

**VOLUME II:
LANCASTER COUNTY**

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Lancaster County

DEMOGRAPHICS

Population Estimates

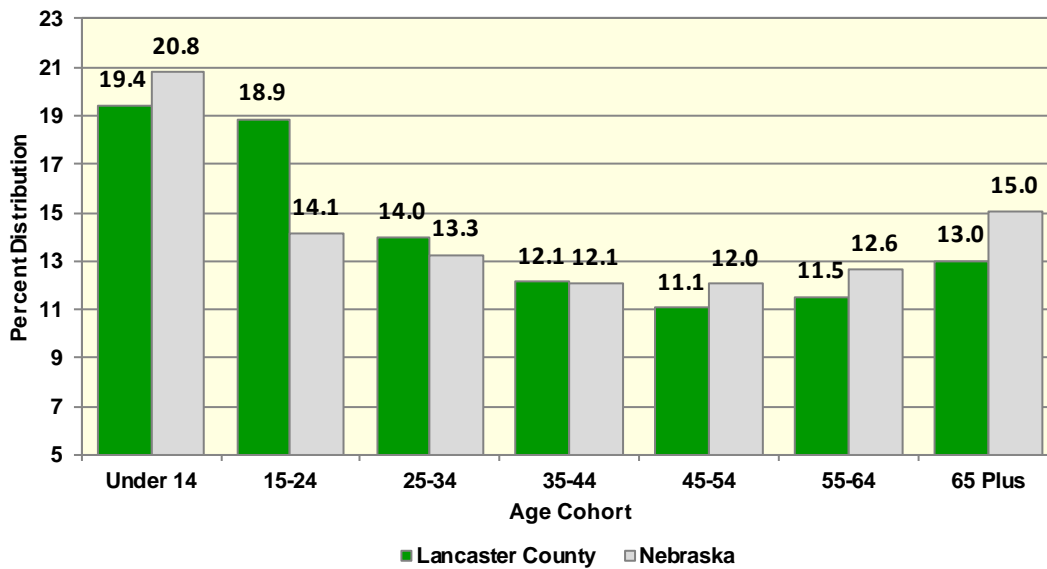
The Census Bureau's current census estimates indicate that Lancaster County's population increased from 285,407 in 2010 to 309,637 in 2016, or by 8.5 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 14.3 percent. The white population increased by 6.3 percent, while the black population increased by 21.3 percent. The Hispanic population increased from 16,685 to 21,198 people between 2010 and 2016 or by 27 percent. These data are presented in Table II.55.1.

Table II.55.1						
Profile of Population Characteristics						
Lancaster County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Lancaster County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	285,407	309,637	8.5%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	55,797	60,179	7.9%	383,542	396,601	3.4%
15 to 24 years	52,026	58,409	12.3%	258,206	269,442	4.4%
25 to 34 years	43,940	43,252	-1.6%	245,176	252,946	3.2%
35 to 44 years	34,313	37,549	9.4%	220,838	230,528	4.4%
45 to 54 years	36,970	34,226	-7.4%	258,726	229,683	-11.2%
55 to 64 years	31,260	35,721	14.3%	213,176	241,172	13.1%
65 and Over	31,101	40,301	29.6%	246,677	286,744	16.2%
Race						
White	255,284	271,310	6.3%	1,649,264	1,694,976	2.8%
Black	10,342	12,547	21.3%	85,971	94,620	10.1%
American Indian and Alaskan Native	2,559	2,834	10.7%	23,418	27,318	16.7%
Asian	10,110	14,011	38.6%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	181	408	125.4%	2,061	2,425	17.7%
Two or more races	6,931	8,527	23%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	16,685	21,198	27%	167,405	203,320	21.5%

Table II.55.2, presents the population of Lancaster County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 143,048 males, who accounted for 50.1 percent of the population, and the remaining 49.9 percent, or 142,359 persons, were female. In 2016, the number of males was 155,107 persons, and accounted for 50.1 percent of the population, with the remaining 49.9 percent, or 154,530 persons being female.

Table II.55.2 Population by Age and Gender Lancaster County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	28,433	27,364	55,797	30,636	29,543	60,179	7.9%
15 to 24 years	26,785	25,241	52,026	29,319	29,090	58,409	12.3%
25 to 34 years	23,019	20,921	43,940	23,099	20,153	43,252	-1.6%
35 to 44 years	17,820	16,493	34,313	19,526	18,023	37,549	9.4%
45 to 54 years	18,433	18,537	36,970	17,386	16,840	34,226	-7.4%
55 to 64 years	15,200	16,060	31,260	17,298	18,423	35,721	14.3%
65 and Over	13,358	17,743	31,101	17,843	22,458	40,301	8.5%
Total	143,048	142,359	285,407	155,107	154,530	309,637	8.5%
% of Total	50.1%	49.9%	.	50.1%	49.9%	.	

**Diagram II.55.1
Age Distribution**
Lancaster County
Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

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.55.3, from April 2000 to July 2009, Lancaster County natural increase was estimated to be 21,536 people. Lancaster County has been experiencing net in-migration, with 9,704 persons arriving in the county in the last nine years.²⁹ The 2016 population estimates showed a natural increase of 13,064 persons. Between 2010 and 2016, Lancaster County’s population rose to 309,637 persons.

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 increased from 715 persons in 2015 to 1,107 persons in 2016, with an additional net movement of 526 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.55.4.

Table II.55.3	
Population Change	
Lancaster County	
1980–2010 Census and Intercensal Data	
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 10–16	13,064
Net Migration 10–16	11,166
2016 Population Estimate	309,637

Table II.55.4			
Driver's Licenses Exchanged and Surrendered			
Lancaster County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	4,001	4,473	-472
Calendar 2002	4,336	3,969	367
Calendar 2003	4,085	3,473	612
Calendar 2004	4,136	4,009	127
Calendar 2005	3,980	4,009	-29
Calendar 2006	4,018	4,077	-59
Calendar 2007	3,642	3,892	-250
Calendar 2008	3,987	3,556	431
Calendar 2009	3,526	2,879	647
Calendar 2010	5,858	4,371	1,487
Calendar 2011	3,989	2,830	1,159
Calendar 2012	4,344	3,179	1,165
Calendar 2013	4,088	3,102	986
Calendar 2014	4,195	3,398	797
Calendar 2015	4,205	3,490	715
Calendar 2016	4,932	3,825	1,107
First Half of 2017	2,248	1,722	526

²⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Lancaster County increased by 3.1 percent from 56,916 in 2016 to 58,675 in 2017, as shown in Table II.55.5. The number of school-age children 5 to 11 years of age increased from 30,621 in 2016 to 31,338 in 2017.

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.

Table II.55.5 School-Age Children Lancaster County Academic Years 1992–2017 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
2017	31,338	8,435	18,902	58,675

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 II.55.6, shows population by age for the 2000 and 2010 Census. The population changed by 14 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 19.3 percent to a total of 31,101 persons in 2010. Those aged 25 to 34 changed by 15 percent, and those aged under 5 changed by 20.9 percent.

Table II.55.6 Population by Age Lancaster County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	16,680	6.7%	20,171	7.1%	20.9%
5 to 19	52,632	21%	56,812	19.9%	7.9%
20 to 24	28,055	11.2%	30,840	10.8%	9.9%
25 to 34	38,201	15.3%	43,940	15.4%	15%
35 to 54	70,699	28.2%	71,283	25%	0.8%
55 to 64	17,944	7.2%	31,260	11%	74.2%
65 or Older	26,080	10.4%	31,101	10.9%	19.3%
Total	250,291	100.0%	285,407	100.0%	14%

The elderly population is further explored in Table II.55.7. Those aged 65 to 66 changed by 47.4 percent between 2000 and 2010, resulting in a population of 4,067 persons. Those aged 85 or older changed by 39.6 percent during the same time period, and resulted in 4,803 persons over age 85 in 2010.

Table II.55.7 Elderly Population by Age Lancaster County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	2,759	10.6%	4,067	13.1%	47.4%
67 to 69	4,130	15.8%	5,154	16.6%	24.8%
70 to 74	6,441	24.7%	6,760	21.7%	5%
75 to 79	5,509	21.1%	5,646	18.2%	2.5%
80 to 84	3,801	14.6%	4,671	15%	22.9%
85 or Older	3,440	13.2%	4,803	15.4%	39.6%
Total	26,080	100.0%	31,101	100.0%	19.3%

Population by race and ethnicity is shown in Table II.55.8, with the white population representing 87.1 percent in 2010. The black population changed by 40.7 percent, representing 3.5 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 3.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 97.8 percent between 2000 and 2010, compared to the 11.1 percent growth rate for non-Hispanics.

Table II.55.8					
Population by Race and Ethnicity					
Lancaster County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	225,426	90.1%	248,615	87.1%	10.3%
Black	7,052	2.8%	9,920	3.5%	40.7%
American Indian	1,599	0.6%	2,140	0.7%	33.8%
Asian	7,162	2.9%	9,961	3.5%	39.1%
Native Hawaiian/ Pacific Islander	149	0.1%	150	0.1%	0.7%
Other	4,225	1.7%	6,736	2.4%	59.4%
Two or More Races	4,678	1.9%	7,885	2.8%	68.6%
Total	250,291	100.0%	285,407	100.0%	14%
Hispanic	8,437	3.4%	16,685	5.8%	97.8%
Non-Hispanic	241,854	96.6%	268,722	94.2%	11.1%

Population by race and ethnicity through 2016 is shown in Table II.55.9. The white population represented 86.9 percent of the population in 2016, compared with the black population accounting for 3.9 percent of the population. Hispanic population represented 6.5 percent of the population in 2016.

Table II.55.9				
Population by Race and Ethnicity				
Lancaster County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	248,615	87.1%	262,334	86.9%
Black	9,920	3.5%	11,888	3.9%
American Indian	2,140	0.7%	1,899	0.6%
Asian	9,961	3.5%	12,290	4.1%
Native Hawaiian/ Pacific Islander	150	0.1%	228	0.1%
Other	6,736	2.4%	4,252	1.4%
Two or More Races	7,885	2.8%	8,816	2.9%
Total	285,407	100.0%	301,707	100.0%
Non-Hispanic	268,722	94.2%	282,000	93.5%
Hispanic	16,685	5.8%	19,707	6.5%

The population by race is broken down further by ethnicity in Table II.55.10. While the white non-Hispanic population changed by 8.4 percent between 2000 and 2010, the white Hispanic population changed by 135.6 percent. The black non-Hispanic population changed by 39.8 percent, while the black Hispanic population changed by 77.5 percent.

Table II.55.10					
Population by Race and Ethnicity					
Lancaster County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	222,067	91.8%	240,702	89.6%	8.4%
Black	6,892	2.8%	9,636	3.6%	39.8%
American Indian	1,411	0.6%	1,674	0.6%	18.6%
Asian	7,118	2.9%	9,895	3.7%	39%
Native Hawaiian/ Pacific Islander	134	0.1%	131	0%	-2.2%
Other	352	0.1%	379	0.1%	7.7%
Two or More Races	3,880	1.6%	6,305	2.3%	62.5%
Total Non-Hispanic	241,854	100.0%	268,722	100.0%	11.1%
Hispanic					
White	3,359	39.8%	7,913	47.4%	135.6%
Black	160	1.9%	284	1.7%	77.5%
American Indian	188	2.2%	466	2.8%	147.9%
Asian	44	0.5%	66	0.4%	50%
Native Hawaiian/ Pacific Islander	15	0.2%	19	0.1%	26.7%
Other	3,873	45.9%	6,357	38.1%	64.1%
Two or More Races	798	9.5%	1,580	9.5%	98%
Total Hispanic	8,437	100.0%	16,685	100.0%	97.8%
Total Population	250,291	100.0%	285,407	100.0%	14%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.55.11. During this time, the total non-Hispanic population was 282,000 persons in 2016. The Hispanic population was 19,707.

Table II.55.11				
Population by Race and Ethnicity				
Lancaster County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	240,702	89.6%	249,390	88.4%
Black	9,636	3.6%	11,415	4%
American Indian	1,674	0.6%	1,286	0.5%
Asian	9,895	3.7%	12,280	4.4%
Native Hawaiian/ Pacific Islander	131	0%	223	0.1%
Other	379	0.1%	221	0.1%
Two or More Races	6,305	2.3%	7,185	2.5%
Total Non-Hispanic	268,722	100.0%	282,000	100.0%
Hispanic				
White	7,913	47.4%	12,944	65.7%
Black	284	1.7%	473	2.4%
American Indian	466	2.8%	613	3.1%
Asian	66	0.4%	10	0.1%
Native Hawaiian/ Pacific Islander	19	0.1%	5	0%
Other	6,357	38.1%	4,031	20.5%
Two or More Races	1,580	9.5%	1,631	8.3%
Total Hispanic	16,685	100.0	19,707	100.0%
Total Population	285,407	100.0%	301,707	100.0%

Households by type and tenure are shown in Table II.55.12. Family households represented 60.1 percent of households, while non-family households accounted for 39.9 percent. These changed from 60.2 and 39.8 percent, respectively.

Table II.55.12				
Household Type by Tenure				
Lancaster County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	68,210	60.2%	71,698	60.1%
Married-Couple Family	52,693	77.3%	55,417	77.3%
Owner-Occupied	44,436	84.3%	45,518	82.1%
Renter-Occupied	8,257	15.7%	9,899	17.9%
Other Family	15,517	22.7%	16,281	21.6%
Male Householder, No Spouse Present	4,492	28.9%	4,720	27.6%
Owner-Occupied	2,089	46.5%	2,268	48.1%
Renter-Occupied	2,403	53.5%	2,452	51.9%
Female Householder, No Spouse Present	11,025	71.1%	11,561	67.7%
Owner-Occupied	4,494	40.8%	4,257	36.8%
Renter-Occupied	6,531	59.2%	7,304	63.2%
Non-Family Households	45,163	39.8%	47,556	39.9%
Owner-Occupied	18,290	40.5%	18,579	39.1%
Renter-Occupied	26,873	59.5%	28,977	60.9%
Total	113,373	100.0%	119,254	100.0%

The group quarters population was 13,816 in 2010, compared to 12,197 in 2000. Institutionalized populations experienced a 6.4 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 16.7 percent change during this same time period.



Table II.55.13					
Group Quarters Population					
Lancaster County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	2,860	70.4%	2,851	66%	-0.3%
Juvenile Facilities	.	.	145	3.4%	.
Nursing Homes	1,063	26.2%	1,085	25.1%	2.1%
Other Institutions	138	3.4%	239	5.5%	73.2%
Total	4,061	100.0%	4,320	100.0%	6.4%
Non-Institutionalized					
College Dormitories	7,074	86.9%	8,576	90.3%	21.2%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	1,062	13.1%	920	9.7%	-13.4%
Total	8,136	100.0%	9,496	100.0%	16.7%
Group Quarters Population	12,197	100.0%	13,816	100.0%	13.3%

The number of foreign born persons are shown in Table II.55.14. An estimated 1.4 percent of the population was born in Vietnam with 1.2 percent born in Mexico and another 0.6 percent were born in China excluding Hong Kong and Taiwan.

Table II.55.14			
Place of Birth for the Foreign-Born Population			
Lancaster County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Vietnam	4,082	1.4%
#2 country of origin	Mexico	3,561	1.2%
#3 country of origin	China excluding Hong Kong and Taiwan	1,859	0.6%
#4 country of origin	Iraq	1,801	0.6%
#5 country of origin	India	995	0.3%
#6 country of origin	Guatemala	633	0.2%
#7 country of origin	Bosnia and Herzegovina	573	0.2%
#8 country of origin	Syria	562	0.2%
#9 country of origin	Korea	475	0.2%
#10 country of origin	Ukraine	415	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.55.15. An estimated 1.5 percent of the population speaks Spanish at home, followed by 1.2 percent speaking Vietnamese.

Table II.55.15 Limited English Proficiency and Language Spoken at Home Lancaster County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	4,161	1.5%
#2 LEP Language	Vietnamese	3,362	1.2%
#3 LEP Language	Chinese	1,315	0.5%
#4 LEP Language	Arabic	1,281	0.5%
#5 LEP Language	Other Asian and Pacific Island languages	946	0.3%
#6 LEP Language	Other Indo-European languages	784	0.3%
#7 LEP Language	Russian, Polish, or other Slavic languages	666	0.2%
#8 LEP Language	Korean	258	0.1%
#9 LEP Language	Other and unspecified languages	238	0.1%
#10 LEP Language	French, Haitian, or Cajun	151	0.1%

Disability

The disability rate from the 2000 Census is shown in Table II.55.16. Some 14.6 percent of the population was disabled in 2000, or a total of 33,485 persons. The disability rate was highest for those over 65, with 37.9 percent disabled.

Table II.55.16 Disability by Age Lancaster County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	1,822	5.2%
16 to 64	22,132	13.1%
65 and older	9,531	37.9%
Total	33,485	14.6%

Table II.55.17 shows disability by type in 2000. There were 13,732 physical disabilities in 2000, some 13,777 employment disabilities, and 10,744 go-outside-home disabilities.

Table II.55.17 Total Disabilities Tallied: Aged 5 and Older Lancaster County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	6,703
Physical disability	13,732
Mental disability	8,841
Self-care disability	4,466
Employment disability	13,777
Go-outside-home disability	10,744
Total	58,263



Disability by age, as estimated by the 2016 ACS, is shown in Table II.55.18. The disability rate for females was 10.5 percent, compared to 10.3 percent for males. The disability rate changed precipitously higher with age, with 49.4 percent of those over 75 experiencing a disability.

Table II.55.18						
Disability by Age						
Lancaster County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	38	0.4%	54	0.5%	92	0.5%
5 to 17	1,667	6.6%	1,034	4.3%	2,701	5.5%
18 to 34	2,427	5.5%	1,904	4.4%	4,331	4.9%
35 to 64	5,685	11%	5,832	11.1%	11,517	11%
65 to 74	2,406	24.4%	2,471	22.4%	4,877	23.4%
75 or Older	3,073	50.8%	4,366	48.5%	7,439	49.4%
Total	15,296	10.3%	15,661	10.5%	30,957	10.4%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.55.19. Some 5.2 percent have an ambulatory disability, 4.3 have an independent living disability, and 1.9 percent have a self-care disability.

Table II.55.19		
Total Disabilities Tallied: Aged 5 and Older		
Lancaster County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	10,128	3.4%
Vision disability	4,816	1.6%
Cognitive disability	12,188	4.4%
Ambulatory disability	14,487	5.2%
Self-Care disability	5,388	1.9%
Independent living disability	9,848	4.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.55.20 and Table II.55.21. In 2016, some 163,942 persons were employed and 7,497 were unemployed. This totaled a labor force of 171,439 persons. The unemployment rate for Lancaster County was estimated to be 4.4 in 2016.

Table II.55.20	
Employment, Labor Force and Unemployment	
Lancaster County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	163,942
Unemployed	7,497
Labor Force	171,439
Unemployment Rate	4.4%



In 2016, 95.1 percent of households in Lancaster County had a high school education or greater.

Table II.55.21	
High School or Greater Education	
Lancaster County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	113,358
Total Households	119,254
Percent High School or Above	95.1%

As seen in Table II.55.22, 21.3 percent of the population had a high school diploma or equivalent, another 39.5 percent have some college, 21.8 percent have a Bachelor's Degree, and 10.8 percent of the population had a graduate or professional degree.

Table II.55.22		
Educational Attainment		
Lancaster County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	15,227	6.6%
High School or Equivalent	49,513	21.3%
Some College or Associates Degree	91,669	39.5%
Bachelor's Degree	50,656	21.8%
Graduate or Professional Degree	25,028	10.8%
Total Population Above 18 years	232,093	100.0%

ECONOMICS

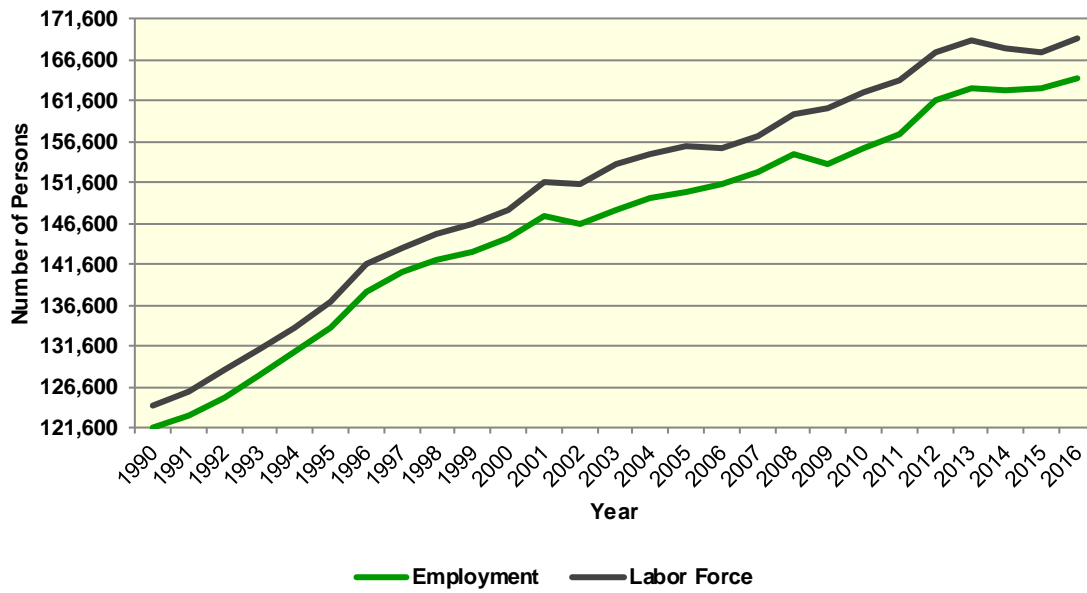
Labor Force

Table II.55.23, shows the labor force statistics for Lancaster County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.1. The highest level of unemployment occurred during 2009 rising to a rate of 4.3. 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 Lancaster County increased from 2.7 percent in 2015 to 2.9 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.55.23 Labor Force Statistics Lancaster County 1990 - 2016 BLS Data					
Year	Lancaster County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	2,702	121,662	124,364	2.2%	2.3%
1991	3,008	123,033	126,041	2.4%	2.7%
1992	3,321	125,335	128,656	2.6%	2.9%
1993	3,147	127,944	131,091	2.4%	2.8%
1994	2,956	130,785	133,741	2.2%	2.6%
1995	3,089	133,920	137,009	2.3%	2.6%
1996	3,363	138,231	141,594	2.4%	2.7%
1997	3,075	140,562	143,637	2.1%	2.5%
1998	3,076	142,137	145,213	2.1%	2.6%
1999	3,416	143,138	146,554	2.3%	2.8%
2000	3,501	144,779	148,280	2.4%	2.8%
2001	4,049	147,481	151,530	2.7%	3.1%
2002	4,825	146,551	151,376	3.2%	3.6%
2003	5,579	148,183	153,762	3.6%	3.9%
2004	5,363	149,733	155,096	3.5%	3.9%
2005	5,508	150,504	156,012	3.5%	3.8%
2006	4,418	151,362	155,780	2.8%	3.1%
2007	4,396	152,970	157,366	2.8%	3%
2008	4,892	154,953	159,845	3.1%	3.3%
2009	6,928	153,785	160,713	4.3%	4.6%
2010	6,851	155,716	162,567	4.2%	4.6%
2011	6,565	157,591	164,156	4%	4.4%
2012	6,051	161,556	167,607	3.6%	4%
2013	5,887	163,041	168,928	3.5%	3.8%
2014	5,025	162,893	167,918	3%	3.3%
2015	4,482	163,133	167,615	2.7%	3%
2016	4,882	164,244	169,126	2.9%	3.2%

Diagram II.55.2, shows the employment and labor force for Lancaster County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 164,244 persons, with the labor force reaching 169,126, indicating there were a total of 4,882 unemployed persons.

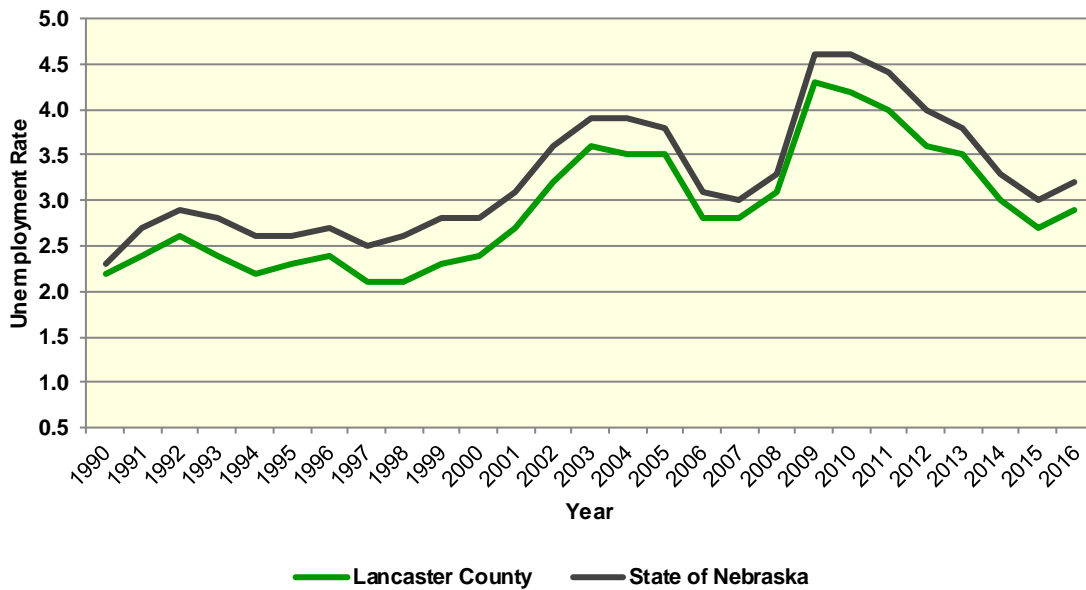
Diagram II.55.2
Employment and Labor Force
 Lancaster County
 1990 – 2016 BLS Data



Unemployment

Diagram II.55.3, shows the unemployment rate for both the State and Lancaster County. During the 1990’s the average rate for Lancaster County was 2.3, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.4. Over the course of the entire period Lancaster County had an average unemployment rate lower than the state, 3 percent for Lancaster County, versus 3.3 statewide.

Diagram II.55.3
Annual Unemployment Rate
 Lancaster County
 1990 – 2016 BLS Data



Earnings and Employment

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. Table II.55.24, shows total real earnings by industry for Lancaster County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 2,443,088,000 dollars. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 39.4 percent to 264,869,000 dollars.

Table II.55.24
Real Earnings by Industry
 Lancaster County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	30,931	57,123	113,676	46,687	123,998	71,917	67,663	60,335	-10.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	902	0	0	0	0	0	0	0	0
Utilities	0	24,210	24,521	22,556	22,932	24,816	16,965	18,013	6.2
Construction	556,946	459,564	445,598	487,586	514,078	569,489	607,389	626,708	3.2
Manufacturing	1,089,626	808,347	797,266	865,824	864,094	904,600	894,431	862,815	-3.5
Wholesale trade	289,102	266,513	264,980	275,296	279,899	294,557	300,198	302,682	0.8
Retail trade	538,043	563,935	584,831	620,118	638,344	632,351	651,671	679,461	4.3
Transportation and warehousing	605,666	704,181	754,286	793,080	783,379	823,404	860,345	827,722	-3.8
Information	234,685	150,215	151,710	144,896	178,798	185,753	189,942	264,869	39.4
Finance and insurance	630,379	884,011	804,708	886,684	812,055	847,141	865,323	873,808	1
Real estate and rental and leasing	100,912	101,572	108,748	144,172	163,460	163,899	172,772	177,870	3
Professional and technical services	646,583	671,299	721,217	788,754	759,068	767,385	793,124	807,646	1.8
Management of companies and enterprises	122,840	228,110	211,046	189,783	221,275	222,177	240,927	202,277	-16
Administrative and waste services	227,436	274,794	281,726	304,856	314,373	328,189	335,854	347,367	3.4
Educational services	93,510	95,300	98,111	103,365	103,531	109,518	110,855	117,543	6
Health care and social assistance	999,112	1,334,442	1,316,204	1,341,471	1,334,344	1,350,110	1,405,678	1,464,908	4.2
Arts, entertainment, and recreation	55,846	55,573	53,462	59,086	70,140	81,219	70,896	80,297	13.3
Accommodation and food services	235,649	246,187	259,059	273,918	281,224	299,177	312,455	334,422	7
Other services, except public administration	326,065	372,678	378,641	399,732	403,814	427,263	438,175	453,640	3.5
Government and government enterprises	1,808,536	2,284,418	2,289,157	2,269,672	2,238,112	2,301,137	2,397,782	2,443,088	1.9
Total	8,610,922	9,602,800	9,678,488	10,031,581	10,120,720	10,417,463	10,747,014	10,961,927	2



Table II.55.25, shows the total employment by industry for Lancaster County. The most recent estimates show the government and government enterprises industry was the largest employer in Lancaster County, with employment reaching 34,809 jobs in 2016. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 24.8 percent to 3,802 jobs.

Table II.55.25
Employment by Industry
Lancaster County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,760	1,744	1,796	1,786	1,788	1,768	1,829	1,785	-2.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	153	0	0	0	0	0	0	0	0
Utilities	0	252	240	226	232	254	163	164	0.6
Construction	10,751	10,027	10,063	10,424	10,640	11,035	11,434	11,653	1.9
Manufacturing	17,699	12,043	12,233	12,614	12,925	13,145	13,191	12,979	-1.6
Wholesale trade	4,960	4,450	4,535	4,561	4,493	4,782	4,832	4,901	1.4
Retail trade	20,246	20,915	21,362	21,752	22,137	22,248	22,976	23,213	1
Transportation and warehousing	8,246	10,735	11,089	11,467	11,565	11,776	12,174	11,804	-3
Information	3,945	2,624	2,617	2,536	2,972	3,047	3,047	3,802	24.8
Finance and insurance	10,666	13,899	14,347	14,666	14,832	14,929	15,292	15,231	-0.4
Real estate and rental and leasing	4,670	6,449	6,725	6,690	6,957	7,143	7,486	7,735	3.3
Professional and technical services	11,431	11,768	12,055	12,687	12,613	12,591	13,057	12,910	-1.1
Management of companies and enterprises	1,754	2,974	2,654	2,250	2,424	2,451	2,809	2,368	-15.7
Administrative and waste services	9,579	9,530	9,670	10,097	10,238	10,272	10,333	10,905	5.5
Educational services	3,211	3,824	3,821	3,844	4,047	4,253	4,441	4,570	2.9
Health care and social assistance	19,584	24,073	23,861	25,153	25,461	25,440	26,010	26,763	2.9
Arts, entertainment, and recreation	3,704	4,738	4,691	4,860	5,070	5,525	5,423	5,513	1.7
Accommodation and food services	12,865	13,387	13,715	13,898	14,264	14,737	14,800	15,558	5.1
Other services, except public administration	10,170	10,726	10,960	11,232	11,349	11,588	11,890	12,242	3
Government and government enterprises	31,703	34,118	33,690	33,771	33,775	34,069	34,533	34,809	0.8
Total	187,805	199,476	201,117	205,280	208,684	211,918	216,521	219,726	1.5



Table II.55.26, shows the real average earnings per job by industry for Lancaster County. These figures are calculated by dividing the Total Real Earning displayed in Table II.55.24 and Table II.55.25, by Industry. In 2016, the utilities industry had the highest average earnings reaching 109,835 dollars. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 11.8 percent to 69,666 dollars.

Table II.55.26
Real Earnings Per Job by Industry
Lancaster County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	17,575	32,754	63,294	26,140	69,350	40,677	36,994	33,801	-8.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	5,897	0	0	0	0	0	0	0	0
Utilities	0	96,072	102,171	99,805	98,846	97,701	104,077	109,835	5.5
Construction	51,804	45,833	44,281	46,775	48,316	51,608	53,121	53,781	1.2
Manufacturing	61,564	67,122	65,173	68,640	66,854	68,817	67,806	66,478	-2
Wholesale trade	58,287	59,891	58,430	60,359	62,297	61,597	62,127	61,759	-0.6
Retail trade	26,575	26,963	27,377	28,509	28,836	28,423	28,363	29,271	3.2
Transportation and warehousing	73,450	65,597	68,021	69,162	67,737	69,922	70,671	70,122	-0.8
Information	59,489	57,246	57,971	57,136	60,161	60,963	62,337	69,666	11.8
Finance and insurance	59,102	63,602	56,089	60,458	54,750	56,745	56,587	57,370	1.4
Real estate and rental and leasing	21,608	15,750	16,171	21,550	23,496	22,945	23,079	22,995	-0.4
Professional and technical services	56,564	57,044	59,827	62,170	60,181	60,947	60,743	62,560	3
Management of companies and enterprises	70,034	76,701	79,520	84,348	91,285	90,648	85,770	85,421	-0.4
Administrative and waste services	23,743	28,835	29,134	30,193	30,706	31,950	32,503	31,854	-2
Educational services	29,122	24,922	25,677	26,890	25,582	25,751	24,962	25,721	3
Health care and social assistance	51,017	55,433	55,161	53,332	52,407	53,070	54,044	54,736	1.3
Arts, entertainment, and recreation	15,077	11,729	11,397	12,158	13,834	14,700	13,073	14,565	11.4
Accommodation and food services	18,317	18,390	18,889	19,709	19,716	20,301	21,112	21,495	1.8
Other services, except public administration	32,061	34,745	34,548	35,589	35,581	36,871	36,852	37,056	0.6
Government and government enterprises	57,046	66,956	67,948	67,208	66,265	67,543	69,435	70,186	1.1
Total	45,850	48,140	48,124	48,868	48,498	49,158	49,635	49,889	0.5

Table II.55.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$14,083,643,000 a 1.5 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 199,476 and 219,726 in 2016.



Table II.55.27
Total Employment and Real Personal Income
 Lancaster County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	2,826,787	189,449	-51,988	540,690	227,405	3,353,445	20,283	86,608	32,636
1970	2,901,776	191,766	-53,077	580,607	247,950	3,485,489	20,651	89,087	32,573
1971	3,026,285	205,680	-58,892	605,386	270,680	3,637,779	21,029	92,638	32,668
1972	3,194,364	227,100	-65,886	639,250	290,509	3,831,138	21,307	96,968	32,941
1973	3,423,610	280,423	-73,094	672,742	330,059	4,072,895	22,565	101,456	33,745
1974	3,484,662	302,574	-80,555	706,770	344,224	4,152,527	22,589	105,190	33,129
1975	3,548,735	297,630	-81,752	725,789	394,090	4,289,232	23,380	105,718	33,568
1976	3,742,166	322,381	-87,764	733,806	398,380	4,464,207	24,301	109,078	34,308
1977	3,866,200	336,096	-89,331	770,292	396,461	4,607,526	24,853	112,840	34,263
1978	4,108,343	363,405	-94,834	794,431	413,474	4,858,008	25,934	115,999	35,418
1979	4,156,926	387,342	-100,947	836,967	427,991	4,933,594	26,154	119,883	34,676
1980	4,060,593	380,497	-102,273	906,077	464,224	4,948,124	25,558	120,111	33,807
1981	4,067,083	406,151	-107,168	1,022,814	494,375	5,070,953	25,870	118,316	34,375
1982	4,017,619	408,086	-105,928	1,161,354	512,240	5,177,199	26,218	116,683	34,431
1983	4,061,171	418,007	-110,406	1,156,621	534,607	5,223,987	26,292	117,174	34,659
1984	4,300,960	456,998	-121,181	1,209,711	532,706	5,465,198	27,227	121,130	35,507
1985	4,472,593	485,824	-124,895	1,236,468	562,841	5,661,184	27,987	125,581	35,615
1986	4,634,777	521,540	-133,155	1,248,855	571,802	5,800,739	28,466	127,807	36,263
1987	4,866,955	548,982	-144,690	1,239,499	574,746	5,987,528	29,183	132,704	36,676
1988	5,058,101	594,662	-151,010	1,331,593	590,964	6,234,986	30,007	138,314	36,570
1989	5,232,016	613,233	-157,913	1,348,579	620,552	6,430,002	30,471	141,155	37,066
1990	5,461,487	661,826	-172,685	1,414,157	653,688	6,694,821	31,188	147,032	37,145
1991	5,535,962	675,760	-181,759	1,453,789	685,938	6,818,170	31,297	148,238	37,345
1992	5,822,113	694,450	-199,341	1,491,227	732,704	7,152,252	32,200	149,493	38,945
1993	5,989,344	716,761	-208,067	1,510,458	775,659	7,350,634	32,400	153,419	39,039
1994	6,312,835	756,451	-234,243	1,634,974	788,431	7,745,546	33,682	160,109	39,429
1995	6,580,318	778,748	-247,602	1,789,419	830,797	8,174,184	34,890	163,314	40,293
1996	6,877,159	809,839	-272,432	1,872,249	875,644	8,542,781	35,953	168,261	40,872
1997	7,088,789	848,329	-288,540	1,941,017	893,114	8,786,051	36,434	170,872	41,486
1998	7,659,665	905,483	-321,531	2,049,772	968,957	9,451,381	38,642	175,606	43,618
1999	8,011,102	939,072	-344,620	2,076,480	1,004,781	9,808,672	39,641	180,153	44,468
2000	8,507,797	975,192	-365,690	2,235,240	1,042,779	10,444,933	41,527	183,760	46,298
2001	8,610,922	986,405	-425,340	2,001,981	1,142,961	10,344,120	40,624	187,805	45,851
2002	8,934,454	1,021,034	-434,838	2,030,240	1,214,698	10,723,520	41,500	189,220	47,218
2003	9,047,488	1,033,756	-432,976	2,134,573	1,257,536	10,972,865	41,774	191,867	47,155
2004	9,233,931	1,047,492	-427,256	2,025,062	1,297,712	11,081,957	41,804	194,868	47,385
2005	9,273,378	1,068,108	-416,342	2,011,573	1,343,859	11,144,359	41,449	197,822	46,878
2006	9,383,564	1,098,456	-400,203	2,183,099	1,389,915	11,457,920	42,080	200,534	46,792
2007	9,492,155	1,104,330	-386,437	2,305,708	1,447,728	11,754,824	42,588	204,430	46,432
2008	9,609,345	1,106,860	-372,745	2,388,348	1,619,855	12,137,944	43,412	204,270	47,042
2009	9,532,232	1,093,266	-369,690	2,103,244	1,688,472	11,860,992	41,897	201,270	47,361
2010	9,602,800	1,117,583	-360,697	2,111,419	1,816,945	12,052,883	42,114	199,476	48,140
2011	9,678,488	991,898	-377,026	2,386,427	1,819,180	12,515,172	43,164	201,117	48,124
2012	10,031,581	1,004,466	-375,856	2,621,408	1,815,287	13,087,954	44,577	205,280	48,868
2013	10,120,720	1,152,098	-357,641	2,484,689	1,823,001	12,918,671	43,425	208,684	48,498
2014	10,417,463	1,184,738	-356,585	2,619,618	1,873,691	13,369,449	44,255	211,918	49,158
2015	10,747,014	1,226,741	-351,466	2,748,160	1,960,822	13,877,789	45,396	216,521	49,635
2016	10,961,927	1,254,017	-366,223	2,737,672	2,004,284	14,083,643	45,484	219,726	49,889



Diagram II.55.4, shows real average earnings per job for Lancaster County from 1990 to 2016. Over this period the average earning per job for Lancaster County was 44,939 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.55.4
Real Average Earnings Per Job
 Lancaster County
 BEA Data 1990 - 2016

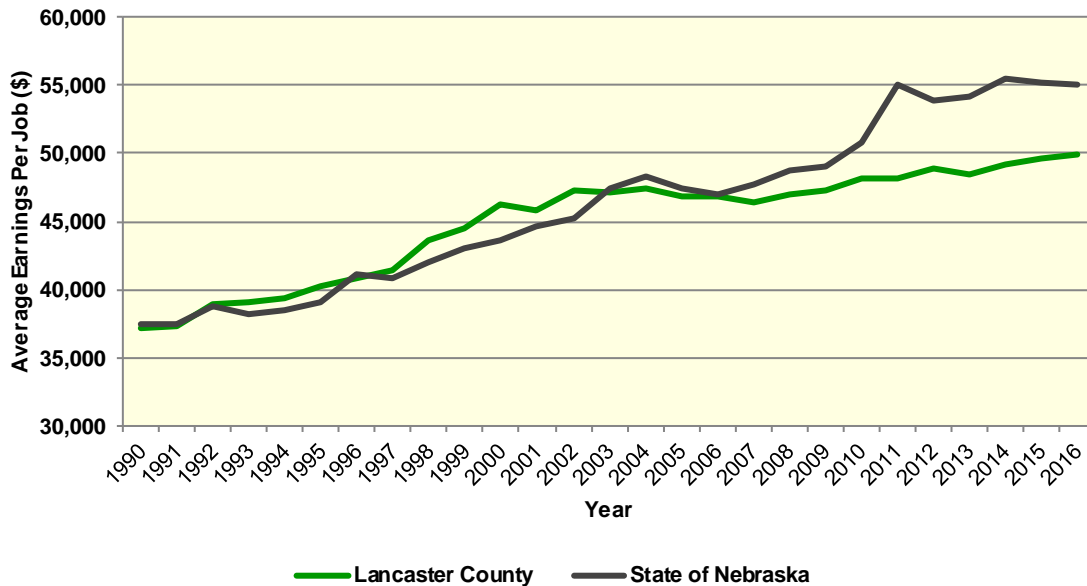
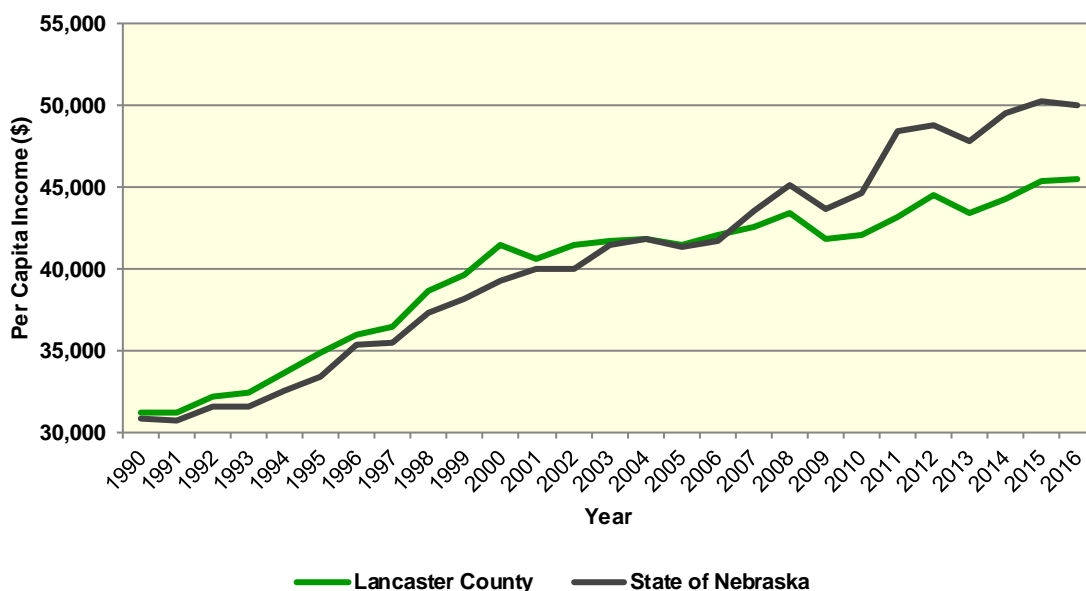


Diagram II.55.5, shows real per capita income in Lancaster County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Lancaster County was 39,755 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.55.5
Real Per Capita Income
 Lancaster County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.55.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 166,057 persons in 2015 to 168,525 in 2016, a change of 1 percent.

Table II.55.28
Total Monthly Employment
 Lancaster County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	150,766	152,810	154,980	153,616	149,746	149,610	153,328	155,605	158,674	161,615	164,728
Feb	151,053	153,165	155,394	153,652	149,784	150,460	153,914	156,374	159,540	162,544	165,195
Mar	152,210	154,252	156,594	153,654	150,725	151,580	155,902	157,379	160,638	163,347	166,780
Apr	153,128	155,594	157,448	154,446	152,322	153,711	157,016	159,221	162,268	165,476	168,234
May	154,262	157,323	158,633	155,258	153,492	154,286	158,070	160,558	163,249	166,128	168,937
Jun	155,914	158,941	158,975	154,798	153,745	154,708	158,157	160,423	163,469	166,597	168,893
Jul	154,565	157,315	158,040	153,934	153,029	153,318	157,404	159,839	163,124	166,587	169,142
Aug	154,344	157,541	157,561	153,731	153,176	153,398	157,606	162,135	163,484	166,946	169,086
Sep	154,964	158,160	158,261	154,519	154,023	154,926	158,766	162,261	164,396	167,347	170,339
Oct	155,387	158,535	158,841	153,766	154,545	155,989	159,940	163,170	164,845	168,427	170,365
Nov	155,952	159,269	159,150	154,182	154,615	156,795	160,404	163,865	165,067	168,831	171,152
Dec	155,816	159,042	158,579	153,213	154,474	156,339	160,199	163,610	164,899	168,838	169,450
Annual	154,030	156,829	157,705	154,064	152,806	153,760	157,559	160,370	162,804	166,057	168,525
% Change	1%	2%	1%	-2%	-1%	1%	2%	2%	2%	2%	1%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$806 in 2015. In 2016, average weekly wages saw a increase of 2 percent over the prior year, rising to 822 dollars, or by 16 dollars. These data are shown in Table II.55.29.

Table II.55.29						
Average Weekly Wages						
Lancaster County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	555	554	555	594	564	
2002	575	576	587	616	589	4%
2003	591	588	597	631	602	2%
2004	609	601	621	656	622	3%
2005	609	608	654	661	633	2%
2006	645	637	649	677	652	3%
2007	669	653	666	700	672	3%
2008	684	671	687	726	692	3%
2009	682	676	698	750	701	1%
2010	685	701	708	769	716	2%
2011	711	721	746	763	736	3%
2012	748	731	741	792	753	2%
2013	760	743	750	790	761	1%
2014	779	757	768	820	781	3%
2015	797	776	797	853	806	3%
2016(p)	802	787	843	853	822	2%

Total business establishments reported by the QCEW are displayed in Table II.55.28. Between 2015 and 2016, the total number of business establishments in Lancaster County increased from 9,929 to 10,246 establishments.

Table II.55.30						
Number of Business Establishments						
Lancaster County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	6,784	6,853	6,910	6,904	6,863	
2002	7,079	7,109	7,177	7,180	7,136	4%
2003	7,300	7,339	7,387	7,394	7,355	3%
2004	7,405	7,465	7,515	7,515	7,475	2%
2005	7,609	7,671	7,792	7,827	7,725	3%
2006	7,838	7,857	7,905	7,889	7,872	2%
2007	7,956	8,026	8,071	8,008	8,015	2%
2008	8,005	8,056	8,116	8,088	8,066	1%
2009	8,086	8,090	8,169	8,071	8,104	(ND)%
2010	8,011	8,087	8,109	8,107	8,079	(ND)%
2011	8,060	8,091	8,066	8,207	8,106	(ND)%
2012	9,024	9,255	9,318	9,445	9,261	14%
2013	9,569	9,757	9,617	9,791	9,684	5%
2014	9,906	10,064	9,817	9,839	9,907	2%
2015	9,916	10,056	9,803	9,939	9,929	(ND)%
2016	10,036	10,175	10,304	10,470	10,246	3%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 8.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 14.1 percent over the period. On the other hand, by 2016 there were 23,336 returns for AGIs of \$100,000 or more. Table II.55.31 presents AGI distribution for the years 1991 through 2016.

Table II.55.31
Income Tax Returns by Adjusted Gross Income
 Lancaster 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	\$100,001– \$250,000	More than \$250,000	Total ³⁰
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
2016	18,618	9,591	18,300	17,037	19,177	20,165	14,249	20,343	2,993	140,473

³⁰ 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.



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 40,409 in 2010 to 35,993 in 2016, with the poverty rate reaching 12.2 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.55.32 presents poverty data for the county.

The rate of poverty for Lancaster County is shown in Table II.55.33. In 2016, there were an estimated 41,105 persons living in poverty. This represented a 14.3 percent poverty rate, compared to 9.5 percent poverty in 2000. In 2016, some 11.4 percent of those in poverty were under age 6, and 4.8 percent were 65 or older.

Table II.55.32
Persons in Poverty
Lancaster County
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
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%
2015	39,383	13.5%
2016	35,993	12.2%

Table II.55.33
Poverty by Age

Lancaster County
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	2,353	10.4%	4,672	11.4%
6 to 17	3,769	16.6%	6,506	15.8%
18 to 64	15,064	66.3%	27,941	68%
65 or Older	1,536	6.8%	1,986	4.8%
Total	22,722	100.0%	41,105	100.0%
Poverty Rate	9.5%	.	14.3%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 6.5 percent in Lancaster County between 2010 and 2016, from 120,875 to 128,756. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.55.34.

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

Table II.55.34
Housing Units

State of Nebraska vs. Lancaster County
2000 and 2016 Census Data and Intercensal Estimates

Subject	Nebraska	% Growth Since Census	Lancaster County	% Growth Since Census
2000 Census Base	722,656	.	104,228	.
2010 Census	796,793	10.3	120,875	16
July 2011 Estimate	801,068	0.5	121,722	0.7
July 2012 Estimate	804,586	1	122,516	1.4
July 2013 Estimate	809,062	1.5	123,501	2.2
July 2014 Estimate	814,835	2.3	124,798	3.2
July 2015 Estimate	820,725	3	126,485	4.6
July 2016 Estimate	827,156	3.8	128,756	6.5



permit authorizations in Lancaster County increased from 1,042 authorizations in 2015 to 1,081 in 2016.

The real value of single-family building permits increased from \$212,364 in 2015 to \$212,884 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 II.55.35.

Table II.55.35 Building Permits and Valuation Lancaster County 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	853	52	24	142	1,071	103,706	40,788
1981	362	42	12	225	641	115,974	58,312
1982	199	12	8	34	253	117,010	41,276
1983	482	30	11	486	1,009	139,337	38,702
1984	546	40	28	677	1,291	131,855	39,084
1985	491	70	36	659	1,256	139,399	36,502
1986	663	98	24	456	1,241	148,399	32,681
1987	708	54	13	546	1,321	148,402	28,807
1988	867	38	28	778	1,711	141,026	35,428
1989	931	28	16	814	1,789	148,576	30,517
1990	971	54	14	1,031	2,070	145,872	31,793
1991	1,059	30	34	438	1,561	133,093	24,785
1992	1,151	42	8	225	1,426	154,596	17,635
1993	1,063	58	4	520	1,645	171,259	34,350
1994	1,153	36	12	754	1,955	169,792	44,929
1995	980	38	30	903	1,951	168,775	49,539
1996	1,047	76	8	1,190	2,321	173,892	45,155
1997	1,095	80	46	1,015	2,236	169,568	46,899
1998	1,274	60	8	797	2,139	185,473	49,463
1999	1,211	32	7	436	1,686	189,453	42,662
2000	1,312	42	0	343	1,697	181,054	42,125
2001	1,411	62	0	271	1,744	182,096	63,662
2002	1,536	72	0	296	1,904	182,806	64,553
2003	2,026	64	0	337	2,427	176,940	59,373
2004	2,001	62	7	546	2,616	199,123	59,849
2005	1,464	36	4	195	1,699	201,454	47,857
2006	1,122	24	4	198	1,348	206,209	47,915
2007	1,006	20	24	238	1,288	191,510	64,252
2008	647	60	4	83	794	192,251	77,146
2009	649	4	0	42	695	180,323	81,474
2010	615	40	12	312	979	198,287	56,231
2011	643	6	0	373	1,022	204,992	26,521
2012	820	4	0	386	1,210	206,284	34,949
2013	1,003	2	0	529	1,534	205,558	36,596
2014	985	4	0	934	1,923	203,116	96,242
2015	1,042	4	0	1,454	2,500	212,364	106,887
2016	1,081	28	0	1,210	2,319	212,884	104,860



Diagram II.55.6
Single-Family Permits
 Lancaster County
 Census Bureau Data, 1980–2016

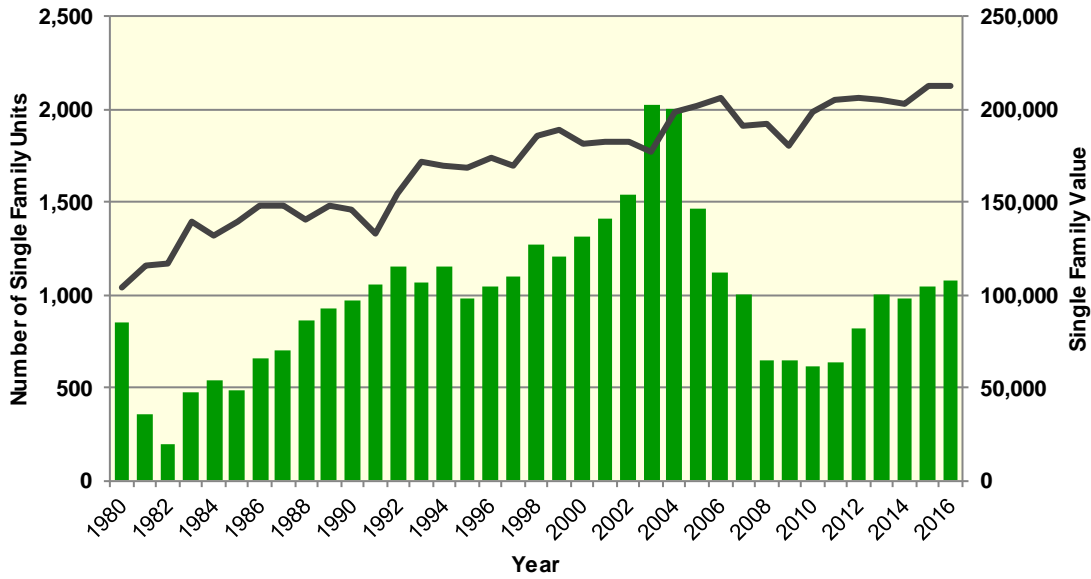
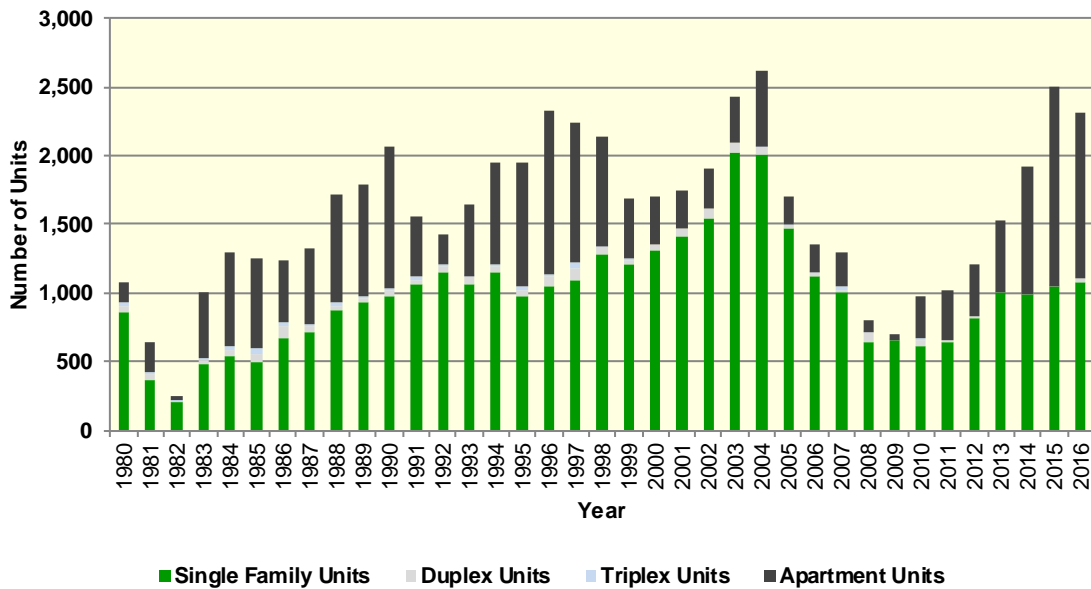


Diagram II.55.7
Total Permits by Unit Type
 Lancaster County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.55.36. In 2016, there were 125,247 housing units, up from 104,217 in 2000. Single-family units accounted for 67.7 percent of units in 2016, compared to 65.7 in 2000. Apartment units accounted for 24.1 percent in 2016, compared to 23.7 percent in 2000.

Table II.55.36				
Housing Units by Type				
Lancaster County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	68,419	65.7%	84,845	67.7%
Duplex	4,736	4.5%	4,069	3.2%
Tri- or Four-Plex	3,651	3.5%	3,693	2.9%
Apartment	24,695	23.7%	30,154	24.1%
Mobile Home	2,698	2.6%	2,469	2%
Boat, RV, Van, Etc.	18	0%	17	0%
Total	104,217	100.0%	125,247	100.0%

Some 93.8 percent of housing was occupied in 2010, compared to 95.2 percent in 2000. Owner-occupied housing changed 15.5 percent between 2000 and 2010, ending with owner-occupied units representing 61.1 percent of units. Vacant units changed by 49.1 percent, resulting in 7,502 vacant units in 2010.

Table II.55.37					
Housing Units by Tenure					
Lancaster County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	99,187	95.2%	113,373	93.8%	14.3%
Owner-Occupied	59,990	60.5%	69,309	61.1%	15.5%
Renter-Occupied	39,197	39.5%	44,064	38.9%	12.4%
Vacant Housing Units	5,030	4.8%	7,502	6.2%	49.1%
Total Housing Units	104,217	100.0%	120,875	100.0%	16%

Table II.55.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 125,247 housing units. An estimated 59.2 percent were owner-occupied, and 4.8 percent were vacant.

Table II.55.38				
Housing Units by Tenure				
Lancaster County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	113,373	93.8%	119,254	95.2%
Owner-Occupied	69,309	61.1%	70,622	59.2%
Renter-Occupied	44,064	38.9%	48,632	40.8%
Vacant Housing Units	7,502	6.2%	5,993	4.8%
Total Housing Units	120,875	100.0%	125,247	100.0%

Households by household size are shown in Table II.55.39. There were a total of 113,373 households in 2010, up from 99,187 in 2000. One person households changed by 17.8 percent between 2000 and 2010, while two person households changed by 14 percent. Three and four person households changed by 9.2 and 8.4 respectively, representing 15 percent and 12.2 percent of the population in 2010.

Table II.55.39					
Households by Household Size					
Lancaster County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	28,831	29.1%	33,960	30%	17.8%
Two Persons	34,306	34.6%	39,104	34.5%	14%
Three Persons	15,545	15.7%	16,977	15%	9.2%
Four Persons	12,734	12.8%	13,807	12.2%	8.4%
Five Persons	5,147	5.2%	6,063	5.3%	17.8%
Six Persons	1,731	1.7%	2,252	2%	30.1%
Seven Persons or More	893	0.9%	1,210	1.1%	35.5%
Total	99,187	100.0%	113,373	100.0%	14.3%

Households by income is shown in Table II.55.40. Households earning more than \$100,000 per year represented 21.7 percent of households in 2016, compared to 9.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19 percent of households in 2016, compared to 21.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.3 percent of households in 2016, compared to 13.4 percent in 2000.

Table II.55.40				
Households by Income				
Lancaster County				
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	13,330	13.4%	13,467	11.3%
\$15,000 to \$19,999	6,233	6.3%	5,977	5%
\$20,000 to \$24,999	7,365	7.4%	6,487	5.4%
\$25,000 to \$34,999	13,880	14%	12,674	10.6%
\$35,000 to \$49,999	17,803	17.9%	16,816	14.1%
\$50,000 to \$74,999	21,553	21.7%	22,708	19%
\$75,000 to \$99,999	9,782	9.9%	15,193	12.7%
\$100,000 or More	9,308	9.4%	25,932	21.7%
Total	99,254	100.0%	119,254	100.0%

Table II.55.41 shows households by year home built. Housing units built between 2000 and 2009, account for 16.4 percent and those built in 2010 or later accounted for 3.2 percent of households. Households built in the 1970's, 1980's, and 1990's account for 15.5 percent, 10.9 percent, and 15.8, respectively. Housing units built prior to 1939 represented 13.4 percent of households in 2016.

Table II.55.41				
Households by Year Home Built				
Lancaster County				
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	16,204	16.3%	16,032	13.4%
1940 to 1949	4,583	4.6%	4,004	3.4%
1950 to 1959	13,576	13.7%	12,855	10.8%
1960 to 1969	12,883	13%	12,744	10.7%
1970 to 1979	19,695	19.9%	18,502	15.5%
1980 to 1989	12,641	12.7%	12,986	10.9%
1990 to 1999	19,605	19.8%	18,810	15.8%
2000 to 2009	.	.	19,560	16.4%
2010 or Later	.	.	3,761	3.2%
Total	99,187	100.0%	119,254	100.0%

The distribution of unit types by race are shown in Table II.55.42. An estimated 71.1 percent of white households occupy single-family homes, while 34.9 percent of black households do. Some 21.7 percent of white households occupy apartments, while 45.7 percent of black households do. An estimated 48.9 percent of Asian, and 42.5 percent of American Indian households occupy single-family homes.

Table II.55.42							
Distribution of Units in Structure by Race							
Lancaster County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	71.1%	34.9%	42.5%	48.9%	100%	46.6%	46.7%
Duplex	2.9%	6.4%	7.8%	1.2%	0%	8.8%	8.9%
Tri- or Four-Plex	2.6%	11.8%	11.7%	3%	0%	0.6%	4.6%
Apartment	21.7%	45.7%	32.6%	45%	0%	36.8%	29.8%
Mobile Home	1.8%	1.2%	5.4%	1.9%	0%	7.2%	9.9%
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 II.55.43. An estimated 47.6 percent of vacant units were for rent in 2010, a 39.1 percent change since 2000. In addition, some 17.1 percent of vacant units were for sale, a change of 69.1 percent between 2000 and 2010. "Other" vacant units represented 22 percent of vacant units in 2010. This is a change of 73.7 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 II.55.43 Disposition of Vacant Housing Units Lancaster County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	2,570	51.1%	3,574	47.6%	39.1%
For Sale	757	15%	1,280	17.1%	69.1%
Rented or Sold, Not Occupied	448	8.9%	588	7.8%	31.2%
For Seasonal, Recreational, or Occasional Use	303	6%	405	5.4%	33.7%
For Migrant Workers	0	0%	1	0%	
Other Vacant	952	18.9%	1,654	22%	73.7%
Total	5,030	100.0%	7,502	100.0%	49.1%

The disposition of vacant units between 2010 and 2016 are shown in Table II.55.44. By 2016, for rent units accounted for 30.4 percent of vacant units, while for sale units accounted for 9.4 percent. “Other” vacant units accounted for 39.4 percent of vacant units, representing a total of 2,360 “other” vacant units.

Table II.55.44 Disposition of Vacant Housing Units Lancaster County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	3,574	47.6%	1,821	30.4%
For Sale	1,280	17.1%	563	9.4%
Rented Not Occupied	197	2.6%	413	6.9%
Sold Not Occupied	391	5.2%	423	7.1%
For Seasonal, Recreational, or Occasional Use	405	5.4%	413	6.9%
For Migrant Workers	1	0%	0	0%
Other Vacant	1,654	22%	2,360	39.4%
Total	7,502	100.0%	5,993	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 78,122 property transactions in Lancaster County. Of these, 74,565 were for single-family homes during this 19-year period, as shown in Table II.55.45.

Table II.55.45						
Residential Property Transactions						
Lancaster County						
Fiscal Years 1999–2017 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	4,119	0	58	509	0	4,686
2017	4,228	0	50	675	0	4,953
Total	74,565	5	387	2,963	202	78,122

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 9,811 single-family home property transactions for units built before 1930, 1.3 percent of units were of low quality and 43.3 percent were of fair quality. Conversely, of the 14,424 homes built from 2001 through 2010, 0.1 percent of units were of low quality and 1.8 percent of fair quality. Table II.55.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.55.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Lancaster County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	130	138	9	36	22	30	13	0	0	378
Fair	4,253	7,746	1,500	2,591	832	656	253	16	0	17,847
Average	5,196	5,606	3,588	7,073	5,007	9,439	12,058	3,059	0	51,026
Good	221	251	79	180	566	1,268	1,956	458	0	4,979
Very Good	11	5	1	3	40	116	138	13	0	327
Excellent	0	0	0	0	1	0	6	1	0	8
Missing	0	0	0	0	0	0	0	0	0	0
Total	9,811	13,746	5,177	9,883	6,468	11,509	14,424	3,547	0	74,565

In regard to the current condition of residential dwellings, of the same 9,811 single-family homes built before 1930, 9.4 percent of the homes were worn out or badly worn, and 73.1 percent were in average condition. Table II.55.47 provides details about the condition of single-family residential dwellings by year built.

Table II.55.47
Single-Family Homes by Year Built and Condition

Lancaster County
Fiscal Years 1999–2017 PAD Data

Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	25	471	1	0	0	0	0	0	0	497
Badly Worn	902	204	279	89	12	3	5	0	0	1,494
Average	7,171	8,240	3,089	6,282	4,195	6,601	4,273	39	0	39,890
Good	1,544	4,632	1,303	1,746	1,118	1,726	8,599	1,568	0	22,236
Very Good	140	189	488	1,536	129	404	1,339	1,876	0	6,101
Excellent	28	10	16	229	1,014	2,775	187	50	0	4,309
Missing	1	0	1	1	0	0	21	14	0	38
Total	9,811	13,746	5,177	9,883	6,468	11,509	14,424	3,547	0	74,565

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$156,359 to \$207,185, a total increase of 32.5 percent, as shown in Table II.55.48.

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 \$100,019 for homes built before 1930 to \$203,705 for homes built from 2001 to 2010, and \$270,192 for the newest homes built between 2011 and 2017.³¹ Homes built from 2001 through 2010 were also larger, averaging 1,536 square feet per unit. Table II.55.49, provides additional details about single-family homes.

Table II.55.48
Average Sales Price of Single-Family Homes

Lancaster County
Fiscal Years 1999–2017 PAD Data

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	198,345
2017	207,185
Average	157,304

Table II.55.49
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot

Lancaster County
Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ³² (\$)
Before 1931	100,019	1,370	73.03
1931-1960	115,430	1,142	101.11
1961-1970	139,496	1,306	106.78
1971-1980	140,587	1,324	106.16
1981-1990	156,388	1,433	109.11
1991-2000	186,087	1,605	115.97
2001-2010	203,705	1,536	132.65
2011-2017	270,192	1,643	164.48
Average	157,304	1,404	112.03

³¹ 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.

³² Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



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 II.55.50. In 2016, an estimated 1.3 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table II.55.50
Overcrowding and Severe Overcrowding

Lancaster County
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	59,109	98.6%	535	0.9%	323	0.5%	59,967
2016 Five-Year ACS	69,964	99.1%	508	0.7%	150	0.2%	70,622
Renter							
2000 Census	37,286	95.1%	1,008	2.6%	926	2.4%	39,220
2016 Five-Year ACS	46,851	96.3%	1,071	2.2%	710	1.5%	119,254
Total							
2000 Census	96,395	97.2%	1,543	1.6%	1,249	1.3%	99,187
2016 Five-Year ACS	116,815	98%	1,579	1.3%	860	0.7%	119,254

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 227 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Lancaster County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.55.51
Households with Incomplete Plumbing Facilities

Lancaster County
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	98,884	119,027
Lacking Complete Plumbing Facilities	303	227
Total Households	99,187	119,254
Percent Lacking	0.3%	0.2%

There were 1,011 households lacking complete kitchen facilities in 2016, compared to 531 households in 2000. This was a change from 0.5 percent of households in 2000 to 0.8 percent in 2016.



Table II.55.52		
Households with Incomplete Kitchen Facilities		
Lancaster County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	98,656	118,243
Lacking Complete Kitchen Facilities	531	1,011
Total Households	99,187	119,254
Percent Lacking	0.5%	0.8%

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 Lancaster County, 16.4 percent of households had a cost burden and 12.7 percent had a severe cost burden. Some 24 percent of renters were cost burdened, and 23.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.6 percent and a severe cost burden rate of 4 percent. Owner occupied households with a mortgage had a cost burden rate of 14.1 percent, and severe cost burden at 5.9 percent.

Table II.55.53									
Cost Burden and Severe Cost Burden by Tenure									
Lancaster County									
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	30,926	80.4%	5,707	14.8%	1,794	4.7%	27	0.1%	38,454
2016 Five-Year ACS	38,923	79.7%	6,865	14.1%	2,898	5.9%	126	0.3%	48,812
Owner Without a Mortgage									
2000 Census	12,998	94.9%	411	3%	224	1.6%	62	0.5%	13,695
2016 Five-Year ACS	19,798	90.8%	1,000	4.6%	880	4%	132	0.6%	21,810
Renter									
2000 Census	23,678	60.8%	7,368	18.9%	6,665	17.1%	1,225	3.1%	38,936
2016 Five-Year ACS	23,523	48.4%	11,673	24%	11,374	23.4%	2,062	4.2%	48,632
Total									
2000 Census	67,602	74.2%	13,486	14.8%	8,683	9.5%	1,314	1.4%	91,085
2016 Five-Year ACS	82,244	69%	19,538	16.4%	15,152	12.7%	2,320	1.9%	119,254

Housing Problems by Income

Table II.55.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Lancaster County. As can be seen in 2017 the MFI was \$72,000, which compared to \$68,200 for the State of Nebraska.

Table II.55.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 7,755 owner-occupied and 9,750 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 3,620 owner-occupied and 9,965 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 81,045 households without a housing problem.

Table II.55.54 Median Family Income Lancaster County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	57,000	50,400
2001	61,800	53,400
2002	62,600	55,100
2003	62,400	55,400
2004	63,600	56,300
2005	64,300	57,400
2006	66,100	59,400
2007	64,400	58,200
2008	65,800	59,800
2009	68,300	62,000
2010	68,500	62,600
2011	69,500	63,500
2012	70,500	64,400
2013	67,900	64,600
2014	67,800	66,000
2015	71,000	66,800
2016	70,400	66,500
2017	72,000	68,200



Table II.55.55
Housing Problems by Income and Tenure
 Lancaster County
 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	55	10	80	25	80	250
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	30	25	30	20	105
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	40	85	30	230	505
Housing cost burden greater than 50% of income (and none of the above problems)	1,585	1,015	660	170	190	3,620
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	525	1,515	2,685	1,405	1,625	7,755
Zero/negative income (and none of the above problems)	210	0	0	0	0	210
Has none of the 4 housing problems	425	2,000	6,380	6,510	41,520	56,835
Total	2,920	4,610	9,915	8,170	43,665	69,280
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	250	160	220	110	75	815
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	180	125	125	4	75	509
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	380	510	195	70	120	1,275
Housing cost burden greater than 50% of income (and none of the above problems)	7,900	1,685	205	80	95	9,965
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	2,165	4,800	2,510	140	135	9,750
Zero/negative income (and none of the above problems)	730	0	0	0	0	730
Has none of the 4 housing problems	1,195	2,485	8,335	4,510	7,685	24,210
Total	12,800	9,765	11,590	4,914	8,185	47,254
Total						
Lacking complete plumbing or kitchen facilities	305	170	300	135	155	1,065
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	180	155	150	34	95	614
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	500	550	280	100	350	1,780
Housing cost burden greater than 50% of income (and none of the above problems)	9,485	2,700	865	250	285	13,585
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	2,690	6,315	5,195	1,545	1,760	17,505
Zero/negative income (and none of the above problems)	940	0	0	0	0	940
Has none of the 4 housing problems	1,620	4,485	14,715	11,020	49,205	81,045
Total	15,720	14,375	21,505	13,084	51,850	116,534

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.55.56, of the 8,577 loans in 2016, 4,246 loans were for Home Purchases, 683 were for Home Improvement and 3,648 were for refinancing.

Table II.55.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Lancaster County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	2,915	676	3,969	7,560
2009	3,612	565	8,609	12,786
2010	2,905	623	8,105	11,633
2011	2,660	576	6,356	9,592
2012	3,243	588	8,712	12,543
2013	3,740	603	5,736	10,079
2014	3,677	509	2,337	6,523
2015	4,107	725	2,904	7,736
2016	4,246	683	3,648	8,577

Table II.55.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$139,199 and \$151,844 in 2012 and \$175,850 in 2016. Overall, average loans were \$127,298 in 2008 and \$167,003 in 2016.

Table II.55.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Lancaster County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$139,199	\$31,938	\$134,799	\$127,298
2009	\$134,734	\$31,442	\$148,704	\$139,576
2010	\$138,075	\$40,409	\$144,854	\$137,568
2011	\$139,821	\$39,943	\$142,939	\$135,889
2012	\$151,844	\$50,883	\$147,616	\$144,174
2013	\$155,540	\$52,638	\$135,864	\$138,186
2014	\$159,068	\$43,124	\$130,492	\$139,783
2015	\$166,247	\$66,648	\$155,803	\$152,993
2016	\$175,850	\$87,179	\$171,650	\$167,003

Table II.55.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$405,764,000 and \$492,429,000 in 2012 and \$746,659,000 in 2016. Overall, average loans were \$962,373,000 in 2008 and \$1,432,382,000 in 2016.

Table II.55.58
Total Volume of Owner-Occupied Single-Family Loans
 Lancaster County
 2008 – 2016 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	405,764,000	21,590,000	535,019,000	962,373,000
2009	486,658,000	17,765,000	1,280,194,000	1,784,617,000
2010	401,109,000	25,175,000	1,174,040,000	1,600,324,000
2011	371,925,000	23,007,000	908,520,000	1,303,452,000
2012	492,429,000	29,919,000	1,286,029,000	1,808,377,000
2013	581,718,000	31,741,000	779,316,000	1,392,775,000
2014	584,894,000	21,950,000	304,960,000	911,804,000
2015	682,778,000	48,320,000	452,452,000	1,183,550,000
2016	746,659,000	59,543,000	626,180,000	1,432,382,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.55.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Lancaster County. The number of completed surveys increased from 348 in 2016 to 355 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 1.1 percentage points and was at 4.5 percent in 2017.

Table II.55.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1,628 single-family units in Lancaster County, with 72 of them available. This

translates into a vacancy rate of 4.4 percent in Lancaster County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 17,222 apartment units reported in the survey, with 578 of them available, which resulted in a vacancy rate of 3.4 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 3.6 percent.

Table II.55.59
Survey of Rental Properties
 Lancaster County
 2002–2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	59	12,755	3.3	14.2
2003	82	17,455	4.5	24.9
2004	96	20,268	8	33.9
2005	74	16,393	6.9	33
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	24.6
2017	355	23,550	4.5	28.2

Table II.55.60 Rental Vacancy Survey by Type Lancaster County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	1,628	72	4.4%	4.8%
Apartments	17,222	578	3.4%	2.9%
Mobile Homes	962	262	27.2%	6.3%
"Other" Units	1,051	41	3.9%	.
Don't Know	2,687	117	4.4%	4.6%
Total	23,550	1,070	4.5%	3.6%

Table II.55.61, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 280 units. The most common apartment units were two bedroom units, with 2,615 units.

Table II.55.61 Rental Units by Number of Bedrooms Lancaster County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	207	0	0	.	207
One	15	2,338	0	0	.	2,353
Two	184	2,615	13	0	.	2,812
Three	280	550	56	0	.	886
Four	95	41	0	0	.	136
Don't Know	1,054	11,471	893	1,051	2,687	17,156
Total	1,628	17,222	962	1,051	2,687	23,550

Table II.55.62 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 4.3 percent.

Table II.55.62 Single-Family Units by Number of Bedrooms Lancaster County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	0	0%
Two	184	8	4.3%
Three	280	12	4.3%
Four	95	3	3.2%
Don't know	1,054	49	4.6%
Total	1,628	72	4.4%

Table II.55.63 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 7.2 percent.



Table II.55.63			
Apartment Units by Number of Bedrooms			
Lancaster County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	207	3	1.4%
One	2,338	120	5.1%
Two	2,615	189	7.2%
Three	550	36	6.5%
Four	41	1	2.4%
Don't know	11,471	229	2%
Total	17,222	578	3.4%

Average market-rate rents by unit type are shown in Table II.55.64. 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.55.64					
Average Market Rate Rents by Number of Bedrooms					
Lancaster County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$521.8	\$	\$	\$521.8
One	\$584.6	\$591.7	\$	\$	\$591.1
Two	\$769.4	\$730	\$450	\$	\$739.1
Three	\$1,027.60	\$969.7	\$770	\$	\$996.1
Four	\$1,239.20	\$1,186.00	\$	\$	\$1,230.00
Don't know	\$1,028.20	\$748.2	\$325	\$	
Total	\$995.5	\$719	\$597.5	\$325	\$832.9

Table II.55.65 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 \$999 dollars and units in this price range had a vacancy rate of 3.8 percent.

Table II.55.65			
Single-Family Market Rate Rents by Vacancy Status			
Lancaster County			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	4	0	0%
\$500 to \$749	90	1	1.1%
\$750 to \$999	742	28	3.8%
\$1,000 to \$1,249	523	29	5.5%
\$1,250 to \$1,499	87	1	1.1%
Above \$1,500	48	0	0%
Missing	134	13	9.7%
Total	1,628	72	4.4%

The average rent and availability of apartment units is displayed in Table II.55.66. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 3.2 percent.

Table II.55.66 Apartment Market Rate Rents by Vacancy Status Lancaster County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	1,062	8	0.8%
\$500 to \$749	5,710	184	3.2%
\$750 to \$999	5,301	187	3.5%
\$1,000 to \$1,249	1,484	90	6.1%
\$1,250 to \$1,499	630	39	6.2%
Above \$1,500	10	0	0%
Missing	3,025	70	2.3%
Total	17,222	578	3.4%

Respondents were asked if utilities are included in the rent and, as shown in Table II.55.67, 220 respondents, or 75.6 percent, included some sort of utility in the rent.

Table II.55.67 Are there any utilities included with the rent? Lancaster County 2017 Survey of Rental Properties	
Period	Respondent
Yes	220
No	71
% Offering Utilities	75.6%

The type of utility included in the rent is shown in Table II.55.68. There were 20 respondents who included electricity, 32 respondents who included natural gas, 172 respondents who included water and sewer and 207 respondents included trash collection in the rent.

Table II.55.68 Which utilities are included with the rent? Lancaster County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	20
Natural Gas	32
Water/Sewer	172
Trash Collection	207

Table II.55.69 shows the number of survey respondents who keep a waiting list. As can be seen, 68 respondents said they keep a waitlist, with an estimated 849 persons on the wait list.

Table II.55.69 Do you keep a waiting list? Lancaster County 2017 Survey of Rental Properties	
Period	Respondent
Yes	68
No	207
Waitlist Size	849

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.55.70 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.55.70 How would you rate the need for renovation of existing units in the city? Lancaster County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	30	29	27	27
Low Need	42	44	38	36
Moderate Need	105	107	95	95
High Need	30	33	27	27
Extreme Need	10	9	8	8

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.55.71 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.55.71 How would you rate the need for construction of new units in the city? Lancaster County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	121	122	111	109
Low Need	37	41	33	33
Moderate Need	28	32	25	25
High Need	15	16	14	13
Extreme Need	17	17	14	14