

**VOLUME III:
LEXINGTON**

NEBRASKA PROFILE

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Lexington

DEMOGRAPHICS

Population Estimates

Table III.17.1, at right shows the population for the City of Lexington. As can be seen, the population in Lexington decreased from 10,230 persons in 2010 to 10,004 person in 2016, or by -2.2 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 Lexington. Although a city may span several counties, for the county level data pieces, Dawson County was selected. For a more in-depth county level view, please refer to Dawson County in Volume II of this profile.

Dawson 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 Dawson County increased from 55 persons in 2015 to 115 persons in 2016, with an additional net movement of 60 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.17.2.

Year	Population	Percent Yearly Change
2000	10,011	.
2001	9,863	-1.5%
2002	9,819	-0.4%
2003	9,873	0.5%
2004	9,891	0.2%
2005	9,922	0.3%
2006	10,051	1.3%
2007	10,048	0%
2008	10,085	0.4%
2009	10,149	0.6%
2010	10,230	0.8%
2011	10,236	0.1%
2012	10,147	-0.9%
2013	10,156	0.1%
2014	10,105	-0.5%
2015	10,061	-0.4%
2016	10,004	-0.6%

Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	390	367	23
Calendar 2002	425	265	160
Calendar 2003	411	288	123
Calendar 2004	353	332	21
Calendar 2005	419	279	140
Calendar 2006	415	305	110
Calendar 2007	357	304	53
Calendar 2008	387	310	77
Calendar 2009	387	248	139
Calendar 2010	592	400	192
Calendar 2011	352	264	88
Calendar 2012	334	279	55
Calendar 2013	364	271	93
Calendar 2014	358	281	77
Calendar 2015	412	357	55
Calendar 2016	447	332	115
First Half of 2017	221	161	60



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.17.3, shows population by age for the 2000 and 2010 Census. The population changed by 2.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -9.3 percent to a total of 949 persons in 2010. Those aged 25 to 34 changed by -13.3 percent, and those aged under 5 changed by -2.7 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,021	10.2%	993	9.7%	-2.7%
5 to 19	2,565	25.6%	2,676	26.2%	4.3%
20 to 24	694	6.9%	742	7.3%	6.9%
25 to 34	1,601	16%	1,388	13.6%	-13.3%
35 to 54	2,524	25.2%	2,586	25.3%	2.5%
55 to 64	560	5.6%	896	8.8%	60%
65 or Older	1,046	10.4%	949	9.3%	-9.3%
Total	10,011	100.0%	10,230	100.0%	2.2%

The elderly population is further explored in Table III.17.4. Those aged 65 to 66 changed by 17.6 percent between 2000 and 2010, resulting in a population of 120 persons. Those aged 85 or older changed by -15.1 percent during the same time period, and resulted in 169 persons over age 85 in 2010.

Table III.17.4					
Elderly Population by Age					
Lexington					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	102	9.8%	120	12.6%	17.6%
67 to 69	132	12.6%	150	15.8%	13.6%
70 to 74	233	22.3%	203	21.4%	-12.9%
75 to 79	204	19.5%	166	17.5%	-18.6%
80 to 84	176	16.8%	141	14.9%	-19.9%
85 or Older	199	19%	169	17.8%	-15.1%
Total	1,046	100.0%	949	100.0%	-9.3%

Population by race and ethnicity is shown in Table III.17.5 representing 57.9 percent of the white population in 2010. The black population changed by 1440.9 percent, representing 6.6 percent of the population in 2010. The American Indian and Asian populations represented 1.2 and 1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 20.7 percent between 2000 and 2010, compared to the -17.2 percent growth rate for non-Hispanics.

Table III.17.5					
Population by Race and Ethnicity					
Lexington					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	6,427	64.2%	5,919	57.9%	-7.9%
Black	44	0.4%	678	6.6%	1440.9%
American Indian	117	1.2%	120	1.2%	2.6%
Asian	110	1.1%	102	1%	-7.3%
Native Hawaiian/ Pacific Islander	2	0%	36	0.4%	1700%
Other	3,081	30.8%	3,039	29.7%	-1.4%
Two or More Races	230	2.3%	336	3.3%	46.1%
Total	10,011	100.0%	10,230	100.0%	2.2%
Hispanic	5,121	51.2%	6,183	60.4%	20.7%
Non-Hispanic	4,890	48.8%	4,047	39.6%	-17.2%

Population by race and ethnicity through 2016 is shown in Table III.17.6. The white population represented 81.1 percent of the population in 2016, compared with black households accounting for 10.8 percent of the population. Hispanic households represented 61.4 percent of the population in 2016.

Table III.17.6				
Population by Race and Ethnicity				
Lexington				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,919	57.9%	8,180	81.1%
Black	678	6.6%	1,085	10.8%
American Indian	120	1.2%	130	1.3%
Asian	102	1%	0	0%
Native Hawaiian/ Pacific Islander	36	0.4%	0	0%
Other	3,039	29.7%	595	5.9%
Two or More Races	336	3.3%	100	1%
Total	10,230	100.0%	10,090	100.0%
Non-Hispanic	4,047	39.6%	3,895	38.6%
Hispanic	6,183	60.4%	6,195	61.4%

The population by race is broken down further by ethnicity in Table III.17.7. While the white non-Hispanic population changed by -31.5 percent between 2000 and 2010, the white Hispanic population changed by 53.2 percent. The black non-Hispanic population changed by 1928.1 percent, while the black Hispanic population changed by 141.7 percent.

Table III.17.7					
Population by Race and Ethnicity					
Lexington					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	4,635	94.8%	3,174	78.4%	-31.5%
Black	32	0.7%	649	16%	1928.1%
American Indian	76	1.6%	34	0.8%	-55.3%
Asian	102	2.1%	100	2.5%	-2%
Native Hawaiian/ Pacific Islander	1	0%	30	0.7%	2900%
Other	5	0.1%	14	0.3%	180%
Two or More Races	39	0.8%	46	1.1%	17.9%
Total Non-Hispanic	4,890	100.0%	4,047	100.0%	-17.2%
Hispanic					
White	1,792	35%	2,745	44.4%	53.2%
Black	12	0.2%	29	0.5%	141.7%
American Indian	41	0.8%	86	1.4%	109.8%
Asian	8	0.2%	2	0%	-75%
Native Hawaiian/ Pacific Islander	1	0%	6	0.1%	500%
Other	3,076	60.1%	3,025	48.9%	-1.7%
Two or More Races	191	3.7%	290	4.7%	51.8%
Total Hispanic	5,121	100.0%	6,183	100.0%	-17.2%
Total Population	10,011	100.0%	10,230	100.0%	2.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.17.8. During this time, the total non-Hispanic population was 3,895 persons in 2016. The Hispanic population was 6,195.

Table III.17.8				
Population by Race and Ethnicity				
Lexington				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	3,174	78.4%	2,759	70.8%
Black	649	16%	1,031	26.5%
American Indian	34	0.8%	52	1.3%
Asian	100	2.5%	0	0%
Native Hawaiian/ Pacific Islander	30	0.7%	0	0%
Other	14	0.3%	16	0.4%
Two or More Races	46	1.1%	37	0.9%
Total Non-Hispanic	4,047	100.0%	3,895	100.0%
Hispanic				
White	2,745	44.4%	5,421	87.5%
Black	29	0.5%	54	0.9%
American Indian	86	1.4%	78	1.3%
Asian	2	0%	0	0%
Native Hawaiian/ Pacific Islander	6	0.1%	0	0%
Other	3,025	48.9%	579	9.3%
Two or More Races	290	4.7%	63	1%
Total Hispanic	6,183	100.0	6,195	100.0%
Total Population	10,230	100.0%	10,090	100.0%

Households by type and tenure are shown in Table III.17.9. Family households represented 71.9 percent of households, while non-family households accounted for 28.1 percent. These changed from 73 and 27 percent, respectively.

Table III.17.9				
Household Type by Tenure				
Lexington				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,320	73%	2,348	71.9%
Married-Couple Family	1,713	73.8%	1,659	70.7%
Owner-Occupied	1,336	78%	1,305	78.7%
Renter-Occupied	377	22%	354	21.3%
Other Family	607	26.2%	689	25.9%
Male Householder, No Spouse Present	218	35.9%	200	31.6%
Owner-Occupied	112	51.4%	80	40%
Renter-Occupied	106	48.6%	120	60%
Female Householder, No Spouse Present	389	64.1%	489	56.5%
Owner-Occupied	178	45.8%	207	42.3%
Renter-Occupied	211	54.2%	282	57.7%
Non-Family Households	860	27%	919	28.1%
Owner-Occupied	365	42.4%	406	44.2%
Renter-Occupied	495	57.6%	513	55.8%
Total	3,180	100.0%	3,267	100.0%

The group quarters population was 137 in 2010, compared to 278 in 2000. Institutionalized populations experienced a -25.1 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -89.2 percent change during this same time period.



Table III.17.10					
Group Quarters Population					
Lexington					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	122	73.1%	95	76%	-22.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	45	26.9%	30	24%	-33.3%
Other Institutions	0	0%	0	0%	%
Total	167	100.0%	125	100.0%	-25.1%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	111	100%	12	100%	-89.2%
Total	111	100.0%	12	100.0%	-89.2%
Group Quarters Population	278	100.0%	137	100.0%	-50.7%

The number of foreign-born persons is shown in Table III.17.11. An estimated 17 percent of the population was born in Mexico, with 6.1 percent born in Guatemala, and another 5 percent were born in Somalia.

Table III.17.11			
Place of Birth for the Foreign-Born Population			
Lexington			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,715	17%
#2 country of origin	Guatemala	613	6.1%
#3 country of origin	Somalia	502	5%
#4 country of origin	El Salvador	196	1.9%
#5 country of origin	Kenya	172	1.7%
#6 country of origin	Africa n.e.c	116	1.1%
#7 country of origin	Ethiopia	39	0.4%
#8 country of origin	Dominican Republic	38	0.4%
#9 country of origin	Honduras	33	0.3%
#10 country of origin	Chile	22	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.17.12. An estimated 27.3 percent of the population speaks Spanish at home, followed by 6.9 percent speaking Other and unspecified languages.

Table III.17.12 Limited English Proficiency and Language Spoken at Home Lexington 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	2,507	27.3%
#2 LEP Language	Other and unspecified languages	634	6.9%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European 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.17.13. Some 19.9 percent of the population was disabled in 2000, or a total of 1,768 persons. The disability rate was highest for those over 65, with 47.2 percent disabled.

Table III.17.13 Disability by Age Lexington 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	83	4.3%
16 to 64	1,188	20.2%
65 and older	497	47.2%
Total	1,768	19.9%

Table III.17.14 shows disability by type in 2000. There were 562 physical disabilities in 2000, some 927 employment disabilities, and 757 go-outside-home disabilities reported.

Table III.17.14 Total Disabilities Tallied: Aged 5 and Older Lexington 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	350
Physical disability	562
Mental disability	386
Self-care disability	225
Employment disability	927
Go-outside-home disability	757
Total	3,207



Disability by age, as estimated by the 2016 ACS, is shown in Table III.17.15. The disability rate for females was 9.3 percent, compared to 7.7 percent for males. The disability rate changed precipitously higher with age, with 41.4 percent of those over 75 experiencing a disability.

Table III.17.15 Disability by Age Lexington 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	11	2.2%	0	0%	11	1.2%
5 to 17	57	5.1%	56	5%	113	5.1%
18 to 34	52	3.7%	48	4%	100	3.8%
35 to 64	177	10.2%	126	8%	303	9.2%
65 to 74	55	27.2%	81	30.3%	136	29%
75 or Older	38	28.6%	143	47%	181	41.4%
Total	390	7.7%	454	9.3%	844	8.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.17.16. Some 4.9 percent have an ambulatory disability, 4.2 have an independent living disability, and 0.8 percent have a self-care disability.

Table III.17.16 Total Disabilities Tallied: Aged 5 and Older Lexington 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	174	1.7%
Vision disability	241	2.4%
Cognitive disability	297	3.3%
Ambulatory disability	446	4.9%
Self-Care disability	74	0.8%
Independent living disability	284	4.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.17.17 and Table III.17.18. In 2016, some 5,150 persons were employed and 399 were unemployed. This totaled a labor force of 5,549 persons. The unemployment rate for Lexington was estimated to be 7.2 percent in 2016.

Table III.17.17 Employment, Labor Force and Unemployment Lexington 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	5,150
Unemployed	399
Labor Force	5,549
Unemployment Rate	7.2%



In 2016, 59 percent of households in Lexington had a high school education or greater.

Table III.17.18	
High School or Greater Education	
Lexington	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,929
Total Households	3,267
Percent High School or Above	59%

As seen in Table III.17.19, 28.5 percent of the population had a high school diploma or equivalent, another 22.9 percent have some college, 5.2 percent have a Bachelor's Degree, and 2 percent of the population had a graduate or professional degree.

Table III.17.19		
Educational Attainment		
Lexington		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	2,889	41.5%
High School or Equivalent	1,984	28.5%
Some College or Associates Degree	1,593	22.9%
Bachelor's Degree	361	5.2%
Graduate or Professional Degree	139	2%
Total Population Above 18 years	6,966	100.0%

ECONOMICS

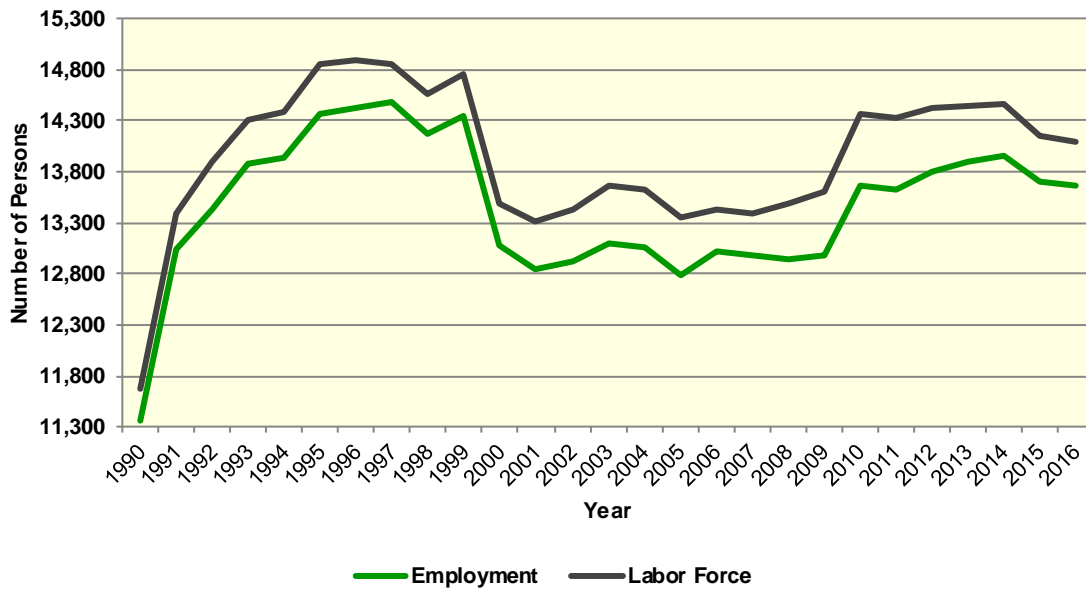
Labor Force

Table III.17.20, shows the labor force statistics for Lexington from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.5. The highest level of unemployment occurred during 2011 rising to a rate of 4.9. 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 Lexington decreased from 3.2 percent in 2015 to 3.1 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.17.20 Labor Force Statistics Lexington 1990 - 2016 BLS Data					
Year	Lexington				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	317	11,365	11,682	2.7%	2.3%
1991	349	13,041	13,390	2.6%	2.7%
1992	469	13,427	13,896	3.4%	2.9%
1993	426	13,875	14,301	3%	2.8%
1994	452	13,941	14,393	3.1%	2.6%
1995	476	14,375	14,851	3.2%	2.6%
1996	461	14,432	14,893	3.1%	2.7%
1997	377	14,483	14,860	2.5%	2.5%
1998	391	14,162	14,553	2.7%	2.6%
1999	419	14,341	14,760	2.8%	2.8%
2000	408	13,074	13,482	3%	2.8%
2001	469	12,835	13,304	3.5%	3.1%
2002	511	12,916	13,427	3.8%	3.6%
2003	553	13,103	13,656	4%	3.9%
2004	568	13,060	13,628	4.2%	3.9%
2005	573	12,779	13,352	4.3%	3.8%
2006	426	13,011	13,437	3.2%	3.1%
2007	409	12,983	13,392	3.1%	3%
2008	534	12,949	13,483	4%	3.3%
2009	622	12,984	13,606	4.6%	4.6%
2010	692	13,665	14,357	4.8%	4.6%
2011	698	13,621	14,319	4.9%	4.4%
2012	615	13,809	14,424	4.3%	4%
2013	550	13,890	14,440	3.8%	3.8%
2014	498	13,966	14,464	3.4%	3.3%
2015	447	13,702	14,149	3.2%	3%
2016	435	13,668	14,103	3.1%	3.2%

Diagram III.17.1, shows the employment and labor force for Lexington. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 13,668 persons, with the labor force reaching 14,103, indicating there were a total of 435 unemployed persons.

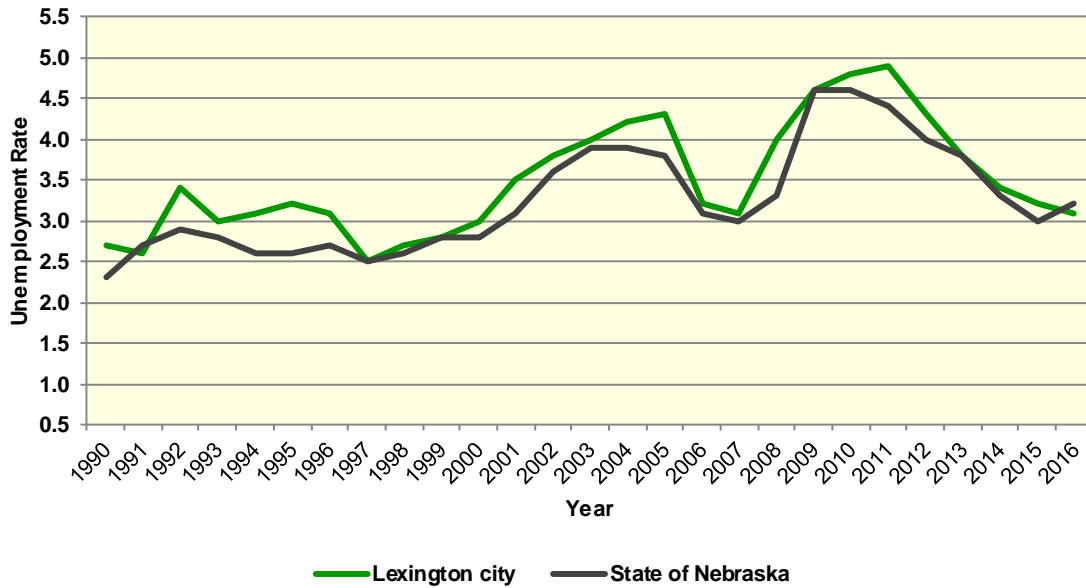
Diagram III.17.1
Employment and Labor Force
 Lexington
 1990 – 2016 BLS Data



Unemployment

Diagram III.17.2, shows the unemployment rate for both the State and Lexington. During the 1990’s the average rate for Lexington was 2.9, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.9. Over the course of the entire period Lexington had an average unemployment rate higher than the state, 3.5 percent for Lexington, versus 3.3 percent statewide.

Diagram III.17.2
Annual Unemployment Rate
 Lexington
 1990 – 2016 BLS Data



Dawson 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.17.3, shows real average earnings per job for Dawson County from 1990 to 2016. Over this period the average earnings per job for Lexington was 40,681 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.17.3
Real Average Earnings Per Job
 Dawson County
 BEA Data 1990 - 2016

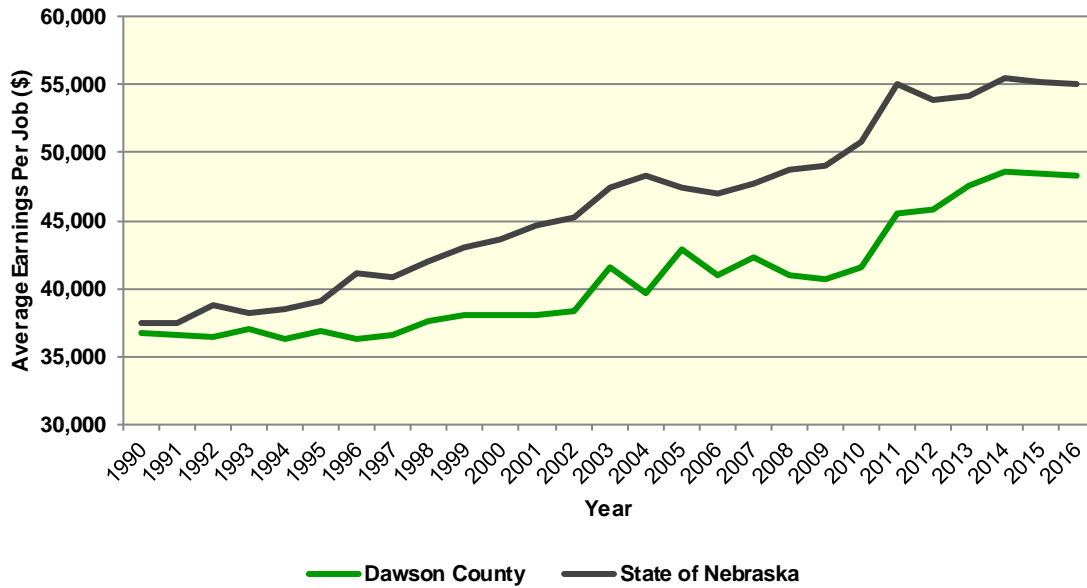
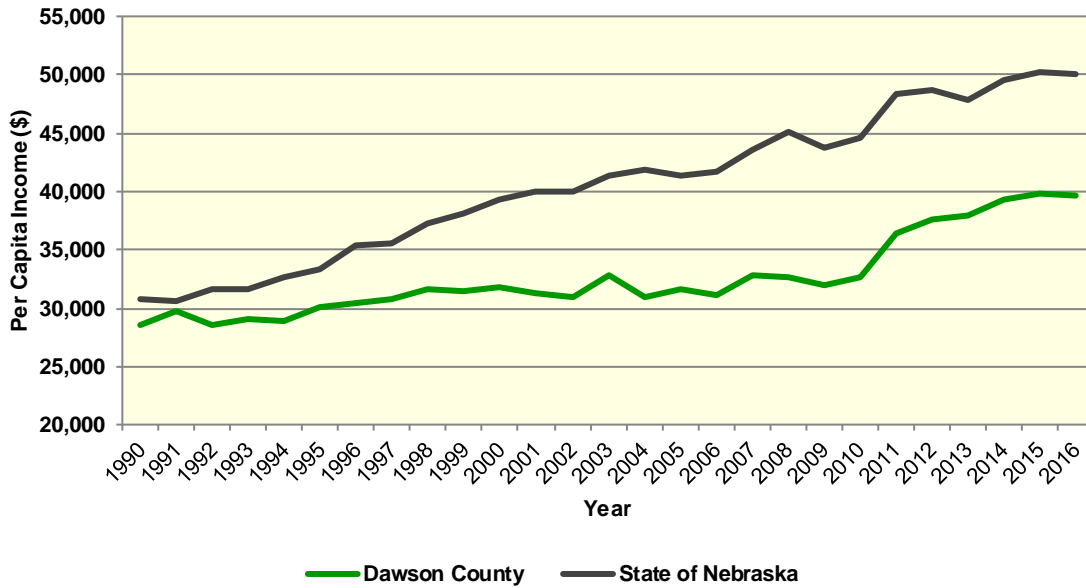


Diagram III.17.4, shows real per capita income Lexington from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Lexington was 32,619 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.17.4
Real Per Capita Income
 Lexington
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Dawson County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.9 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 22.1 percent over the period. In 2016 there were 976 returns for AGIs of \$100,000 or more. Table III.17.21 presents AGI distribution for the years 2000 through 2016.

Table III.17.21
Income Tax Returns by Adjusted Gross Income

Dawson 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 ³⁵
2000	2,681	723	2,027	1,659	1,491	1,254	337	209	39	10,420
2001	2,837	630	2,179	1,442	1,463	1,214	330	192	28	10,315
2002	2,790	709	2,102	1,565	1,467	1,187	348	167	27	10,362
2003	2,529	777	2,031	1,667	1,422	1,236	379	192	25	10,258
2004	2,570	754	2,044	1,528	1,433	1,244	402	252	33	10,260
2005	2,178	639	1,596	1,544	1,360	1,312	439	274	31	9,373
2006	2,019	847	1,862	1,749	1,528	1,465	537	336	38	10,381
2007	2,033	819	1,753	1,626	1,554	1,573	603	442	50	10,453
2008	2,016	904	1,677	1,746	1,523	1,608	659	477	56	10,666
2009	1,963	909	1,771	1,679	1,523	1,552	670	443	53	10,563
2010	1,801	937	1,864	1,758	1,557	1,577	703	557	60	10,814
2011	1,915	877	1,795	1,746	1,533	1,570	750	627	77	10,890
2012	1,894	933	1,914	1,680	1,553	1,584	744	710	123	11,135
2013	1,873	910	1,723	1,762	1,626	1,593	774	790	113	11,164
2014	1,768	860	1,706	1,769	1,650	1,640	815	872	138	11,218
2015	1,782	839	1,639	1,736	1,751	1,635	894	841	109	11,226
2016	1,693	773	1,598	1,754	1,902	1,722	850	867	109	11,268

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 2,819 in 2010 to 2,966 in 2016, with the poverty rate reaching 12.7 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.17.22 presents poverty data for Dawson County.

The rate of poverty for Lexington is shown in Table III.17.23. In 2016, there were an estimated 2,024 persons living in poverty. This represented a 20.4 percent poverty rate, compared to 12.9 percent poverty in 2000. In 2016, some 20.9 percent of those in poverty were under age 6, and 2.8 percent were 65 or older.

Table III.17.22
Persons in Poverty

Dawson County
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	2,498	10.3%
2001	2,791	11.6%
2002	2,778	11.4%
2003	2,558	10.5%
2004	2,649	10.9%
2005	2,819	11.7%
2006	3,351	13.7%
2007	2,823	11.6%
2008	2,893	12%
2009	3,623	14.8%
2010	2,819	11.7%
2011	3,114	13%
2012	3,117	13.1%
2013	3,521	14.8%
2014	3,248	13.7%
2015	2,976	12.6%
2016	2,966	12.7%

³⁵ 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.17.23				
Poverty by Age				
Lexington				
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	198	15.7%	423	20.9%
6 to 17	328	26%	567	28%
18 to 64	615	48.7%	977	48.3%
65 or Older	121	9.6%	57	2.8%
Total	1,262	100.0%	2,024	100.0%
Poverty Rate	12.9%	.	20.4%	.

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 Lexington increased from 2 authorizations in 2015 to 4 in 2016.

The real value of single-family building permits increased from \$215,299 in 2015 to \$275,000 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.17.24.

Table III.17.24
Building Permits and Valuation
 Lexington
 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	33	4	0	0	37	110,931	0
1981	9	4	8	0	21	109,401	0
1982	21	2	0	0	23	97,730	0
1983	20	4	0	0	24	107,876	0
1984	11	0	0	0	11	122,838	0
1985	4	0	0	0	4	93,555	0
1986	1	0	0	0	1	114,504	0
1987	1	0	0	0	1	93,058	0
1988	2	0	0	0	2	116,864	0
1989	4	0	0	0	4	87,617	0
1990	16	0	24	28	68	77,603	102,094
1991	7	0	0	94	101	129,912	62,977
1992	5	0	3	0	8	110,550	0
1993	13	2	0	32	47	129,214	54,084
1994	18	10	0	0	28	82,912	0
1995	17	0	0	0	17	102,373	0
1996	8	0	0	18	26	72,108	62,060
1997	7	0	0	0	7	107,347	0
1998	5	0	0	0	5	44,941	0
1999	5	0	0	0	5	107,739	0
2000	7	0	0	0	7	87,390	0
2001	5	0	4	0	9	57,219	0
2002	9	0	0	0	9	109,932	0
2003	5	0	0	0	5	94,822	0
2004	7	0	0	0	7	123,261	0
2005	9	0	3	0	12	137,307	0
2006	16	0	0	0	16	147,978	0
2007	9	0	0	0	9	144,709	0
2008	0	0	0	0	0	0	0
2009	6	10	3	0	19	141,304	0
2010	19	0	0	0	19	138,257	0
2011	5	4	0	0	9	122,977	0
2012	3	4	0	0	7	146,524	0
2013	4	0	0	0	4	237,152	0
2014	2	20	0	0	22	217,614	0
2015	2	28	0	0	30	215,299	0
2016	4	0	0	0	4	275,000	0

Diagram III.17.5 Single-Family Permits

Lexington
Census Bureau Data, 1980–2016

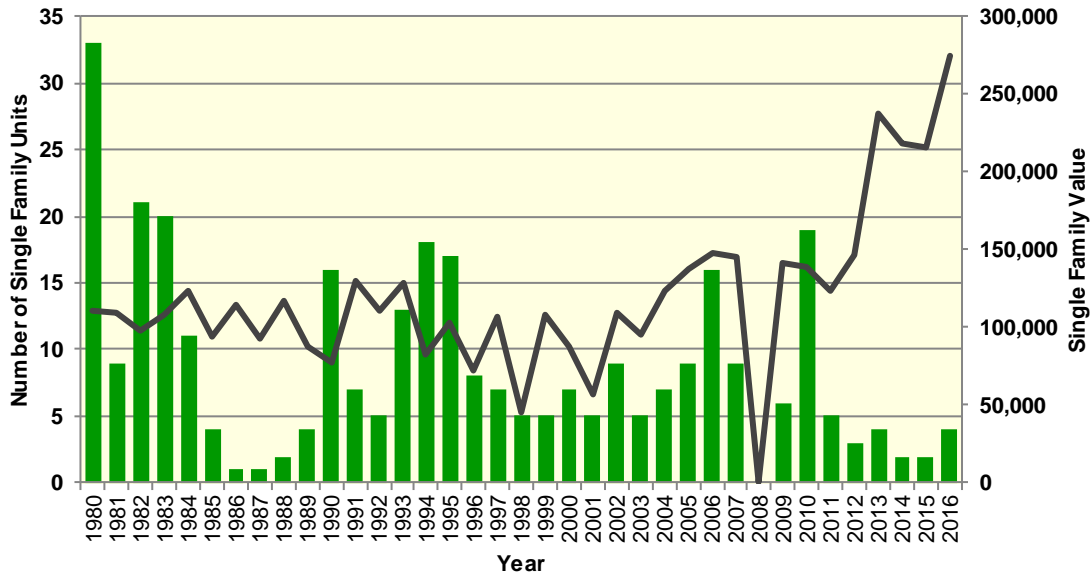
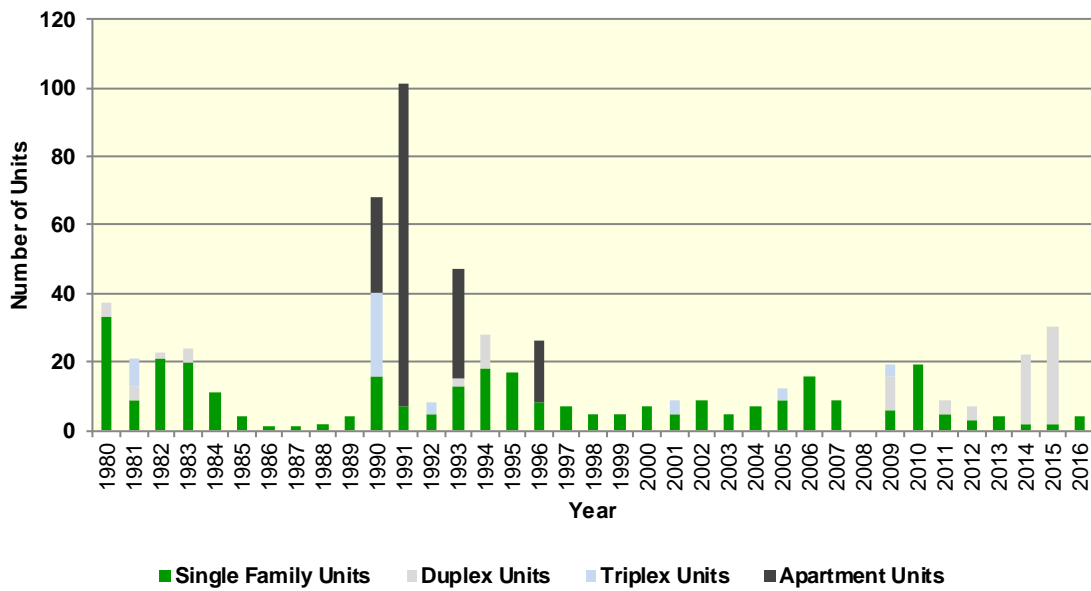


Diagram III.17.6 Total Permits by Unit Type

Lexington
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.17.25. In 2016, there were 3,511 housing units, up from 3,319 in 2000. Single-family units accounted for 70.9 percent of units in 2016, compared to 73.5 in 2000. Apartment units accounted for 11.4 percent in 2016, compared to 10.9 percent in 2000.

Table III.17.25				
Housing Units by Type				
Lexington				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,439	73.5%	2,488	70.9%
Duplex	107	3.2%	84	2.4%
Tri- or Four-Plex	135	4.1%	141	4%
Apartment	363	10.9%	402	11.4%
Mobile Home	275	8.3%	396	11.3%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	3,319	100.0%	3,511	100.0%

Some 93.4 percent of housing was occupied in 2010, compared to 93.2 percent in 2000. Owner-occupied housing changed 0.7 percent between 2000 and 2010, ending with owner-occupied units representing 62.6 percent of units. Vacant units changed by -1.8 percent, resulting in 223 vacant units in 2010.

Table III.17.26					
Housing Units by Tenure					
Lexington					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,095	93.2%	3,180	93.4%	2.7%
Owner-Occupied	1,978	63.9%	1,991	62.6%	0.7%
Renter-Occupied	1,117	36.1%	1,189	37.4%	6.4%
Vacant Housing Units	227	6.8%	223	6.6%	-1.8%
Total Housing Units	3,322	100.0%	3,403	100.0%	2.4%

Table III.17.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,511 housing units. An estimated 61.2 percent were owner-occupied, and 6.9 percent were vacant.

Table III.17.27				
Housing Units by Tenure				
Lexington				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,180	93.4%	3,267	93.1%
Owner-Occupied	1,991	62.6%	1,998	61.2%
Renter-Occupied	1,189	37.4%	1,269	38.8%
Vacant Housing Units	223	6.6%	244	6.9%
Total Housing Units	3,403	100.0%	3,511	100.0%

Households by household size are shown in Table III.17.28. There were a total of 3,180 households in 2010, up from 3,095 in 2000. One person households changed by 4 percent between 2000 and 2010, while two person households changed by -0.1 percent. Three and four person households changed by -2 and 1.1 respectively, representing 13.9 percent and 14.5 percent of the population in 2010.

Table III.17.28					
Households by Household Size					
Lexington					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	676	21.8%	703	22.1%	4%
Two Persons	830	26.8%	829	26.1%	-0.1%
Three Persons	452	14.6%	443	13.9%	-2%
Four Persons	455	14.7%	460	14.5%	1.1%
Five Persons	305	9.9%	335	10.5%	9.8%
Six Persons	185	6%	203	6.4%	9.7%
Seven Persons or More	192	6.2%	207	6.5%	7.8%
Total	3,095	100.0%	3,180	100.0%	2.7%

Households by income is shown in Table III.17.29. Households earning more than \$100,000 per year represented 12.1 percent of households in 2016, compared to 6.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.3 percent of households in 2010, compared to 19.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.7 percent of households in 2016, compared to 15.5 percent in 2000.

Table III.17.29				
Households by Income				
Lexington				
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	482	15.5%	318	9.7%
\$15,000 to \$19,999	216	7%	235	7.2%
\$20,000 to \$24,999	390	12.6%	195	6%
\$25,000 to \$34,999	340	11%	440	13.5%
\$35,000 to \$49,999	681	22%	607	18.6%
\$50,000 to \$74,999	598	19.3%	662	20.3%
\$75,000 to \$99,999	200	6.4%	414	12.7%
\$100,000 or More	194	6.3%	396	12.1%
Total	3,101	100.0%	3,267	100.0%

Table III.17.30 shows households by year home built. Housing units built between 2000 and 2009, account for 8.6 percent and those built in 2010 or later accounted for 0.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 23.2 percent, 9.7 percent, and 9.1, respectively. Housing units built prior to 1939 represented 22.1 percent of households in 2016.

Table III.17.30				
Households by Year Home Built				
Lexington				
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	587	19%	722	22.1%
1940 to 1949	323	10.5%	219	6.7%
1950 to 1959	450	14.6%	231	7.1%
1960 to 1969	426	13.8%	428	13.1%
1970 to 1979	693	22.4%	758	23.2%
1980 to 1989	389	12.6%	316	9.7%
1990 to 1999	220	7.1%	298	9.1%
2000 to 2009	.	.	282	8.6%
2010 or Later	.	.	13	0.4%
Total	3,088	100.0%	3,267	100.0%

The distribution of unit types by race are shown in Table III.17.31. An estimated 77.4 percent of white households occupy single-family homes, while 34.1 percent of black households do. Some 4.7 percent of white households occupy apartments, while 48.2 percent of black households do. An estimated 100 percent of American Indian households occupy single-family homes.

Table III.17.31							
Distribution of Units in Structure by Race							
Lexington							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	77.4%	34.1%	100%	%	%	71.3%	100%
Duplex	1.9%	0%	0%	%	%	6.7%	0%
Tri- or Four-Plex	2.9%	17.6%	0%	%	%	0%	0%
Apartment	4.7%	48.2%	0%	%	%	9.8%	0%
Mobile Home	13.1%	0%	0%	%	%	12.2%	0%
Boat, RV, Van, Etc.	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.17.32. An estimated 49.8 percent of vacant units were for rent in 2010, a -17.8 percent change since 2000. In addition, some 14.8 percent of vacant units were for sale, a change of 13.8 percent between 2000 and 2010. "Other" vacant units represented 28.7 percent of vacant units in 2010. This is a change of 64.1 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.17.32					
Disposition of Vacant Housing Units					
Lexington					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	135	59.5%	111	49.8%	-17.8%
For Sale	29	12.8%	33	14.8%	13.8%
Rented or Sold, Not Occupied	18	7.9%	8	3.6%	-55.6%
For Seasonal, Recreational, or Occasional Use	5	2.2%	6	2.7%	20%
For Migrant Workers	1	0.4%	1	0.4%	0%
Other Vacant	39	17.2%	64	28.7%	64.1%
Total	227	100.0%	223	100.0%	-1.8%

The disposition of vacant units between 2010 and 2016 are shown in Table III.17.33. By 2016, for rent units accounted for 39.3 percent of vacant units, while for sale units accounted for 13.5 percent. “Other” vacant units accounted for 28.3 percent of vacant units, representing a total of 69 “other” vacant units.

Table III.17.33				
Disposition of Vacant Housing Units				
Lexington				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	111	49.8%	96	39.3%
For Sale	33	14.8%	33	13.5%
Rented Not Occupied	2	0.9%	10	4.1%
Sold Not Occupied	6	2.7%	0	0%
For Seasonal, Recreational, or Occasional Use	6	2.7%	9	3.7%
For Migrant Workers	1	0.4%	27	11.1%
Other Vacant	64	28.7%	69	28.3%
Total	223	100.0%	244	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.17.34. In 2016, an estimated 5.6 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table III.17.34 Overcrowding and Severe Overcrowding Lexington 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	1,742	88.1%	143	7.2%	93	4.7%	1,978
2016 Five-Year ACS	1,851	92.6%	133	6.7%	14	0.7%	1,998
Renter							
2000 Census	871	78.5%	119	10.7%	120	10.8%	1,110
2016 Five-Year ACS	1,210	95.4%	49	3.9%	10	0.8%	3,267
Total							
2000 Census	2,613	84.6%	262	8.5%	213	6.9%	3,088
2016 Five-Year ACS	3,061	93.7%	182	5.6%	24	0.7%	3,267

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 18 households with incomplete plumbing facilities in 2016, representing 0.6 percent of households in Lexington. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2000.

Table III.17.35 Households with Incomplete Plumbing Facilities Lexington 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,067	3,249
Lacking Complete Plumbing Facilities	21	18
Total Households	3,088	3,267
Percent Lacking	0.7%	0.6%

There were 64 households lacking complete kitchen facilities in 2016, compared to 49 households in 2000. This was a change from 1.6 percent of households in 2000 to 2 percent in 2016.

Table III.17.36 Households with Incomplete Kitchen Facilities Lexington 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,039	3,203
Lacking Complete Kitchen Facilities	49	64
Total Households	3,088	3,267
Percent Lacking	1.6%	2%

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 Lexington, 16.7 percent of households had a cost burden and 10.6 percent had a severe cost burden. Some 17.3 percent of renters were cost burdened, and 17.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.9 percent and a severe cost burden rate of 1.9 percent. Owner occupied households with a mortgage had a cost burden rate of 20.9 percent, and severe cost burden at 9.3 percent.

Table III.17.37
Cost Burden and Severe Cost Burden by Tenure

Lexington
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	966	83.6%	131	11.3%	51	4.4%	8	0.7%	1,156
2016 Five-Year ACS	817	69.8%	245	20.9%	109	9.3%	0	0%	1,171
Owner Without a Mortgage									
2000 Census	517	92.5%	30	5.4%	12	2.1%	0	0%	559
2016 Five-Year ACS	729	88.1%	82	9.9%	16	1.9%	0	0%	827
Renter									
2000 Census	824	74.2%	107	9.6%	143	12.9%	36	3.2%	1,110
2016 Five-Year ACS	784	61.8%	220	17.3%	222	17.5%	43	3.4%	1,269
Total									
2000 Census	2,307	81.7%	268	9.5%	206	7.3%	44	1.6%	2,825
2016 Five-Year ACS	2,330	71.3%	547	16.7%	347	10.6%	43	1.3%	3,267

Housing Problems by Income

Table III.17.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Dawson County. As can be seen in 2017 the MFI was \$56,800, which compared to \$68,200 for the State of Nebraska.

Table III.17.38
Median Family Income
Dawson County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	43,000	50,400
2001	46,900	53,400
2002	46,900	55,100
2003	48,500	55,400
2004	48,500	56,300
2005	50,250	57,400
2006	52,200	59,400
2007	51,100	58,200
2008	52,200	59,800
2009	55,000	62,000
2010	54,900	62,600
2011	53,300	63,500
2012	54,000	64,400
2013	54,900	64,600
2014	56,000	66,000
2015	56,600	66,800
2016	54,600	66,500
2017	56,800	68,200



Table III.17.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 113 owner-occupied and 110 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 120 owner-occupied and 200 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,025 households without a housing problem.

Table III.17.39						
Housing Problems by Income and Tenure						
Lexington						
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	0	4	10	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	15	0	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	35	105	4	45	189
Housing cost burden greater than 50% of income (and none of the above problems)	80	30	10	0	0	120
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	4	35	50	4	113
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	15	45	225	170	855	1,310
Total	115	114	383	249	904	1,765
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	20	0	30	10	80
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	4	90	0	10	108
Housing cost burden greater than 50% of income (and none of the above problems)	160	40	0	0	0	200
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	90	20	0	0	110
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	120	240	160	165	715
Total	214	274	354	190	185	1,217
Total						
Lacking complete plumbing or kitchen facilities	20	20	4	40	10	94
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	8	15	0	23
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	39	195	4	55	297
Housing cost burden greater than 50% of income (and none of the above problems)	240	70	10	0	0	320
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	94	55	50	4	223
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	45	165	465	330	1,020	2,025
Total	329	388	737	439	1,089	2,982



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.17.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Lexington. The number of completed surveys increased from 6 in 2016 to 7 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.4 percentage points and was at 6.9 percent in 2017.

Table III.17.40 Survey of Rental Properties Lexington 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	296	3.7	7.7
2003	1	3	66.7	45
2004	5	3,744	7.4	25.4
2005	8	359	15.9	64
2006	6	309	12	40
2007	9	317	6.9	129.4
2008	7	468	6	19.2
2009	8	352	4	35
2010	10	336	10.1	34
2011	8	381	5	49.9
2012	14	459	3.3	25.5
2013	10	510	3.3	22.1
2014	10	374	6.4	22
2015	6	490	3.7	33.3
2016	6	415	6.5	76.7
2017	7	306	6.9	16.1

Table III.17.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 62 single-family units in Lexington, with 0 of them available. This translates into a vacancy rate of 0 percent in Lexington, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 228 apartment units reported in the survey, with 21 of them available, which resulted in a vacancy rate of 9.2 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 4.7 percent.

Table III.17.41 Rental Vacancy Survey by Type Lexington 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	62	0	0%	0.6%
Apartments	228	21	9.2%	6.6%
Mobile Homes	0	0	%	0%
"Other" Units	0	0	0%	.
Don't Know	16	0	0%	0%
Total	306	21	6.9%	4.7%

Table III.17.42, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 32 units. The most common apartment units were one bedroom units, with 120 units.

Table III.17.42 Rental Units by Number of Bedrooms Lexington 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	7	120	0	0	.	127
Two	0	65	0	0	.	65
Three	32	43	0	0	.	75
Four	5	0	0	0	.	5
Don’t Know	18	0	0	0	16	34
Total	62	228	0	0	16	306

Table III.17.43 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 0 percent.

Table III.17.43 Single-Family Units by Number of Bedrooms Lexington 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	7	0	0%
Two	0	0	%
Three	32	0	0%
Four	5	0	0%
Don’t know	18	0	0%
Total	62	0	0%

Table III.17.44 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 10 percent.

Table III.17.44 Apartment Units by Number of Bedrooms Lexington 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	120	12	10%
Two	65	0	0%
Three	43	0	0%
Four	0	0	%
Don’t know	0	9	%
Total	228	21	9.2%

Average market-rate rents by unit type are shown in Table III.17.45. 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.17.45 Average Market Rate Rents by Number of Bedrooms Lexington 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$457	\$550.5	\$	\$	\$519.3
Two	\$	\$613.3	\$	\$	\$613.3
Three	\$620.5	\$670.7	\$	\$	\$650.6
Four	\$672	\$	\$	\$	\$672
Don't know	\$	\$	\$	\$	
Total	\$625.8	\$581.9	\$	\$	\$622

Table III.17.46 shows vacancy rates for single-family units by average rental rates for Lexington. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 0 percent.

Table III.17.46 Single-Family Market Rate Rents by Vacancy Status Lexington 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	60	0	0%
\$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	2	0	0%
Total	62	0	0%

The average rent and availability of apartment units is displayed in Table III.17.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 7 percent.

Table III.17.47 Apartment Market Rate Rents by Vacancy Status Lexington 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	20	0	0%
\$500 to \$749	172	12	7%
\$750 to \$999	36	9	25%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	228	21	9.2%

Respondents were asked if utilities are included in the rent and, as shown in Table III.17.48, 4 respondents, or 100 percent, included some sort of utility in the rent.

Table III.17.48 Are there any utilities included with the rent? Lexington 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	
% Offering Utilities	100%

The type of utility included in the rent is shown in Table III.17.49. There were 1 respondents who included electricity, 1 respondents who included natural gas, 3 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table III.17.49 Which utilities are included with the rent? Lexington 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	3
Trash Collection	4

Table III.17.50 shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 131 persons on the wait list.

Table III.17.50 Do you keep a waiting list? Lexington 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	
Waitlist Size	131

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.17.51 most respondents indicated there was extreme need for the renovation of existing single-family units and extreme need for the renovation of existing apartment units.

Table III.17.51 How would you rate the need for renovation of existing units in the city? Lexington 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	1
Extreme Need	2	2	2	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.17.52 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table III.17.52 How would you rate the need for construction of new units in the city? Lexington 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	2	2	2	2

Local Commentary

Lexington is the county seat of Dawson County. Due largely to fertile soils, ground water, and Lexington’s proximity to the Platte River, many agriculture industries are the largest employers in the city, including a Tyson beef processing facility that employs thousands.³⁶ Manufacturing, retail, and tourism are also important industries.³⁷

³⁶ Dawson County Chamber of Commerce, <http://www.villageprofile.com/nebraska/dawsoncounty/02/topic.html>

³⁷ City of Lexington, <http://www.cityoflex.com/index.aspx?page=86>



Employment has been steady with an increase on the construction side and the economy is doing very well. Masterhand Milling has ramped up their operation and added a few more employees this past year. The 4 megawatt Solar Farm was completed in May of 2017. There are plans in 2018 to add more commercial and retail spaces.

There is a huge demand for housing and there is a plan for a new development with 320 units of approximately 100 single family units and a mix of 220 units of apartments, duplexes, and townhomes in progress. During the first phase a 36 unit apartment building has been constructed and is slated to open at the end of 2017. Another 36 unit building is in development with plans to open at the end of 2018. There is currently a SPEC unit built and there are plans in 2018 to break ground on a few more. Additionally, there are plans for another 90 single family lots to be created in the northwest are of town with at least seven homes completed by the end of 2018. The goal is to construct at least 60 housing units per year until 2030 and Lexington is currently hitting all the targets.³⁸

³⁸ Telephone interview with City of Lexington Staff, 11/2017



