

City of Lexington

Summary

- From 2010 to 2015, population decreased by 1.5 percent, or by 155 persons.
- Between 2014 and 2015, the unemployment rate decreased to 3.1 percent.
- In 2015, 30 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$212,500.
- The vacancy rate in the Fall 2016 Rental Survey was 6.5 percent, which compared to a vacancy rate of 3.7 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Lexington's population increased by .64 percent between 2000 and 2015, from 10,011 to 10,075 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 41 persons in Lexington between 2014 and 2015, as shown below in Table III.15.1.

Subject	Nebraska	% Growth Since 2000	Lexington	% Growth Since 2000
2000 Census	1,711,263		10,011	.
July 2001 Estimate	1,719,836	0.5%	9,863	-1.5
July 2002 Estimate	1,728,292	1.0%	9,819	-1.9
July 2003 Estimate	1,738,643	1.6%	9,873	-1.4
July 2004 Estimate	1,749,370	2.2%	9,891	-1.2
July 2005 Estimate	1,761,497	2.9%	9,922	-.9
July 2006 Estimate	1,772,693	3.6%	10,051	.4
July 2007 Estimate	1,783,440	4.2%	10,048	.4
July 2008 Estimate	1,796,378	5.0%	10,085	.7
July 2009 Estimate	1,812,683	5.9%	10,149	1.4
2010 Census	1,826,341	6.7%	10,230	2.2
July 2011 Estimate	1,842,383	7.7%	10,232	2.2
July 2012 Estimate	1,855,973	8.5%	10,142	1.3
July 2013 Estimate	1,869,300	9.2%	10,155	1.4
July 2014 Estimate	1,882,980	10.0%	10,116	1.0
July 2015 Estimate	1,896,190	10.8%	10,075	.6

Table III.15.2, on the following page, shows the population of Lexington by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 81.3 percent of the population, with a total of 8,255 persons. There were also 986 black and 140 Native American persons residing in the City of Lexington. In 2010 the Hispanic population accounted for 60.4 percent of the population, with 6,183 persons, which compared to a population share of 62.0 percent in 2015 and a Hispanic population of 6,295.

Table III.15.2				
Population by Race and Ethnicity				
City of Lexington				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,919	57.9%	8,255	81.3%
Black	678	6.6%	986	9.7%
American Indian	120	1.2%	140	1.4%
Asian	102	1.0%	0	.0%
Native Hawaiian/ Pacific Islander	36	.4%	0	.0%
Other	3,039	29.7%	643	6.3%
Two or More Races	336	3.3%	128	1.3%
Total	10,230	100.0%	10,152⁵⁴	100.0%
Hispanic	6,183	60.4%	6,295	62.0%

Table III.15.3, below, shows the population of Lexington by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 15.7 percent of the total population in 2010 to 15.6 percent in 2015. The number of people from 25 to 34 years of age accounted for 16.0 percent of the population in 2015, or 1,627 persons. The percentage of people aged 65 or Older changed from 9.3 percent of the total population in 2010 to 9.3 percent in 2015. Additional age details are shown in Table III.15.3.

Table III.15.3				
Population by Age				
City of Lexington				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	2,803	27.4%	2,786	27.4%
15 - 24	1,608	15.7%	1,580	15.6%
25 - 34	1,388	13.6%	1,627	16.0%
35 - 44	1,307	12.8%	1,076	10.6%
45 - 54	1,279	12.5%	1,193	11.8%
55 - 64	896	8.8%	946	9.3%
65 or Older	949	9.3%	944	9.3%
Total	10,230	100.0%	10,152	100.0%

⁵⁴ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Lexington increased by 4.8 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 10.0 percent to 877 persons, while the enrollment for those aged 5 to 10 decreased by 3.7 percent, to 1,284 persons. Between 2015 and 2016, school enrollment rose by 2.4 percent or from 2,982 to 3,054 persons. These results can be seen in Table III.15.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	1,254	817	698	2,769
2001	1,251	842	681	2,774
2002	1,283	872	743	2,898
2003	1,359	922	759	3,040
2004	1,311	878	742	2,931
2005	1,316	860	788	2,964
2006	1,205	804	820	2,829
2007	1,309	818	826	2,953
2008	1,288	772	781	2,841
2009	1,255	783	767	2,805
2010	1,333	785	797	2,915
2011	1,301	775	812	2,888
2012	1,272	808	815	2,895
2013	1,299	830	813	2,942
2014	1,336	832	827	2,995
2015	1,300	853	829	2,982
2016	1,284	893	877	3,054

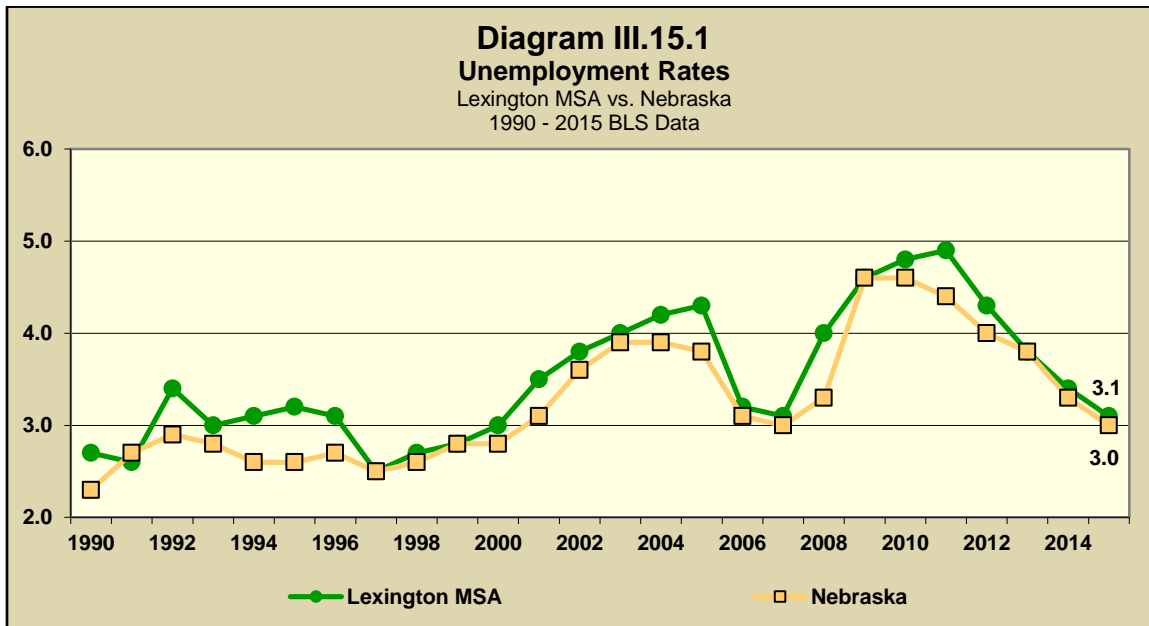
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Lexington. As shown in Table III.15.5, on the following page, the labor force, defined as people working or seeking work, increased by 2,577 persons between 1990 and 2015, to 14,259 persons. Between 2014 and 2015, the total labor force decreased by 231 individuals. Between 2014 and 2015 the number of people working decreased by 180 persons. This translated to a decrease in the unemployment rate from 3.4 percent in 2014 to 3.1 percent in 2015.

Table III.15.5 Labor Force Statistics City of Lexington Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	11,682	11,365	317	2.7
1991	13,390	13,041	349	2.6
1992	13,896	13,427	469	3.4
1993	14,301	13,875	426	3.0
1994	14,393	13,941	452	3.1
1995	14,851	14,375	476	3.2
1996	14,893	14,432	461	3.1
1997	14,860	14,483	377	2.5
1998	14,553	14,162	391	2.7
1999	14,760	14,341	419	2.8
2000	13,482	13,074	408	3.0
2001	13,304	12,835	469	3.5
2002	13,427	12,916	511	3.8
2003	13,656	13,103	553	4.0
2004	13,628	13,060	568	4.2
2005	13,352	12,779	573	4.3
2006	13,437	13,011	426	3.2
2007	13,392	12,983	409	3.1
2008	13,483	12,949	534	4.0
2009	13,606	12,984	622	4.6
2010	14,357	13,665	692	4.8
2011	14,319	13,621	698	4.9
2012	14,432	13,818	614	4.3
2013	14,455	13,906	549	3.8
2014	14,490	13,996	494	3.4
2015	14,259	13,816	443	3.1

Diagram III.15.1, below, shows the unemployment rates for Nebraska and the City of Lexington.



HOUSING

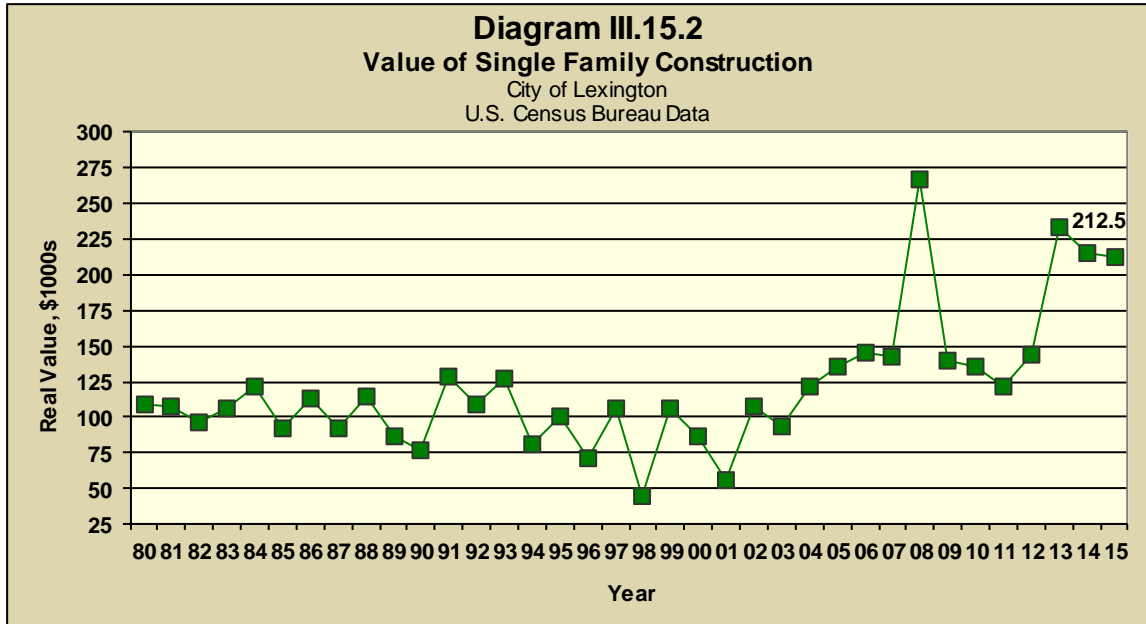
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁵⁵ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Lexington numbering 33 in 1980, 16 in 1990, 7 in 2000, and 7 in 2008. Between 2014 and 2015, single-family permits remained unchanged at 2 units. Additional details of permit activity and per-unit valuations are shown below in Table III.15.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	33	4	0	0	37	109	77	0	0
1981	9	4	8	0	21	108	79	40	0
1982	21	2	0	0	23	96	96	0	0
1983	20	4	0	0	24	106	73	0	0
1984	11	0	0	0	11	121	0	0	0
1985	4	0	0	0	4	92	0	0	0
1986	1	0	0	0	1	113	0	0	0
1987	1	0	0	0	1	92	0	0	0
1988	2	0	0	0	2	115	0	0	0
1989	4	0	0	0	4	86	0	0	0
1990	16	0	24	28	68	76	0	51	101
1991	7	0	0	94	101	128	0	0	62
1992	5	0	3	0	8	109	0	163	0
1993	13	2	0	32	47	127	53	0	53
1994	18	10	0	0	28	82	65	0	0
1995	17	0	0	0	17	101	0	0	0
1996	8	0	0	18	26	71	0	0	61
1997	7	0	0	0	7	106	0	0	0
1998	5	0	0	0	5	44	0	0	0
1999	5	0	0	0	5	106	0	0	0
2000	7	0	0	0	7	86	0	0	0
2001	5	0	4	0	9	56	0	98	0
2002	9	0	0	0	9	108	0	0	0
2003	5	0	0	0	5	93	0	0	0
2004	7	0	0	0	7	121	0	0	0
2005	9	0	3	0	12	135	0	119	0
2006	16	0	0	0	16	146	0	0	0
2007	9	0	0	0	9	143	0	0	0
2008	7	0	0	0	7	267	0	0	0
2009	6	10	3	0	19	139	169	169	0
2010	19	0	0	0	19	136	0	0	0
2011	5	4	0	0	9	121	106	0	0
2012	3	4	0	0	7	144	104	0	0
2013	4	0	0	0	4	234	0	0	0
2014	2	20	0	0	22	215	88	0	0
2015	2	28	0	0	30	213	88	0	.0

⁵⁵ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.15.2, below, the average value of newly constructed single-family units in 2000 was \$86,077, \$135,238 in 2005, and \$136,181 in 2010. In 2015, the value of single family units fell to \$212,500 from \$214,614 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Lexington. As shown in Table III.15.7, below, 7.6 percent, or 256 housing units were vacant in 2015. Of the 3,129 housing units that were occupied in 2015, 60.7 percent, or 1,898 units, were owner-occupied, and the remaining 39.3 percent were renter-occupied. This compares to 3,180 housing units that were occupied in 2010 with 1,991 units, or 62.6 percent, being owner-occupied, and the remaining 37.4 percent being renter-occupied.

Table III.15.7
Housing Units by Tenure
City of Lexington
2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,180	93.4%	3,129	92.4%
Owner-Occupied	1,991	62.6%	1,898	60.7%
Renter-Occupied	1,189	37.4%	1,231	39.3%
Vacant Housing Units	223	6.6%	256	7.6%
Total Housing Units	3,403	100.0%	3,385	100.0%

As shown in Table III.15.8, on the following page, there were 2,501 single family dwellings in 2015, which accounted for 73.9 percent of all housing units. Apartment units accounted for 10.5 percent of housing units, with 354 units. Mobile homes also accounted for an additional 9.4 percent of housing with 319 units.

Table III.15.8 Housing Units by Type City of Lexington 2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,334	69%	2,501	73.9%
Duplex	24	1%	98	2.9%
Tri- or Four-Plex	158	5%	113	3.3%
Apartment	442	13%	354	10.5%
Mobile Home	404	12%	319	9.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,362	100.0%	3,385	100.0%

Table III.15.9, below, shows the disposition of vacant housing units in Lexington. At the time of the 2015 five-year ACS, 28.1 percent of vacant units were for rent, 27.7 percent were for sale, and 4.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 64 “other vacant” units, representing 28.7 percent of vacant units, which compared to 30.9 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.15.9 Disposition of Vacant Housing Units City of Lexington 2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	111	49.8%	72	28.1%
For Sale	33	14.8%	71	27.7%
Rented or Sold, Not Occupied	8	3.6%	11	4.3%
For Seasonal, Recreational, or Occasional Use	6	2.7%	23	9.0%
For Migrant Workers	1	0.4%	0	.0%
Other Vacant	64	28.7%	79	30.9%
Total	223	100.0%	256	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.15.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Lexington. The number of completed surveys remained unchanged from 6 in 2015 to 6 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.8 percentage points and was at 6.5 percent in 2016.

Table III.15.11 on the following page, shows the amount of total and vacant units with

Table III.15.10 Survey of Rental Properties City of Lexington 2002–2016 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	45.0
2004	5	3,744	7.4	25.4
2005	8	359	15.9	64.0
2006	6	309	12.0	40.0
2007	9	317	6.9	129.4
2008	7	468	6.0	19.2
2009	8	352	4.0	35.0
2010	10	336	10.1	34.0
2011	8	381	5.0	49.9
2012	14	459	3.3	25.5
2013	10	510	3.3	22.1
2014	10	374	6.4	22.0
2015	6	374	3.7	33.3
2016	6	415	6.5	63.0

their associated vacancy rates. At the time of the survey, there were an estimated 56 single family units in City of Lexington, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Lexington, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 347 apartment units reported in the survey, with 27 of them available, which resulted in a vacancy rate of 7.8 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 4.6 percent.

Table III.15.11 Rental Vacancy Survey by Type City of Lexington 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	56	0	.0%	.5%
Apartments	347	27	7.8%	5.5%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	12	0	.0%	.0%
Total	415	27	6.5%	4.6%

Table III.15.12, below 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. Details for additional unit types are reported below.

Table III.15.12 Rental Units by Number of Bedrooms City of Lexington 2016 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	59	0	0	.	59
Three	32	43	0	0	.	75
Four	5	0	0	0	.	5
Don't Know	12	125	0		12	149
Total	56	347	0		12	415

Table III.15.13, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.15.13 Single Family Units by Number of Bedrooms City of Lexington 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	7	0	.0%
Two	0	0	0
Three	32	0	.0%
Four	5	0	.0%
Don't know	12	0	.0%
Total	56	0	.0%

Table III.15.14, below 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 16.7 percent.

Table III.15.14 Apartment Units by Number of Bedrooms City of Lexington 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	120	20	16.7%
Two	59	5	8.5%
Three	43	1	2.3%
Four	0	0	0
Don't know	125	1	.8%
Total	347	27	7.8%

Average market-rate rents by unit type are shown in Table III.15.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.15.15 Average Market Rate Rents by Number of Bedrooms City of Lexington 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$457	\$515	\$	\$	\$500
Two	\$	\$606	\$	\$	\$606
Three	\$620	\$651	\$	\$	\$641
Four	\$669	\$	\$	\$	\$669
Average	\$567	\$558	\$	\$	\$579

Table III.15.16, below, shows vacancy rates for single family units by average rental rates for the City of Lexington. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.15.16			
Single Family Market Rate Rents by Vacancy Status			
City of Lexington			
2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	56	0	.0%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	56	0	.0%

The average rent and availability of apartment units is displayed in Table III.15.17, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 6.9 percent.

Table III.15.17			
Apartment Market Rate Rents by Vacancy Status			
City of Lexington			
2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	20	0	.0%
\$500 to \$750	291	20	6.9%
\$750 to \$1,000	36	7	19.4%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	347	27	7.8%

Respondents were asked if utilities are included in the rent and as shown in Table III.15.18, on the following page, 3 respondents, or 60.0 percent, included some sort of utility in the rent.

Table III.15.18 Are there any utilities included with the rent? City of Lexington 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
% Offering Utilities	60.0%

The type of utility included in the rent is shown in Table III.15.19, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table III.15.19 Which utilities are included with the rent? City of Lexington 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	3

Table III.15.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waiting list, with an estimated 161 number of persons on the waiting list.

Table III.15.20 Do you keep a waiting list? City of Lexington 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	
Waiting list Size	161

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.15.21, below, 0 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.15.21 How would you rate the need for renovation of existing units in the city? City of Lexington 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need				
Low Need				
Moderate Need	1	1	1	
High Need	1	1	1	1
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.15.22, below, 1 respondent said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for constructing new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need				
Moderate Need				
High Need	2	2	2	
Extreme Need	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.⁵⁶ Manufacturing, retail, and tourism are also important industries.⁵⁷

The Lexington Regional Health Center expansion was completed in early 2016 and there was an addition of an outpatient surgery center and clinic. Orthman Manufacturing will be finished constructing a new \$9 million plant in January 2016. Platte Valley Distillers is currently occupying the former Raymond Elements space and has plans on some expansion. Also, a few smaller retailers and restaurants have opened this past year.

Employment has remained steady along with population. There is a huge demand for housing and Lexington has developed a plan to help with this problem and plans to have at least 60 new units constructed each year with the goal to have either built or replaced up to 1,000 units by 2030. The 20 unit senior complex was completed in 2016 and is currently full with a waiting list and several market-rate units were constructed. There are plans to construct more units in 2017. Additionally, Lexington is in the process of creating Infrastructure and acquiring land for these projects. This plan is being supported by both local organizations and private investors. There is also a 4 megawatt Solar Farm under construction and is slated to be completed in the Spring of 2017. Also, sales tax revenue has had a modest increase over the past year.⁵⁸

⁵⁶ Dawson County Chamber of Commerce, <http://www.villageprofile.com/nebraska/dawsoncounty/02/topic.html>

⁵⁷ City of Lexington, <http://www.cityoflex.com/index.aspx?page=86>

⁵⁸ Telephone interview with City of Lexington Staff, 11/9/2016