,544	16,917	2,461	134,113
2014	19,530	9,704	18,404	16,152	17,822	19,394	14,026	18,514	2,740	136,286
2015	19,295	9,834	18,368	16,681	18,670	19,787	14,313	19,746	2,919	139,613

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 40,409 in 2010 to 39,383 in 2015, with the poverty rate reaching 13.5 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.55.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	20,781	9.0
1999	21,879	9.1
2000	20,147	8.3
2001	21,127	8.6
2002	23,621	9.4
2003	23,867	9.5
2004	24,398	9.6
2005	27,615	11
2006	30,575	12
2007	28,521	10.9
2008	28,086	10.6
2009	40,594	15.2
2010	40,409	14.8
2011	40,144	14.5
2012	37,715	13.5
2013	41,799	14.8
2014	40,146	14.0
2015	39,383	13.5

⁵⁸ 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.

Business Establishments

The total number of business establishments in Lancaster County increased by 3789 between 1980 and 2014, at an annual rate of change of 1.9 percent, as reported by the Census Bureau and as presented in Table II.55.9, at right.⁵⁹ This compared to an average annual rate of change of 1.03 percent statewide. Lancaster County added 62 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 4.7 percent in Lancaster County between 2010 and 2015, from 120,875 to 126,503. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.55.10.

Year	Nebraska	Lancaster County
1980	37,727	4,322
1981	37,582	4,278
1982	37,500	4,400
1983	41,889	4,930
1984	43,151	5,137
1985	43,115	5,277
1986	42,538	5,266
1987	42,691	5,355
1988	43,134	5,466
1989	43,302	5,524
1990	43,749	5,624
1991	44,405	5,790
1992	45,269	5,882
1993	46,059	6,124
1994	46,640	6,252
1995	47,128	6,403
1996	47,607	6,404
1997	48,588	6,604
1998	48,655	6,696
1999	48,968	6,894
2000	49,623	7,127
2001	49,710	7,128
2002	50,259	7,252
2003	50,394	7,387
2004	50,928	7,563
2005	51,440	7,627
2006	51,906	7,730
2007	52,517	7,847
2008	52,152	7,811
2009	51,633	7,731
2010	51,886	7,780
2011	51,553	7,779
2012	52,294	7,938
2013	52,585	8,049
2014	52,991	8,111

Subject	Nebraska	% Growth Since Census	Lancaster County	% Growth Since Census
2000 Census	722,668	-	104,217	-
2010 Census	796,793	10.3%	120,875	16.0%
July 2011 Estimate	801,129	0.5%	121,722	0.7%
July 2012 Estimate	804,659	1.0%	122,519	1.4%
July 2013 Estimate	809,171	1.5%	123,508	2.2%
July 2014 Estimate	814,970	2.3%	124,812	3.3%
July 2015 Estimate	820,913	3.0%	126,503	4.7%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Lancaster County. As shown in Table II.55.11 on the following page, 4.9 percent of housing units, or 6,106, were vacant in 2015. Of the 117,667 housing units that were occupied in 2015, 59.4 percent, or 69,852, were owner-occupied and the remaining 40.6 percent were renter-occupied.

⁵⁹ Totals may not add due to rounding-off of county totals.

Table II.55.11				
Housing Units by Tenure				
Lancaster County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	113,373	93.8%	117,667	95.1%
Owner-Occupied	69,309	61.1%	69,852	59.4%
Renter-Occupied	44,064	38.9%	47,815	40.6%
Vacant Housing Units	7,502	6.2%	6,106	4.9%
Total Housing Units	120,875	100.0%	123,773	100.0%

As shown in Table II.55.12, below, there were 83,741 single family dwellings in 2015, which accounted for 67.7 percent of all housing units. Apartment units accounted for 24.3 percent of housing units, with 30,026 units. Mobile homes also accounted for an additional 1.9 percent of housing with 2,376 units.

Table II.55.12				
Housing Units by Type				
Lancaster County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁶⁰		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	80,570	68%	83,741	67.7%
Duplex	4,502	4%	4,153	3.4%
Tri- or Four-Plex	3,645	3%	3,444	2.8%
Apartment	27,808	23%	30,026	24.3%
Mobile Home	2,535	2%	2,376	1.9%
Boat, RV, Van, Etc.	136	0%	33	.0%
Total	119,196	100.0%	123,773	100.0%

Table II.55.13, below, shows the disposition of vacant housing units in Lancaster County. The 2015 five-year ACS shows 35.8 percent of vacant units were for rent, 12.2 percent were for sale, and 12.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 1,654 "other vacant" units, or 22.0 percent; this compared to 33.1 percent "other vacant" units in 2015.

Table II.55.13				
Disposition of Vacant Housing Units				
Lancaster County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	3,574	47.6%	2,183	35.8%
For Sale	1,280	17.1%	745	12.2%
Rented or Sold, Not Occupied	588	7.8%	782	12.8%
For Seasonal, Recreational, or Occasional Use	405	5.4%	374	6.1%
For Migrant Workers	1	0.0%	0	.0%
Other Vacant	1,654	22.0%	2,022	33.1%
Total	7,502	100.0%	6,106	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁶¹ In most years for which data are presented, single-

⁶⁰ Data unavailable in 2010 Census

⁶¹ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Lancaster County increased from 985 in 2014 to 1,042 in 2015 and the average value of construction was \$209,603 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 1,923 in 2014 to 2,500 in 2015. These changes in residential permit activity in the county compared to an increase in population of 56,177 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.55.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	853	52	24	142	1,071	102.10	72.50	38.00	40.20
1981	362	42	12	225	641	114.20	50.80	48.60	57.40
1982	199	12	8	34	253	115.30	61.60	47.10	40.70
1983	482	30	11	486	1,009	137.20	61.30	104.20	38.10
1984	546	40	28	677	1,291	129.90	82.30	46.00	38.50
1985	491	70	36	659	1,256	137.30	66.60	54.20	36.00
1986	663	98	24	456	1,241	146.20	69.60	34.90	32.20
1987	708	54	13	546	1,321	146.20	74.90	72.90	28.40
1988	867	38	28	778	1,711	138.90	71.20	33.00	34.90
1989	931	28	16	814	1,789	146.30	75.30	31.10	30.10
1990	971	54	14	1,031	2,070	143.70	75.90	66.00	31.30
1991	1,059	30	34	438	1,561	131.10	69.20	38.00	24.40
1992	1,151	42	8	225	1,426	152.30	76.60	50.40	17.40
1993	1,063	58	4	520	1,645	168.70	75.60	70.30	33.80
1994	1,153	36	12	754	1,955	167.20	68.10	42.80	44.30
1995	980	38	30	903	1,951	166.20	68.60	75.40	48.80
1996	1,047	76	8	1,190	2,321	171.30	75.50	41.80	44.50
1997	1,095	80	46	1,015	2,236	167.00	64.20	56.80	46.20
1998	1,274	60	8	797	2,139	182.70	73.90	50.70	48.70
1999	1,211	32	7	436	1,686	186.60	78.70	36.20	42.00
2000	1,312	42	.	343	1,697	178.30	84.20	.	41.50
2001	1,411	62	.	271	1,744	179.30	92.60	.	62.70
2002	1,536	72	.	296	1,904	180.1	90.1	.	63.6
2003	2,026	64	.	337	2,427	174.3	97.5	.	58.5
2004	2,001	62	7	546	2,616	196.1	102.1	72.1	58.9
2005	1,464	36	4	195	1,699	198.4	113.9	74.6	47.1
2006	1,122	24	4	198	1,348	203.1	110.0	68.3	47.2
2007	1,006	20	24	238	1,288	188.6	142.4	54.9	63.3
2008	647	60	4	83	794	189.3	119.3	88.5	76.0
2009	649	4	.	42	695	177.6	87.8	.	80.2
2010	615	40	12	312	979	195.3	86.1	102.2	55.4
2011	643	6	.	373	1,022	201.9	85.0	.	26.1
2012	820	4	.	386	1,210	203.2	120.0	.	34.4
2013	1,003	2	.	529	1,534	202.4	82.1	.	36.0
2014	985	4	.	934	1,923	200.3	101.0	.	94.9
2015	1,042	4	.	1,454	2,500	209.6	125.0	.	105.5

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 72,887 property transactions in Lancaster County. Of these, 70,622 were for single-family homes during this 18-year period, as shown in Table II.55.15.

Table II.55.15						
Residential Property Transactions						
Lancaster County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	4,577	0	52	560	190	5,379
2000	3,572	0	77	384	10	4,043
2001	2,987	3	43	284	0	3,317
2002	2,805	0	50	262	0	3,117
2003	2,924	2	57	289	0	3,272
2004	5,361	0	0	0	0	5,361
2005	5,276	0	0	0	0	5,276
2006	5,095	0	0	0	0	5,095
2007	4,506	0	0	0	0	4,506
2008	3,727	0	0	0	2	3,729
2009	3,197	0	0	0	0	3,197
2010	3,886	0	0	0	0	3,886
2011	2,556	0	0	0	0	2,556
2012	3,468	0	0	0	0	3,468
2013	4,017	0	0	0	0	4,017
2014	3,449	0	0	0	0	3,449
2015	4,815	0	0	0	0	4,815
2016	4,404	0	0	0	0	4,404
Total	70,622	5	279	1,779	202	72,887

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 9,222 single-family home property transactions for units built before 1930, 1.4 percent of units were of low quality and 44.9 percent were of fair quality. Conversely, of the 13,920 homes built from 2001 through 2010, .1 percent of units were of low quality and 1.6 percent of fair quality. Table II.55.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.55.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Lancaster County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	130	127	8	35	20	27	11	0	0	358
Fair	4,143	7,315	1,402	2,560	812	631	220	10	0	17,093
Average	4,742	5,279	3,387	6,719	4,747	9,098	11,641	2,401	0	48,014
Good	197	225	73	168	550	1,231	1,894	467	0	4,805
Very Good	10	5	1	5	37	123	148	15	0	344
Excellent	0	0	0	0	1	0	6	1	0	8
Missing	0	0	0	0	0	0	0	0	0	0
Total	9,222	12,951	4,871	9,487	6,167	11,110	13,920	2,894	0	70,622

In regard to the current condition of residential dwellings, of the same 9,222 single-family homes built before 1930, 10.0 percent of the homes were worn out or badly worn, and 73.4

percent were in average condition. Table II.55.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	28	471	1	0	0	0	0	0	0	500
Badly Worn	890	203	277	88	7	2	5	0	0	1,472
Average	6,771	7,654	2,872	6,019	3,944	6,217	3,795	16	0	37,288
Good	1,379	4,431	1,210	1,608	1,070	1,705	8,537	478	0	20,418
Very Good	128	182	494	1,538	132	410	1,365	2,321	0	6,570
Excellent	25	10	15	232	1,014	2,776	198	64	0	4,334
Missing	1	0	2	2	0	0	20	15	0	40
Total	9,222	12,951	4,871	9,487	6,167	11,110	13,920	2,894	0	70,622

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$156,359 to \$191,451, a total increase of 22.4 percent, as shown in Table II.55.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Lancaster County ranged from \$98,001 for homes built before 1930 to \$200,669 for homes built from 2001 to 2010, and \$253,790 for the newest homes built between 2011 and 2016.⁶² Homes built from 2011 through 2016 were also larger, averaging 1,615 square feet per unit. Table II.55.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	116,808
2000	116,211
2001	122,323
2002	121,769
2003	132,860
2004	146,729
2005	154,403
2006	156,817
2007	158,196
2008	158,974
2009	159,344
2010	156,359
2011	166,887
2012	163,709
2013	171,083
2014	175,347
2015	183,249
2016	191,451
Average	154,053

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁶³ (\$)
Before 1930	98,001	1,374	71.3
1931-1960	113,109	1,147	98.6
1961-1970	137,041	1,313	104.3
1971-1980	136,492	1,328	102.8
1981-1990	152,135	1,424	106.8
1991-2000	179,945	1,583	113.7
2001-2010	200,669	1,535	130.7
2011-2016	253,790	1,615	157
Average	152,896	1,402	109

⁶² When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

⁶³ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.55.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Lancaster County. The number of completed surveys decreased from 395 in 2015 to 348 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .5 percentage points and was at 3.46 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	59	12,755	3.3	14.2
2003	82	17,455	4.6	24.9
2004	96	20,268	8.0	33.9
2005	74	16,393	6.9	33.0
2006	76	16,814	5.5	32.4
2007	100	19,050	6.3	36.7
2008	156	19,100	4.9	31.5
2009	184	20,380	6.4	31.9
2010	219	24,404	3.4	24.8
2011	236	24,919	2.7	24.2
2012	299	26,963	2.5	20.2
2013	512	24,475	4.3	32.6
2014	471	26,339	3.7	26.3
2015	395	26,381	2.9	25
2016	348	23,007	3.5	23.8

Table II.55.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1,213 single family units in Lancaster County, with 25 of them available. This translates into a vacancy rate of 2.1 percent in Lancaster County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 16,918 apartment units reported in the survey, with 596 of them available, which resulted in a vacancy rate of 3.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1,213	25	2.1%	4.3%
Apartments	16,918	596	3.5%	2.9%
Mobile Homes	332	18	5.4%	2.0%
“Other” Units	63	0	.0%	.
Don't Know	4,481	156	3.5%	4.4%
Total	23,007	795	3.46%	3.4%

Table II.55.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 332 units. The most common apartment units were two bedroom units, with 3,125 units. Details for additional unit types are reported on the following page.

Table II.55.22						
Rental Units by Number of Bedrooms						
Lancaster County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	205	0	60	.	265
One	40	2,536	1	0	.	2,577
Two	174	3,125	79	0	.	3,378
Three	332	561	237	0	.	1,130
Four	204	129	0	0	.	333
Don’t Know	463	10,362	15	3	4,481	15,324
Total	1,213	16,918	332	63	4,481	23,007

Table II.55.23, at right, 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 2.1 percent.

Table II.55.23			
Single Family Units by Number of Bedrooms			
Lancaster County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	40	1	2.5%
Two	174	0	.0%
Three	332	7	2.1%
Four	204	4	2.0%
Don’t know	463	13	2.8%
Total	1,213	25	2.1%

Table II.55.24, below, 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 3.9 percent.

Table II.55.24			
Apartment Units by Number of Bedrooms			
Lancaster County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	205	15	7.3%
One	2,536	108	4.3%
Two	3,125	122	3.9%
Three	561	36	6.4%
Four	129	10	7.8%
Don’t know	10,362	305	2.9%
Total	16,918	596	3.5%

Average market-rate rents by unit type are shown in Table II.55.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.55.25					
Average Market Rate Rents by Number of Bedrooms					
Lancaster County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$539	\$	\$395	\$534
One	\$520	\$607	\$550	\$	\$599
Two	\$719	\$757	\$600	\$792	\$747
Three	\$973	\$1,015	\$848	\$947	\$993
Four	\$1,206	\$1,273	\$	\$	\$1,232
Don't know	\$939	\$776	\$377	\$	
Total	\$917	\$739	\$636	\$504	\$812

Table II.55.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.55.26					
Average Assisted Rate Rents by Number of Bedrooms					
Lancaster County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$362	\$	\$	\$362
Two	\$82	\$489	\$	\$	\$378
Three	\$468	\$348	\$	\$	\$408
Four	\$516	\$	\$	\$	\$516
Total	\$408	\$316	\$	\$	\$363

Table II.55.27, on the following page, shows vacancy rates for single family units by average rental rates for Lancaster County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 2.7 percent.

Table II.55.27 Single Family Market Rate Rents by Vacancy Status Lancaster County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	22	2	9.1%
\$500 to \$750	143	3	2.1%
\$750 to \$1,000	597	16	2.7%
\$1,000 to \$1,250	227	2	.9%
\$1,250 to \$1,500	45	0	.0%
Above \$1,500	22	0	.0%
Missing	157	2	1.3%
Total	1,213	25	2.1%

The average rent and availability of apartment units is displayed in Table II.55.28, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 3.1 percent.

Table II.55.28 Apartment Market Rate Rents by Vacancy Status Lancaster County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	870	26	3.0%
\$500 to \$750	4,732	64	1.4%
\$750 to \$1,000	5,111	159	3.1%
\$1,000 to \$1,250	1,838	231	12.6%
\$1,250 to \$1,500	381	18	4.7%
Above \$1,500	491	32	6.5%
Missing	3,495	66	1.9%
Total	16,918	596	3.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.55.29 below, 199 respondents, or 68.6 percent, included some sort of utility in the rent.

Table II.55.29 Are there any utilities included with the rent? Lancaster County 2016 Survey of Rental Properties	
Period	Respondent
Yes	199
No	91
% Offering Utilities	68.6%

The type of utility included in the rent is shown in Table II.55.30, below. There were 22 respondents who included electricity, 28 respondents who included natural gas, 170 respondents who included water and sewer and 173 respondents included trash collection in the rent.

Table II.55.30 Which utilities are included with the rent? Lancaster County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	22
Natural Gas	28
Water/Sewer	170
Trash Collection	173

Table II.55.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 79 respondents said they keep a waitlist, with an estimated 1,137 number of persons on the wait list.

Table II.55.31 Do you keep a waiting list? Lancaster County 2016 Survey of Rental Properties	
Period	Respondent
Yes	79
No	214
Waitlist Size	1,137

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.55.32 below, 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 II.55.32 How would you rate the need for renovation of existing units in the city? Lancaster County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	26	26	26	6
Low Need	42	42	42	11
Moderate Need	72	71	71	12
High Need	21	21	21	4
Extreme Need	15	15	15	4

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.55.33 on the following page, 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 II.55.33				
How would you rate the need for construction of new units in the city?				
Lancaster County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	106	107	107	19
Low Need	40	40	40	13
Moderate Need	25	25	25	3
High Need	12	12	12	3
Extreme Need	11	10	10	1