

**VOLUME II:
SARPY COUNTY**

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Sarpy County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Sarpy County's population increased from 158,840 in 2010 to 179,023 in 2016, or by 12.7 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 increased by 6.6 percent, and the number of people from 55 to 64 years of age increased by 25 percent. The white population increased by 11.5 percent, while the black population increased by 16 percent. The Hispanic population increased from 11,569 to 16,056 people between 2010 and 2016 or by 38.8 percent. These data are presented in Table II.77.1.

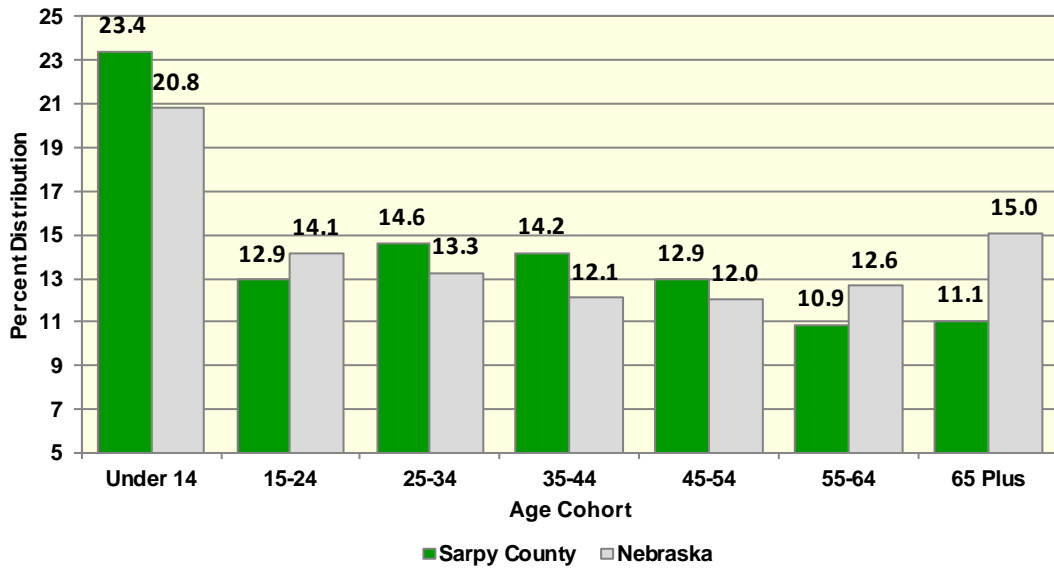
Subject	Sarpy County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	158,840	179,023	12.7%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	38,625	41,920	8.5%	383,542	396,601	3.4%
15 to 24 years	21,139	23,134	9.4%	258,206	269,442	4.4%
25 to 34 years	24,504	26,111	6.6%	245,176	252,946	3.2%
35 to 44 years	22,796	25,403	11.4%	220,838	230,528	4.4%
45 to 54 years	22,670	23,183	2.3%	258,726	229,683	-11.2%
55 to 64 years	15,562	19,459	25%	213,176	241,172	13.1%
65 and Over	13,544	19,813	46.3%	246,677	286,744	16.2%
Race						
White	143,422	159,897	11.5%	1,649,264	1,694,976	2.8%
Black	6,634	7,694	16%	85,971	94,620	10.1%
American Indian and Alaskan Native	953	1,210	27%	23,418	27,318	16.7%
Asian	3,463	4,505	30.1%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	195	257	31.8%	2,061	2,425	17.7%
Two or more races	4,173	5,460	30.8%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	11,569	16,056	38.8%	167,405	203,320	21.5%

Table II.77.2, presents the population of Sarpy County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 78,886 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 79,954 persons, were female. In 2016, the number of males was 89,577 persons, and accounted for 50 percent of the population, with the remaining 50 percent, or 89,446 persons being female.

Table II.77.2 Population by Age and Gender Sarpy 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	19,895	18,730	38,625	21,520	20,400	41,920	8.5%
15 to 24 years	10,873	10,266	21,139	12,168	10,966	23,134	9.4%
25 to 34 years	12,167	12,337	24,504	13,255	12,856	26,111	6.6%
35 to 44 years	11,287	11,509	22,796	12,715	12,688	25,403	11.4%
45 to 54 years	11,160	11,510	22,670	11,625	11,558	23,183	2.3%
55 to 64 years	7,485	8,077	15,562	9,456	10,003	19,459	25%
65 and Over	6,019	7,525	13,544	8,838	10,975	19,813	12.7%
Total	78,886	79,954	158,840	89,577	89,446	179,023	12.7%
% of Total	49.7%	50.3%	.	50%	50%	.	

**Diagram II.77.1
Age Distribution**

Sarpy 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.77.3, from April 2000 to July 2009, Sarpy County natural increase was estimated to be 16,513 people. Sarpy County has been experiencing net in-migration, with 14,396 persons arriving in the county in the last nine years.¹¹⁵ The 2016 population estimates showed a natural increase of 10,783 persons. Between 2010 and 2016, Sarpy County’s population rose to 179,023 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 Sarpy County increased from 562 persons in 2015 to 818 persons in 2016, with an additional net movement of 203 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.77.4.

Table II.77.3
Population Change

Sarpy County
1980–2010 Census and Intercensal Data

1980 Population	86,015
Natural Increase 80–90	14,538
Net Migration 80–90	2,030
1990 Population	102,583
Natural Increase 90–00	13,818
Net Migration 90–00	6,194
2000 Population	122,595
Natural Increase 00–09	16,513
Net Migration 00–09	14,396
2009 Population Estimate	153,504
2010 Population	158,840
Natural Increase 10–16	10,783
Net Migration 10–16	9,400
2016 Population Estimate	179,023

Table II.77.4
Driver's Licenses Exchanged and Surrendered

Sarpy County
2001–First half of 2017 DOT Data

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

¹¹⁵ 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 Sarpy County increased by 1 percent from 38,851 in 2016 to 39,236 in 2017, as shown in Table II.77.5. The number of school-age children 5 to 11 years of age increased from 19,566 in 2016 to 19,680 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.77.5 School-Age Children Sarpy County Academic Years 1992–2017 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	14,450	3,875	8,769	27,094
1993	14,166	3,938	8,573	26,677
1994	13,908	3,977	8,866	26,751
1995	14,204	4,079	9,172	27,455
1996	14,510	4,161	9,528	28,199
1997	14,522	4,080	9,648	28,250
1998	14,473	4,196	10,105	28,774
1999	14,445	4,358	10,153	28,956
2000	14,224	4,326	10,279	28,829
2001	14,526	4,328	10,462	29,316
2002	13,812	4,092	9,522	27,426
2003	10,624	3,392	8,218	22,234
2004	10,566	3,378	8,345	22,289
2005	14,294	4,355	10,856	29,505
2006	15,003	4,507	11,090	30,600
2007	15,459	4,495	11,406	31,360
2008	16,075	4,623	11,472	32,170
2009	16,377	4,622	11,760	32,759
2010	16,637	4,626	11,709	32,972
2011	17,193	4,867	12,254	34,314
2012	17,497	5,107	11,829	34,433
2013	17,686	5,262	12,334	35,282
2014	18,323	5,493	12,593	36,409
2015	19,384	5,686	12,979	38,049
2016	19,566	5,779	13,506	38,851
2017	19,680	5,777	13,779	39,236

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.77.6, shows population by age for the 2000 and 2010 Census. The population changed by 29.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 66.7 percent to a total of 13,544 persons in 2010. Those aged 25 to 34 changed by 25.3 percent, and those aged under 5 changed by 32.3 percent.



Table II.77.6 Population by Age Sarpy County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	10,112	8.2%	13,377	8.4%	32.3%
5 to 19	30,494	24.9%	36,141	22.8%	18.5%
20 to 24	8,278	6.8%	10,246	6.5%	23.8%
25 to 34	19,551	15.9%	24,504	15.4%	25.3%
35 to 54	37,322	30.4%	45,466	28.6%	21.8%
55 to 64	8,715	7.1%	15,562	9.8%	78.6%
65 or Older	8,123	6.6%	13,544	8.5%	66.7%
Total	122,595	100.0%	158,840	100.0%	29.6%

The elderly population is further explored in Table II.77.7. Those aged 65 to 66 changed by 58.5 percent between 2000 and 2010, resulting in a population of 2,060 persons. Those aged 85 or older changed by 88.5 percent during the same time period, and resulted in 1,378 persons over age 85 in 2010.

Table II.77.7 Elderly Population by Age Sarpy County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	1,300	16%	2,060	15.2%	58.5%
67 to 69	1,716	21.1%	2,580	19%	50.3%
70 to 74	2,024	24.9%	3,508	25.9%	73.3%
75 to 79	1,472	18.1%	2,510	18.5%	70.5%
80 to 84	880	10.8%	1,508	11.1%	71.4%
85 or Older	731	9%	1,378	10.2%	88.5%
Total	8,123	100.0%	13,544	100.0%	66.7%

Population by race and ethnicity is shown in Table II.77.8, with the white population representing 87.4 percent in 2010. The black population changed by 18.4 percent, representing 4 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 2.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 115.9 percent between 2000 and 2010, compared to the 25.6 percent growth rate for non-Hispanics.

Table II.77.8					
Population by Race and Ethnicity					
Sarpy County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	109,335	89.2%	138,879	87.4%	27%
Black	5,340	4.4%	6,321	4%	18.4%
American Indian	515	0.4%	733	0.5%	42.3%
Asian	2,331	1.9%	3,353	2.1%	43.8%
Native Hawaiian/ Pacific Islander	108	0.1%	168	0.1%	55.6%
Other	2,275	1.9%	4,426	2.8%	94.5%
Two or More Races	2,691	2.2%	4,960	3.1%	84.3%
Total	122,595	100.0%	158,840	100.0%	29.6%
Hispanic	5,358	4.4%	11,569	7.3%	115.9%
Non-Hispanic	117,237	95.6%	147,271	92.7%	25.6%

Population by race and ethnicity through 2016 is shown in Table II.77.9. The white population represented 88.6 percent of the population in 2016, compared with the black population accounting for 4.1 percent of the population. Hispanic population represented 8.4 percent of the population in 2016.

Table II.77.9				
Population by Race and Ethnicity				
Sarpy County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	138,879	87.4%	152,881	88.6%
Black	6,321	4%	7,018	4.1%
American Indian	733	0.5%	638	0.4%
Asian	3,353	2.1%	3,927	2.3%
Native Hawaiian/ Pacific Islander	168	0.1%	208	0.1%
Other	4,426	2.8%	2,159	1.3%
Two or More Races	4,960	3.1%	5,629	3.3%
Total	158,840	100.0%	172,460	100.0%
Non-Hispanic	147,271	92.7%	157,953	91.6%
Hispanic	11,569	7.3%	14,507	8.4%

The population by race is broken down further by ethnicity in Table II.77.10. While the white non-Hispanic population changed by 24.6 percent between 2000 and 2010, the white Hispanic population changed by 128.8 percent. The black non-Hispanic population changed by 17 percent, while the black Hispanic population changed by 85.3 percent.

Table II.77.10					
Population by Race and Ethnicity					
Sarpy County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	106,823	91.1%	133,132	90.4%	24.6%
Black	5,231	4.5%	6,119	4.2%	17%
American Indian	444	0.4%	554	0.4%	24.8%
Asian	2,306	2%	3,313	2.2%	43.7%
Native Hawaiian/ Pacific Islander	106	0.1%	157	0.1%	48.1%
Other	160	0.1%	224	0.2%	40%
Two or More Races	2,167	1.8%	3,772	2.6%	74.1%
Total Non-Hispanic	117,237	100.0%	147,271	100.0%	25.6%
Hispanic					
White	2,512	46.9%	5,747	49.7%	128.8%
Black	109	2%	202	1.7%	85.3%
American Indian	71	1.3%	179	1.5%	152.1%
Asian	25	0.5%	40	0.3%	60%
Native Hawaiian/ Pacific Islander	2	0%	11	0.1%	450%
Other	2,115	39.5%	4,202	36.3%	98.7%
Two or More Races	524	9.8%	1,188	10.3%	126.7%
Total Hispanic	5,358	100.0%	11,569	100.0%	115.9%
Total Population	122,595	100.0%	158,840	100.0%	29.6%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.77.11. During this time, the total non-Hispanic population was 157,953 persons in 2016. The Hispanic population was 14,507.

Table II.77.11				
Population by Race and Ethnicity				
Sarpy County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	133,132	90.4%	141,965	89.9%
Black	6,119	4.2%	6,394	4%
American Indian	554	0.4%	542	0.3%
Asian	3,313	2.2%	3,882	2.5%
Native Hawaiian/ Pacific Islander	157	0.1%	208	0.1%
Other	224	0.2%	118	0.1%
Two or More Races	3,772	2.6%	4,844	3.1%
Total Non-Hispanic	147,271	100.0%	157,953	100.0%
Hispanic				
White	5,747	49.7%	10,916	75.2%
Black	202	1.7%	624	4.3%
American Indian	179	1.5%	96	0.7%
Asian	40	0.3%	45	0.3%
Native Hawaiian/ Pacific Islander	11	0.1%	0	0%
Other	4,202	36.3%	2,041	14.1%
Two or More Races	1,188	10.3%	785	5.4%
Total Hispanic	11,569	100.0	14,507	100.0%
Total Population	158,840	100.0%	172,460	100.0%



Households by type and tenure are shown in Table II.77.12. Family households represented 73.5 percent of households, while non-family households accounted for 26.5 percent. These changed from 73.2 and 26.8 percent, respectively.

Table II.77.12				
Household Type by Tenure				
Sarpy County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	42,509	73.2%	46,247	73.5%
Married-Couple Family	34,231	80.5%	36,417	78.7%
Owner-Occupied	29,074	84.9%	30,824	84.6%
Renter-Occupied	5,157	15.1%	5,593	15.4%
Other Family	8,278	19.5%	9,830	17.9%
Male Householder, No Spouse Present	2,327	28.1%	3,051	23.7%
Owner-Occupied	1,396	60%	1,523	49.9%
Renter-Occupied	931	40%	1,528	50.1%
Female Householder, No Spouse Present	5,951	71.9%	6,779	60.5%
Owner-Occupied	3,106	52.2%	3,642	53.7%
Renter-Occupied	2,845	47.8%	3,137	46.3%
Non-Family Households	15,593	26.8%	16,660	26.5%
Owner-Occupied	7,774	49.9%	7,972	47.9%
Renter-Occupied	7,819	50.1%	8,688	52.1%
Total	58,102	100.0%	62,907	100.0%

The group quarters population was 1,277 in 2010, compared to 1,301 in 2000. Institutionalized populations experienced a 17.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -16.6 percent change during this same time period.

Table II.77.13					
Group Quarters Population					
Sarpy 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	151	26.4%	155	23.2%	2.6%
Juvenile Facilities	.	.	63	9.4%	.
Nursing Homes	344	60.2%	450	67.4%	30.8%
Other Institutions	76	13.3%	0	0%	-100%
Total	571	100.0%	668	100.0%	17.0%
Non-Institutionalized					
College Dormitories	29	4%	94	15.4%	224.1%
Military Quarters	587	80.4%	443	72.7%	-24.5%
Other Non-Institutionalized	114	15.6%	72	11.8%	-36.8%
Total	730	100.0%	609	100.0%	-16.6%
Group Quarters Population	1,301	100.0%	1,277	100.0%	-1.8%

The number of foreign born persons are shown in Table II.77.14. An estimated 1.5 percent of the population was born in Mexico with 0.3 percent born in Vietnam and another 0.3 percent were born india.

Table II.77.14
Place of Birth for the Foreign-Born Population
 Sarpy County
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	2,615	1.5%
#2 country of origin	Vietnam	585	0.3%
#3 country of origin	India	465	0.3%
#4 country of origin	El Salvador	450	0.3%
#5 country of origin	Philippines	449	0.3%
#6 country of origin	Germany	352	0.2%
#7 country of origin	China excluding Hong Kong and Taiwan	310	0.2%
#8 country of origin	Korea	310	0.2%
#9 country of origin	Thailand	290	0.2%
#10 country of origin	England	248	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.77.15. An estimated 1.8 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Vietnamese.

Table II.77.15
Limited English Proficiency and Language Spoken at Home
 Sarpy County
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	2,839	1.8%
#2 LEP Language	Vietnamese	463	0.3%
#3 LEP Language	Other Indo-European languages	317	0.2%
#4 LEP Language	Other Asian and Pacific Island languages	259	0.2%
#5 LEP Language	Korean	187	0.1%
#6 LEP Language	Arabic	124	0.1%
#7 LEP Language	Tagalog	116	0.1%
#8 LEP Language	German or other West Germanic languages	111	0.1%
#9 LEP Language	Other and unspecified languages	110	0.1%
#10 LEP Language	Chinese	108	0.1%

Disability

The disability rate from the 2000 Census is shown in Table II.77.16. Some 12.5 percent of the population was disabled in 2000, or a total of 13,278 persons. The disability rate was highest for those over 65, with 34.7 percent disabled.

Table II.77.16		
Disability by Age		
Sarpy County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	1,337	5.7%
16 to 64	9,281	12.4%
65 and older	2,660	34.7%
Total	13,278	12.5%

Table II.77.17 shows disability by type in 2000. There were 5,189 physical disabilities in 2000, some 5,807 employment disabilities, and 3,639 go-outside-home disabilities.

Table II.77.17	
Total Disabilities Tallied: Aged 5 and Older	
Sarpy County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	2,543
Physical disability	5,189
Mental disability	3,381
Self-care disability	1,492
Employment disability	5,807
Go-outside-home disability	3,639
Total	22,051

Disability by age, as estimated by the 2016 ACS, is shown in Table II.77.18. The disability rate for females was 8.2 percent, compared to 9.3 percent for males. The disability rate changed precipitously higher with age, with 44.4 percent of those over 75 experiencing a disability.

Table II.77.18						
Disability by Age						
Sarpy County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	27	0.4%	17	0.3%	44	0.3%
5 to 17	925	5.1%	502	3%	1,427	4.1%
18 to 34	1,190	6.3%	820	4.2%	2,010	5.3%
35 to 64	3,153	10%	3,080	9.3%	6,233	9.6%
65 to 74	1,232	24.7%	864	15.6%	2,096	19.9%
75 or Older	1,146	43%	1,746	45.4%	2,892	44.4%
Total	7,673	9.3%	7,029	8.2%	14,702	8.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.77.19. Some 4.2 percent have an ambulatory disability, 3.5 have an independent living disability, and 1.3 percent have a self-care disability.

Table II.77.19 Total Disabilities Tallied: Aged 5 and Older Sarpy County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	5,158	3.1%
Vision disability	2,731	1.6%
Cognitive disability	4,716	3%
Ambulatory disability	6,456	4.2%
Self-Care disability	1,968	1.3%
Independent living disability	4,155	3.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.77.20 and Table II.77.21. In 2016, some 90,249 persons were employed and 3,445 were unemployed. This totaled a labor force of 93,694 persons. The unemployment rate for Sarpy County was estimated to be 3.7 in 2016.

Table II.77.20 Employment, Labor Force and Unemployment Sarpy County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	90,249
Unemployed	3,445
Labor Force	93,694
Unemployment Rate	3.7%

In 2016, 96.4 percent of households in Sarpy County had a high school education or greater.

Table II.77.21 High School or Greater Education Sarpy County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	60,627
Total Households	62,907
Percent High School or Above	96.4%

As seen in Table II.77.22, 22.5 percent of the population had a high school diploma or equivalent, another 37.3 percent have some college, 23.2 percent have a Bachelor’s Degree, and 11.7 percent of the population had a graduate or professional degree.

Table II.77.22 Educational Attainment Sarpy County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	6,614	5.3%
High School or Equivalent	27,945	22.5%
Some College or Associates Degree	46,201	37.3%
Bachelor’s Degree	28,709	23.2%
Graduate or Professional Degree	14,466	11.7%
Total Population Above 18 years	123,935	100.0%



ECONOMICS

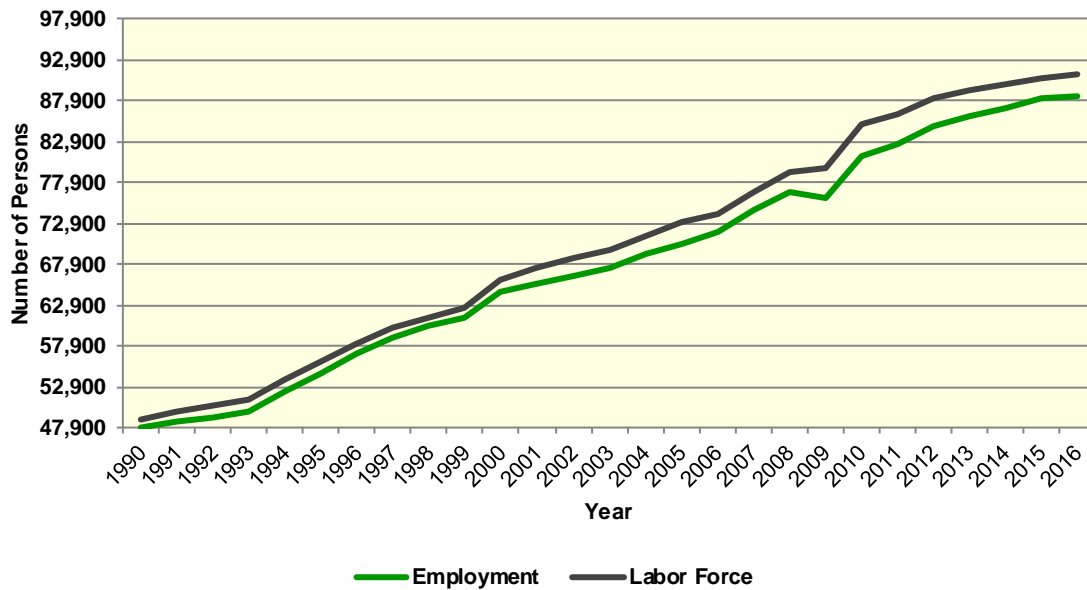
Labor Force

Table II.77.23, shows the labor force statistics for Sarpy County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 1.7. The highest level of unemployment occurred during 2009 rising to a rate of 4.6. 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 Sarpy County increased from 2.8 percent in 2015 to 3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.77.23 Labor Force Statistics Sarpy County 1990 - 2016 BLS Data					
Year	Sarpy County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,020	47,919	48,939	2.1%	2.3%
1991	1,212	48,654	49,866	2.4%	2.7%
1992	1,403	49,161	50,564	2.8%	2.9%
1993	1,401	49,938	51,339	2.7%	2.8%
1994	1,336	52,360	53,696	2.5%	2.6%
1995	1,261	54,612	55,873	2.3%	2.6%
1996	1,265	57,029	58,294	2.2%	2.7%
1997	1,155	58,973	60,128	1.9%	2.5%
1998	1,072	60,328	61,400	1.7%	2.6%
1999	1,296	61,363	62,659	2.1%	2.8%
2000	1,508	64,442	65,950	2.3%	2.8%
2001	1,764	65,616	67,380	2.6%	3.1%
2002	2,116	66,531	68,647	3.1%	3.6%
2003	2,220	67,434	69,654	3.2%	3.9%
2004	2,388	69,077	71,465	3.3%	3.9%
2005	2,475	70,497	72,972	3.4%	3.8%
2006	2,182	71,915	74,097	2.9%	3.1%
2007	2,241	74,562	76,803	2.9%	3%
2008	2,562	76,687	79,249	3.2%	3.3%
2009	3,699	75,978	79,677	4.6%	4.6%
2010	3,778	81,145	84,923	4.4%	4.6%
2011	3,658	82,692	86,350	4.2%	4.4%
2012	3,402	84,673	88,075	3.9%	4%
2013	3,232	86,042	89,274	3.6%	3.8%
2014	2,792	86,995	89,787	3.1%	3.3%
2015	2,582	88,123	90,705	2.8%	3%
2016	2,775	88,442	91,217	3%	3.2%

Diagram II.77.2, shows the employment and labor force for Sarpy County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 88,442 persons, with the labor force reaching 91,217, indicating there were a total of 2,775 unemployed persons.

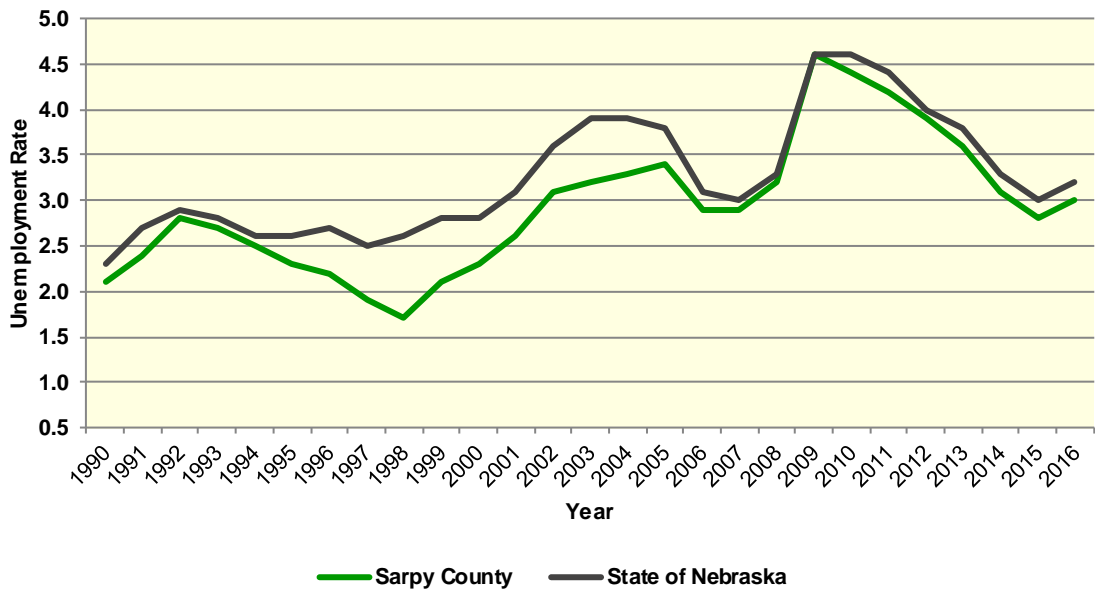
Diagram II.77.2
Employment and Labor Force
 Sarpy County
 1990 – 2016 BLS Data



Unemployment

Diagram II.77.3, shows the unemployment rate for both the State and Sarpy County. During the 1990’s the average rate for Sarpy County was 2.2, 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 3.6. Over the course of the entire period Sarpy County had an average unemployment rate lower than the state, 3 percent for Sarpy County, versus 3.3 statewide.

Diagram II.77.3
Annual Unemployment Rate
 Sarpy 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.77.24, shows total real earnings by industry for Sarpy County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 1,315,394,000 dollars. Between 2015 and 2016 the mining industry saw the largest percentage increase, rising by 15.8 percent to 1,608,000 dollars.

Table II.77.24
Real Earnings by Industry
 Sarpy 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	7,649	19,919	29,683	17,364	28,996	16,100	14,098	15,721	11.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	419	807	1,262	1,340	1,580	1,389	1,608	15.8
Utilities	0	0	0	0	0	0	0	0	0
Construction	246,301	272,170	263,905	277,849	317,164	344,463	391,913	426,013	8.7
Manufacturing	164,789	166,827	165,365	179,064	177,955	190,265	191,283	206,261	7.8
Wholesale trade	135,774	0	0	0	0	0	0	0	0
Retail trade	180,817	216,140	221,820	226,756	242,654	255,080	266,868	283,992	6.4
Transportation and warehousing	0	467,651	484,124	502,670	512,564	535,585	595,655	554,166	-7
Information	58,120	72,326	83,029	100,455	99,684	99,906	93,056	87,160	-6.3
Finance and insurance	130,805	314,218	299,398	341,632	319,602	318,359	330,627	367,794	11.2
Real estate and rental and leasing	29,611	44,057	45,420	58,369	64,720	63,608	68,995	68,850	-0.2
Professional and technical services	209,979	349,469	347,743	343,592	322,888	327,372	351,191	332,439	-5.3
Management of companies and enterprises	0	140,675	130,932	137,751	139,565	139,881	151,923	168,245	10.7
Administrative and waste services	0	88,265	100,099	108,613	120,018	141,181	156,131	173,487	11.1
Educational services	31,848	77,260	72,488	77,801	79,259	80,080	74,110	72,141	-2.7
Health care and social assistance	90,518	198,540	196,038	207,256	225,702	213,507	247,240	265,471	7.4
Arts, entertainment, and recreation	15,689	14,139	19,721	23,653	24,366	27,835	30,009	25,328	-15.6
Accommodation and food services	54,357	86,044	92,898	98,030	98,456	104,271	115,762	126,149	9
Other services, except public administration	112,185	156,809	158,923	165,652	159,943	170,981	180,371	179,197	-0.7
Government and government enterprises	928,951	1,254,535	1,285,721	1,312,246	1,273,092	1,297,765	1,298,948	1,315,394	1.3
Total	3,156,772	4,212,455	4,269,216	4,476,210	4,522,879	4,656,180	4,904,424	4,993,316	1.8



Table II.77.25, shows the total employment by industry for Sarpy County. The most recent estimates show the government and government enterprises industry was the largest employer in Sarpy County, with employment reaching 16,273 jobs in 2016. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 12.4 percent to 4,095 jobs.

Table II.77.25 Employment by Industry Sarpy County BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	398	388	398	397	398	394	417	405	-2.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	70	55	88	106	131	112	112	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	4,742	5,648	5,459	5,780	6,461	6,885	7,677	8,385	9.2
Manufacturing	2,634	2,496	2,604	2,653	2,833	2,941	3,048	3,298	8.2
Wholesale trade	1,996	0	0	0	0	0	0	0	0
Retail trade	7,615	8,470	8,756	8,692	9,170	9,807	10,246	10,572	3.2
Transportation and warehousing	0	10,691	10,573	10,562	10,771	10,759	11,309	10,236	-9.5
Information	1,121	1,377	1,416	1,556	1,536	1,558	1,483	1,468	-1
Finance and insurance	2,906	5,785	5,650	5,775	5,570	5,512	5,648	5,919	4.8
Real estate and rental and leasing	1,408	2,559	2,692	2,746	2,859	3,047	3,162	3,274	3.5
Professional and technical services	3,642	5,297	5,226	5,147	4,986	4,998	5,291	5,026	-5
Management of companies and enterprises	0	1,607	1,600	1,638	1,638	1,638	1,818	2,018	11
Administrative and waste services	0	2,989	3,072	3,108	3,218	3,443	3,644	4,095	12.4
Educational services	1,081	2,052	2,118	2,207	2,301	2,393	2,393	2,364	-1.2
Health care and social assistance	2,911	5,383	5,639	5,969	6,226	6,069	6,694	7,063	5.5
Arts, entertainment, and recreation	1,063	1,522	1,604	1,749	1,841	1,908	1,884	1,772	-5.9
Accommodation and food services	3,133	4,873	5,113	5,168	5,388	5,480	5,730	6,013	4.9
Other services, except public administration	3,373	4,384	4,470	4,584	4,583	4,747	5,022	4,957	-1.3
Government and government enterprises	14,562	16,042	16,144	16,377	16,378	16,137	16,085	16,273	1.2
Total	66,092	84,895	85,842	87,632	89,775	91,547	95,625	97,354	1.8

Table II.77.26, shows the real average earnings per job by industry for Sarpy County. These figures are calculated by dividing the Total Real Earning displayed in Table II.77.24 and Table II.77.25, by Industry. In 2016, the management of companies and enterprises industry had the highest average earnings reaching 83,372 dollars. Between 2015 and 2016 the mining industry saw the largest percentage increase, rising by 15.8 percent to 14,357 dollars.

Table II.77.26									
Real Earnings Per Job by Industry									
Sarpy County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	19,218	51,336	74,580	43,737	72,855	40,864	33,809	38,817	14.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	5,992	14,671	14,335	12,637	12,062	12,402	14,357	15.8
Utilities	0	0	0	0	0	0	0	0	0
Construction	51,940	48,189	48,343	48,071	49,089	50,031	51,050	50,807	-0.5
Manufacturing	62,562	66,838	63,504	67,495	62,815	64,694	62,757	62,541	-0.3
Wholesale trade	68,023	0	0	0	0	0	0	0	0
Retail trade	23,745	25,518	25,333	26,088	26,462	26,010	26,046	26,863	3.1
Transportation and warehousing	0	43,742	45,789	47,592	47,587	49,780	52,671	54,139	2.8
Information	51,846	52,525	58,636	64,560	64,899	64,124	62,748	59,373	-5.4
Finance and insurance	45,012	54,316	52,991	59,157	57,379	57,758	58,539	62,138	6.1
Real estate and rental and leasing	21,031	17,217	16,872	21,256	22,637	20,876	21,820	21,029	-3.6
Professional and technical services	57,655	65,975	66,541	66,756	64,759	65,501	66,375	66,144	-0.3
Management of companies and enterprises	0	87,539	81,833	84,097	85,205	85,398	83,566	83,372	-0.2
Administrative and waste services	0	29,530	32,584	34,946	37,296	41,005	42,846	42,366	-1.1
Educational services	29,462	37,651	34,225	35,252	34,445	33,464	30,970	30,516	-1.5
Health care and social assistance	31,095	36,883	34,765	34,722	36,252	35,180	36,935	37,586	1.8
Arts, entertainment, and recreation	14,759	9,289	12,295	13,524	13,235	14,589	15,928	14,293	-10.3
Accommodation and food services	17,350	17,657	18,169	18,969	18,273	19,028	20,203	20,979	3.8
Other services, except public administration	33,260	35,769	35,553	36,137	34,899	36,019	35,916	36,150	0.7
Government and government enterprises	63,793	78,203	79,641	80,127	77,732	80,422	80,755	80,833	0.1
Total	47,763	49,620	49,733	51,080	50,380	50,861	51,288	51,290	0

Table II.77.27 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 \$8,223,201,000 a 1.6 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 84,895 and 97,354 in 2016.

Table II.77.27
Total Employment and Real Personal Income
 Sarpy 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	1,031,576	54,799	4,078	244,825	33,198	1,258,877	20,211	22,720	45,402
1970	1,127,162	65,059	-41,487	324,990	37,030	1,382,637	20,690	23,847	47,265
1971	1,164,446	73,482	-37,467	324,804	40,810	1,419,111	20,424	24,889	46,788
1972	1,232,414	77,773	-11,361	337,675	44,123	1,525,078	21,473	25,401	48,519
1973	1,275,430	84,778	23,292	356,771	50,347	1,621,062	22,742	26,447	48,227
1974	1,239,449	87,054	79,643	356,464	54,239	1,642,741	22,547	26,705	46,413
1975	1,218,518	92,480	123,323	370,622	69,261	1,689,243	22,129	26,691	45,654
1976	1,254,783	97,956	184,712	383,958	72,742	1,798,238	22,297	27,464	45,689
1977	1,250,720	95,741	256,397	396,930	70,133	1,878,440	23,089	27,939	44,767
1978	1,260,655	94,256	327,830	441,962	76,322	2,012,513	23,622	29,021	43,438
1979	1,245,338	96,302	413,088	453,509	79,975	2,095,609	24,298	29,075	42,833
1980	1,247,624	96,713	461,261	471,411	89,129	2,172,712	25,110	29,736	41,956
1981	1,318,684	105,815	433,757	489,665	96,695	2,232,986	25,266	30,260	43,578
1982	1,335,750	104,652	438,406	513,482	104,228	2,287,215	25,210	30,754	43,434
1983	1,357,412	113,922	462,703	530,287	109,817	2,346,296	25,566	31,443	43,171
1984	1,482,528	124,207	500,762	566,209	112,586	2,537,876	27,064	32,780	45,226
1985	1,527,225	132,299	529,540	581,745	120,500	2,626,711	27,702	34,352	44,459
1986	1,582,792	143,515	542,275	606,147	124,338	2,712,036	28,355	35,871	44,124
1987	1,646,559	152,833	570,530	622,233	121,822	2,808,312	29,125	37,858	43,493
1988	1,720,331	171,683	562,224	630,836	128,310	2,870,018	29,094	39,272	43,806
1989	1,782,155	180,935	567,347	681,057	140,157	2,989,782	29,649	40,817	43,662
1990	1,841,312	195,976	747,350	677,054	159,352	3,229,092	31,343	41,681	44,176
1991	1,903,305	206,572	721,675	691,783	172,169	3,282,360	31,097	42,906	44,360
1992	1,841,317	204,163	828,692	678,433	187,615	3,331,895	31,221	41,805	44,046
1993	1,798,849	203,946	895,109	681,205	204,678	3,375,895	31,823	42,567	42,260
1994	1,823,181	205,581	973,993	697,958	214,761	3,504,312	32,199	45,276	40,269
1995	1,966,974	219,680	951,725	747,409	233,989	3,680,417	32,981	46,549	42,256
1996	2,100,618	234,054	966,976	779,683	255,296	3,868,519	33,609	48,480	43,329
1997	2,255,453	254,174	1,001,381	805,663	272,380	4,080,703	34,663	50,628	44,550
1998	2,370,081	268,180	1,043,605	850,917	298,800	4,295,223	35,982	52,530	45,119
1999	2,501,171	286,496	1,088,973	857,606	332,089	4,493,342	37,127	54,159	46,182
2000	2,601,270	294,090	1,212,935	901,309	356,580	4,778,005	38,748	55,036	47,265
2001	3,156,772	353,393	887,916	814,462	399,961	4,905,718	38,798	66,092	47,763
2002	3,488,797	388,693	993,842	844,511	437,467	5,375,923	41,514	70,259	49,657
2003	3,662,279	406,432	1,066,270	819,686	459,716	5,601,520	42,430	72,932	50,215
2004	3,815,691	424,782	1,145,273	882,111	508,342	5,926,635	43,470	76,474	49,895
2005	3,942,347	443,873	1,216,178	896,728	549,882	6,161,261	43,934	79,689	49,472
2006	3,996,791	467,023	1,269,573	949,063	590,029	6,338,434	43,995	81,861	48,825
2007	4,132,399	476,515	1,361,198	978,175	618,745	6,614,002	44,624	86,322	47,872
2008	4,178,446	478,759	1,408,423	1,090,916	749,220	6,948,246	45,485	87,068	47,991
2009	4,155,305	476,706	1,381,817	1,014,810	793,421	6,868,647	43,989	85,435	48,637
2010	4,212,455	496,945	1,336,544	1,030,874	886,185	6,969,114	43,622	84,895	49,619
2011	4,269,216	446,490	1,367,435	1,095,231	909,008	7,194,399	44,225	85,842	49,734
2012	4,476,210	456,774	1,292,938	1,149,214	913,262	7,374,851	44,457	87,632	51,079
2013	4,522,879	521,528	1,367,649	1,162,239	935,389	7,466,629	44,074	89,775	50,380
2014	4,656,180	539,165	1,367,022	1,222,405	967,129	7,673,570	44,538	91,547	50,861
2015	4,904,424	573,394	1,433,000	1,306,076	1,024,305	8,094,410	46,072	95,625	51,288
2016	4,993,316	585,750	1,447,664	1,311,197	1,056,774	8,223,201	45,934	97,354	51,290



Diagram II.77.4, shows real average earnings per job for Sarpy County from 1990 to 2016. Over this period the average earning per job for Sarpy County was 47,348 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram II.77.4
Real Average Earnings Per Job
 Sarpy County
 BEA Data 1990 - 2016

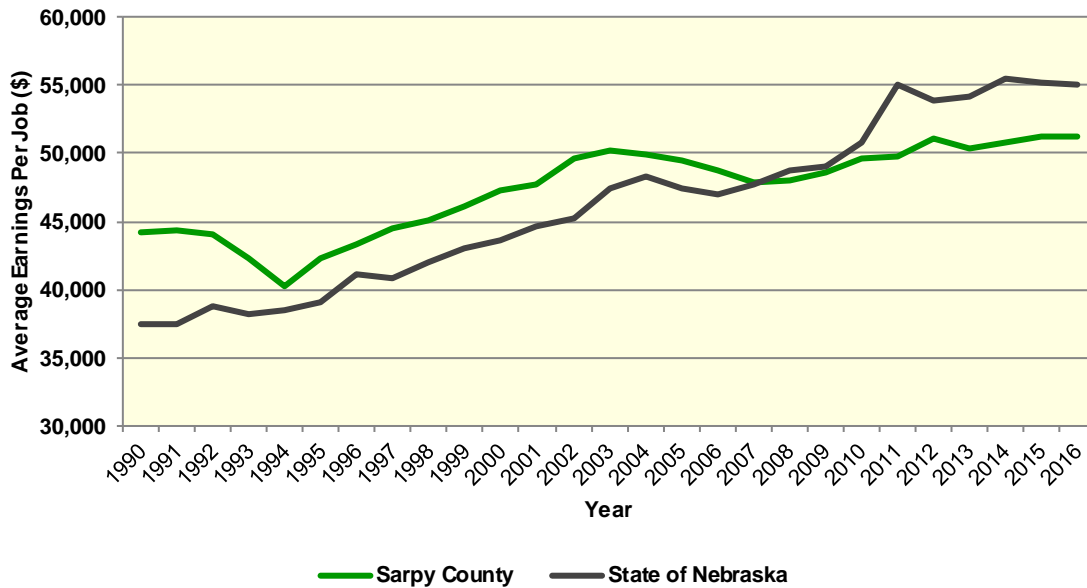
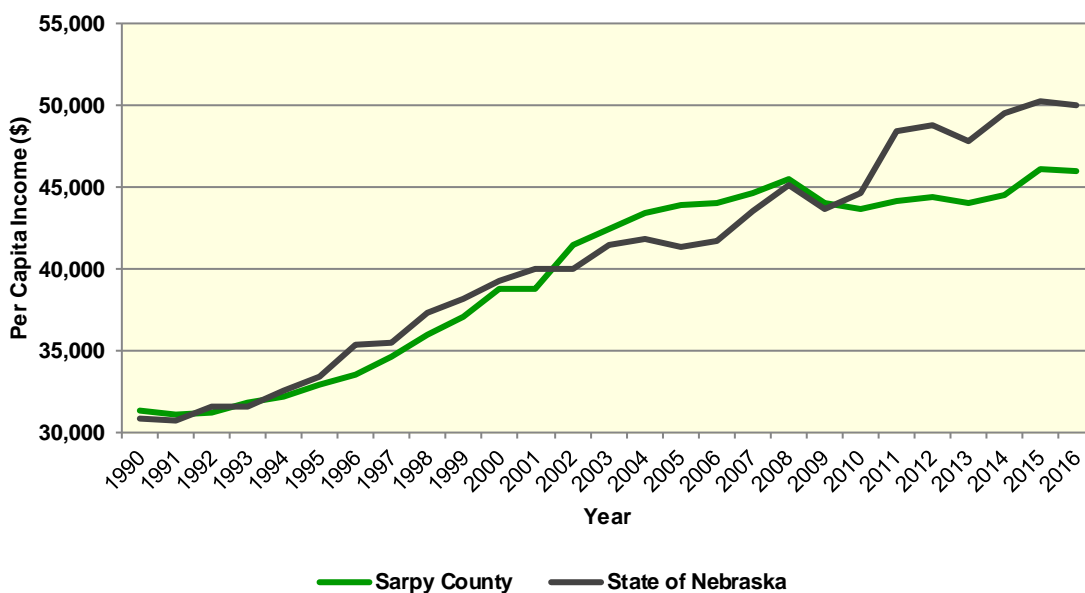


Diagram II.77.5, shows real per capita income in Sarpy County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Sarpy County was 39,702 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.77.5
Real Per Capita Income
 Sarpy 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.77.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 67,853 persons in 2015 to 69,088 in 2016, a change of 2 percent.

Table II.77.28
Total Monthly Employment
 Sarpy County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	54,623	57,709	60,273	60,154	57,459	58,439	60,214	61,834	62,992	65,365	66,917
Feb	55,504	58,055	60,457	59,799	57,709	58,506	60,125	61,630	62,844	65,422	66,974
Mar	56,315	59,118	60,879	60,275	58,449	59,010	60,920	61,950	63,550	66,170	67,786
Apr	56,758	60,031	61,983	59,948	59,897	60,228	61,725	62,817	64,503	67,138	68,830
May	57,284	60,692	62,661	60,626	60,656	60,889	62,329	64,119	65,694	68,115	69,525
Jun	58,296	61,294	63,353	60,633	60,830	61,382	62,770	64,867	66,224	68,838	69,976
Jul	57,000	59,895	62,136	58,952	59,598	60,248	61,225	63,135	64,834	67,556	69,216
Aug	56,945	60,451	61,850	58,921	59,354	60,258	61,045	63,299	65,004	67,767	69,063
Sep	57,748	61,099	62,390	59,387	59,728	60,815	62,026	63,922	65,693	68,420	69,605
Oct	58,378	61,272	62,991	60,083	60,666	61,438	62,734	64,579	66,324	69,507	70,059
Nov	58,384	61,468	62,529	59,547	60,198	61,159	62,910	65,229	66,747	69,674	70,474
Dec	58,509	60,967	61,744	58,621	60,082	60,957	62,744	65,383	67,434	70,259	70,627
Annual	57,145	60,171	61,937	59,746	59,552	60,277	61,731	63,564	65,154	67,853	69,088
% Change	2%	5%	3%	-4%	(ND)%	1%	2%	3%	3%	4%	2%



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 \$816 in 2015. In 2016, average weekly wages saw a increase of 3 percent over the prior year, rising to 839 dollars, or by 23 dollars. These data are shown in Table II.77.29.

Table II.77.29						
Average Weekly Wages						
Sarpy County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	565	573	572	620	583	
2002	579	574	581	629	591	1%
2003	594	591	607	664	614	4%
2004	612	616	622	685	634	3%
2005	609	619	671	695	649	2%
2006	662	642	646	693	661	2%
2007	647	648	658	689	661	(ND)%
2008	661	648	686	705	675	2%
2009	651	649	685	747	683	1%
2010	668	680	719	753	705	3%
2011	695	694	753	754	724	3%
2012	757	721	741	786	752	4%
2013	777	730	754	796	764	2%
2014	781	747	773	837	785	3%
2015	800	782	798	881	816	4%
2016(p)	806	813	858	877	839	3%

Total business establishments reported by the QCEW are displayed in Table II.77.28. Between 2015 and 2016, the total number of business establishments in Sarpy County increased from 3,791 to 3,911 establishments.

Table II.77.30						
Number of Business Establishments						
Sarpy County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,912	1,928	1,956	1,948	1,936	
2002	2,077	2,087	2,107	2,086	2,089	8%
2003	2,325	2,328	2,344	2,322	2,330	12%
2004	2,397	2,444	2,458	2,461	2,440	5%
2005	2,555	2,581	2,612	2,637	2,596	6%
2006	2,655	2,652	2,674	2,688	2,667	3%
2007	2,768	2,795	2,819	2,815	2,799	5%
2008	2,875	2,923	2,958	2,943	2,925	5%
2009	2,994	3,011	3,012	3,005	3,006	3%
2010	3,015	3,030	3,067	3,032	3,036	1%
2011	3,062	3,072	3,031	3,107	3,068	1%
2012	3,290	3,349	3,362	3,406	3,352	9%
2013	3,454	3,508	3,492	3,593	3,512	5%
2014	3,674	3,704	3,669	3,714	3,690	5%
2015	3,771	3,815	3,763	3,814	3,791	3%
2016	3,848	3,904	3,922	3,969	3,911	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 increased by 5.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 8.3 percent over the period. On the other hand, by 2016 there were 17,550 returns for AGIs of \$100,000 or more. Table II.77.31 presents AGI distribution for the years 1991 through 2016.

Table II.77.31										
Income Tax Returns by Adjusted Gross Income										
Sarpy County										
1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,001– \$250,000	More than \$250,000	Total¹¹⁶
1991	11,363	4,229	6,255	4,666	5,883	4,841	1,233	511	51	39,032
1992	11,176	4,170	6,900	4,864	6,340	5,680	1,571	728	79	41,508
1993	10,965	3,993	6,771	4,799	6,306	5,745	1,702	820	71	41,172
1994	10,827	3,854	6,869	4,695	6,209	6,095	1,894	957	89	41,489
1995	10,652	3,723	6,847	4,677	6,139	6,510	2,185	1,159	109	42,001
1996	10,781	3,611	7,045	4,823	6,167	7,223	2,640	1,542	135	43,967
1997	10,583	3,408	7,017	5,038	6,106	7,787	3,283	1,968	183	45,373
1998	10,294	3,395	7,019	5,221	6,259	8,264	4,001	2,590	238	47,281
1999	10,113	3,195	7,102	5,320	6,406	8,675	4,463	3,188	312	48,774
2000	9,973	3,091	6,987	5,619	6,393	8,839	5,071	3,796	328	50,097
2001	9,663	3,120	6,836	5,869	6,518	8,995	5,382	3,821	289	50,493
2002	9,678	3,395	7,016	5,919	6,683	9,253	5,667	4,126	296	52,033
2003	9,236	3,526	6,762	5,998	6,941	9,641	6,075	4,774	339	53,292
2004	9,089	3,357	6,860	6,102	7,062	9,807	6,766	5,819	416	55,278
2005	8,189	3,002	5,784	5,271	6,333	9,333	6,783	6,251	492	51,438
2006	8,913	3,606	7,133	6,347	7,418	10,045	7,597	7,712	602	59,373
2007	9,433	3,699	7,197	6,240	7,576	10,260	8,017	9,031	712	62,165
2008	9,528	3,867	7,578	6,899	7,868	10,649	8,389	9,973	688	65,439
2009	9,104	4,055	7,465	6,743	8,190	10,488	8,318	10,366	647	65,376
2010	8,905	4,255	7,675	6,818	8,196	10,529	8,394	11,006	779	66,557
2011	9,335	4,303	7,951	6,944	8,088	10,406	8,466	11,817	872	68,182
2012	9,237	4,284	8,042	6,871	8,215	10,532	8,486	12,745	1,053	69,465
2013	9,283	4,213	7,825	7,074	8,263	10,548	8,565	13,411	1,142	70,324
2014	9,402	4,200	7,865	7,287	8,485	10,775	8,451	14,515	1,304	72,284
2015	9,422	4,142	7,925	7,455	8,726	10,941	8,697	15,541	1,447	74,296
2016	9,381	4,123	7,805	7,725	8,873	11,067	8,925	15,994	1,556	75,449

¹¹⁶ 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 increase from 9,188 in 2010 to 10,294 in 2016, with the poverty rate reaching 5.8 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.77.32 presents poverty data for the county.

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

The rate of poverty for Sarpy County is shown in Table II.77.33. In 2016, there were an estimated 10,597 persons living in poverty. This represented a 6.2 percent poverty rate, compared to 4.2 percent poverty in 2000. In 2016, some 13.5 percent of those in poverty were under age 6, and 7.4 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	794	15.6%	1,433	13.5%
6 to 17	1,312	25.8%	2,528	23.9%
18 to 64	2,735	53.7%	5,855	55.3%
65 or Older	251	4.9%	781	7.4%
Total	5,092	100.0%	10,597	100.0%
Poverty Rate	4.2%	.	6.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 9.5 percent in Sarpy County between 2010 and 2016, from 61,938 to 67,841. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.77.34.

Subject	Nebraska	% Growth Since Census	Sarpy County	% Growth Since Census
2000 Census Base	722,656	.	44,983	.
2010 Census	796,793	10.3	61,938	37.7
July 2011 Estimate	801,068	0.5	62,978	1.7
July 2012 Estimate	804,586	1	63,560	2.6
July 2013 Estimate	809,062	1.5	64,563	4.2
July 2014 Estimate	814,835	2.3	65,845	6.3
July 2015 Estimate	820,725	3	67,028	8.2
July 2016 Estimate	827,156	3.8	67,841	9.5

Housing Production

The Census Bureau reports building permit authorizations and “per unit”



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sarpy County increased from 857 authorizations in 2015 to 933 in 2016.

The real value of single-family building permits increased from \$266,892 in 2015 to \$267,538 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.77.35.

Table II.77.35 Building Permits and Valuation Sarpy 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	993	4	17	50	1,064	52,665	24,627
1981	311	0	0	0	311	87,161	0
1982	659	2	11	16	688	83,089	59,053
1983	855	18	23	60	956	79,931	20,589
1984	730	4	0	96	830	82,844	41,965
1985	642	4	11	100	757	101,088	42,409
1986	713	20	24	360	1,117	100,064	49,067
1987	529	8	4	121	662	100,771	46,236
1988	512	2	24	402	940	89,124	44,531
1989	591	6	20	217	834	84,479	34,300
1990	509	4	4	168	685	82,920	34,865
1991	676	0	8	52	736	89,981	44,817
1992	546	6	4	217	773	116,040	32,183
1993	713	6	12	188	919	126,496	61,343
1994	715	6	8	222	951	125,382	53,406
1995	763	6	0	249	1,018	129,034	48,717
1996	919	12	0	336	1,267	127,407	61,696
1997	940	6	4	398	1,348	128,610	61,203
1998	1,085	6	4	198	1,293	123,880	57,924
1999	1,272	26	4	334	1,636	152,141	77,996
2000	1,127	2	3	761	1,893	150,800	63,118
2001	1,007	0	0	333	1,340	154,952	64,309
2002	1,426	18	0	394	1,838	165,405	81,117
2003	1,839	52	0	345	2,236	182,834	94,983
2004	1,870	18	11	408	2,307	185,986	74,894
2005	1,868	22	0	103	1,993	183,229	92,055
2006	1,482	4	0	90	1,576	189,592	67,375
2007	1,305	6	8	264	1,583	190,518	98,320
2008	1,103	2	0	144	1,249	233,259	215,546
2009	1,116	0	0	39	1,155	209,801	117,145
2010	691	0	4	244	939	243,527	60,490
2011	623	0	0	48	671	245,049	71,242
2012	764	0	0	332	1,096	254,051	103,772
2013	978	8	0	396	1,382	255,707	77,754
2014	886	4	0	386	1,276	269,112	138,042
2015	857	6	4	30	897	266,892	69,385
2016	933	4	0	176	1,113	267,538	78,883



Diagram II.77.6 Single-Family Permits

Sarpy County
Census Bureau Data, 1980–2016

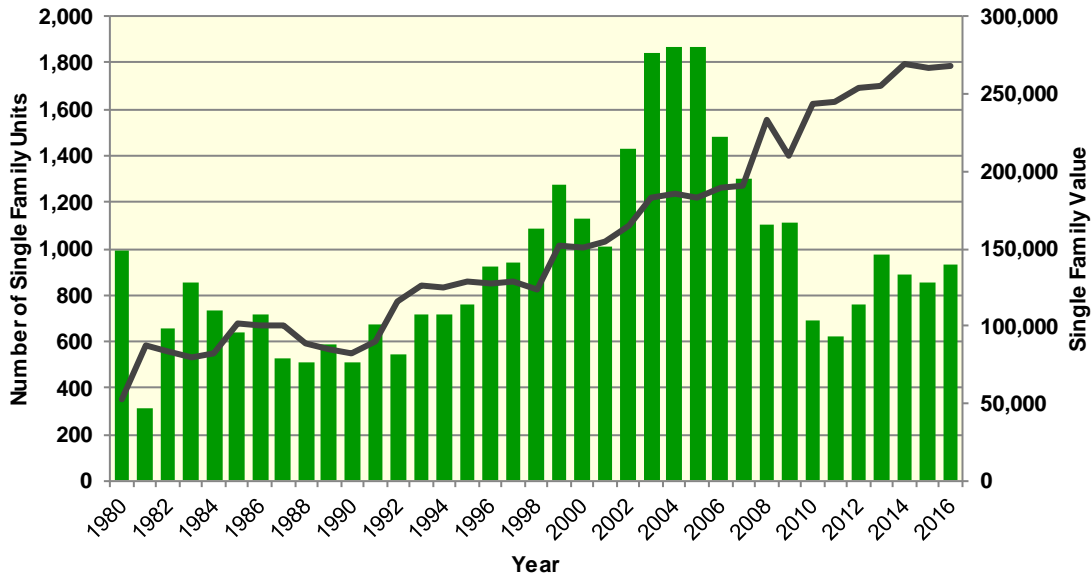
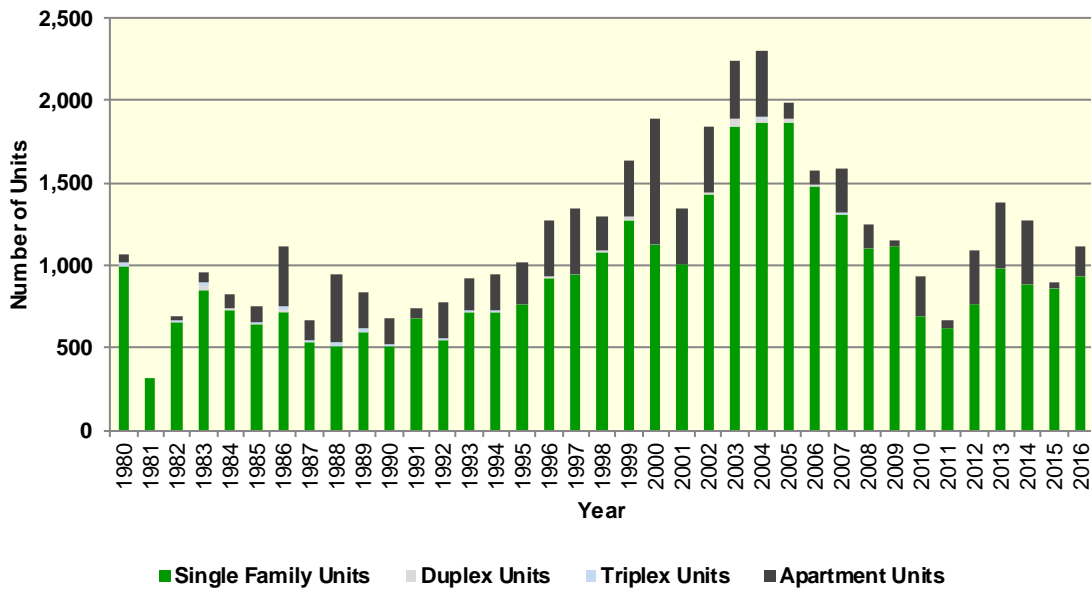


Diagram II.77.7 Total Permits by Unit Type

Sarpy County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.77.36. In 2016, there were 65,751 housing units, up from 44,981 in 2000. Single-family units accounted for 79.3 percent of units in 2016, compared to 79.2 in 2000. Apartment units accounted for 17.8 percent in 2016, compared to 16.6 percent in 2000.

Table II.77.36 Housing Units by Type Sarpy 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	35,606	79.2%	52,165	79.3%
Duplex	450	1%	283	0.4%
Tri- or Four-Plex	695	1.5%	919	1.4%
Apartment	7,481	16.6%	11,706	17.8%
Mobile Home	737	1.6%	651	1%
Boat, RV, Van, Etc.	12	0%	27	0%
Total	44,981	100.0%	65,751	100.0%

Some 93.8 percent of housing was occupied in 2010, compared to 96.5 percent in 2000. Owner-occupied housing changed 37.6 percent between 2000 and 2010, ending with owner-occupied units representing 71.2 percent of units. Vacant units changed by 146.7 percent, resulting in 3,836 vacant units in 2010.

Table II.77.37 Housing Units by Tenure Sarpy County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	43,426	96.5%	58,102	93.8%	33.8%
Owner-Occupied	30,054	69.2%	41,350	71.2%	37.6%
Renter-Occupied	13,372	30.8%	16,752	28.8%	25.3%
Vacant Housing Units	1,555	3.5%	3,836	6.2%	146.7%
Total Housing Units	44,981	100.0%	61,938	100.0%	37.7%

Table II.77.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 65,751 housing units. An estimated 69.9 percent were owner-occupied, and 4.3 percent were vacant.

Table II.77.38 Housing Units by Tenure Sarpy County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	58,102	93.8%	62,907	95.7%
Owner-Occupied	41,350	71.2%	43,961	69.9%
Renter-Occupied	16,752	28.8%	18,946	30.1%
Vacant Housing Units	3,836	6.2%	2,844	4.3%
Total Housing Units	61,938	100.0%	65,751	100.0%

Households by household size are shown in Table II.77.39. There were a total of 58,102 households in 2010, up from 43,426 in 2000. One person households changed by 55.5 percent between 2000 and 2010, while two person households changed by 35.9 percent. Three and four person households changed by 25.1 and 20.5 respectively, representing 17.8 percent and 16.5 percent of the population in 2010.

Table II.77.39 Households by Household Size Sarpy County 2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	7,987	18.4%	12,416	21.4%	55.5%
Two Persons	13,895	32%	18,878	32.5%	35.9%
Three Persons	8,254	19%	10,322	17.8%	25.1%
Four Persons	7,977	18.4%	9,612	16.5%	20.5%
Five Persons	3,762	8.7%	4,528	7.8%	20.4%
Six Persons	1,099	2.5%	1,576	2.7%	43.4%
Seven Persons or More	452	1%	770	1.3%	70.4%
Total	43,426	100.0%	58,102	100.0%	33.8%

Households by income is shown in Table II.77.40. Households earning more than \$100,000 per year represented 32 percent of households in 2016, compared to 12.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.9 percent of households in 2016, compared to 28.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 5.2 percent of households in 2016, compared to 6.2 percent in 2000.

Table II.77.40 Households by Income Sarpy 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	2,704	6.2%	3,295	5.2%
\$15,000 to \$19,999	1,621	3.7%	1,637	2.6%
\$20,000 to \$24,999	2,372	5.5%	2,095	3.3%
\$25,000 to \$34,999	5,085	11.7%	5,298	8.4%
\$35,000 to \$49,999	7,666	17.6%	7,926	12.6%
\$50,000 to \$74,999	12,385	28.5%	12,519	19.9%
\$75,000 to \$99,999	6,304	14.5%	10,018	15.9%
\$100,000 or More	5,358	12.3%	20,119	32%
Total	43,495	100.0%	62,907	100.0%

Table II.77.41 shows households by year home built. Housing units built between 2000 and 2009, account for 27.1 percent and those built in 2010 or later accounted for 5.5 percent of households. Households built in the 1970's, 1980's, and 1990's account for 16.3 percent, 14.2 percent, and 17.1, respectively. Housing units built prior to 1939 represented 3.1 percent of households in 2016.

Table II.77.41				
Households by Year Home Built				
Sarpy 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	1,847	4.3%	1,939	3.1%
1940 to 1949	1,125	2.6%	1,084	1.7%
1950 to 1959	3,754	8.6%	2,899	4.6%
1960 to 1969	7,248	16.7%	6,475	10.3%
1970 to 1979	10,915	25.1%	10,265	16.3%
1980 to 1989	7,921	18.2%	8,963	14.2%
1990 to 1999	10,616	24.4%	10,752	17.1%
2000 to 2009	.	.	17,048	27.1%
2010 or Later	.	.	3,482	5.5%
Total	43,426	100.0%	62,907	100.0%

The distribution of unit types by race are shown in Table II.77.42. An estimated 81.2 percent of white households occupy single-family homes, while 64 percent of black households do. Some 16.2 percent of white households occupy apartments, while 33.5 percent of black households do. An estimated 74.8 percent of Asian, and 81.5 percent of American Indian households occupy single-family homes.

Table II.77.42							
Distribution of Units in Structure by Race							
Sarpy County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	81.2%	64%	81.5%	74.8%	67.8%	84.6%	65.8%
Duplex	0.4%	0.4%	6.6%	1.9%	0%	0%	0%
Tri- or Four-Plex	1.2%	1.7%	6%	0.7%	0%	1.2%	5.8%
Apartment	16.2%	33.5%	6%	22%	32.2%	14.2%	26.4%
Mobile Home	0.9%	0%	0%	0.7%	0%	0%	2%
Boat, RV, Van, Etc.	0%	0.4%	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.77.43. An estimated 52.3 percent of vacant units were for rent in 2010, a 202.6 percent change since 2000. In addition, some 17.3 percent of vacant units were for sale, a change of 144.5 percent between 2000 and 2010. "Other" vacant units represented 13.9 percent of vacant units in 2010. This is a change of 105 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.77.43 Disposition of Vacant Housing Units Sarpy County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	663	42.6%	2,006	52.3%	202.6%
For Sale	272	17.5%	665	17.3%	144.5%
Rented or Sold, Not Occupied	149	9.6%	237	6.2%	59.1%
For Seasonal, Recreational, or Occasional Use	211	13.6%	395	10.3%	87.2%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	260	16.7%	533	13.9%	105%
Total	1,555	100.0%	3,836	100.0%	146.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.77.44. By 2016, for rent units accounted for 38.2 percent of vacant units, while for sale units accounted for 9.8 percent. “Other” vacant units accounted for 28.1 percent of vacant units, representing a total of 798 “other” vacant units.

Table II.77.44 Disposition of Vacant Housing Units Sarpy County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2,006	52.3%	1,085	38.2%
For Sale	665	17.3%	279	9.8%
Rented Not Occupied	82	2.1%	229	8.1%
Sold Not Occupied	155	4%	171	6%
For Seasonal, Recreational, or Occasional Use	395	10.3%	282	9.9%
For Migrant Workers	0	0%	0	0%
Other Vacant	533	13.9%	798	28.1%
Total	3,836	100.0%	2,844	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 49,069 property transactions in Sarpy County. Of these, 48,935 were for single-family homes during this 19-year period, as shown in Table II.77.45.

Table II.77.45						
Residential Property Transactions						
Sarpy County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	2,001	0	0	0	0	2,001
2000	1,926	0	0	0	0	1,926
2001	1,969	0	0	0	1	1,970
2002	2,199	0	0	0	0	2,199
2003	2,716	0	0	0	0	2,716
2004	2,128	0	0	0	0	2,128
2005	3,299	0	0	0	0	3,299
2006	3,172	0	0	0	0	3,172
2007	2,808	0	0	0	11	2,819
2008	2,534	0	110	0	3	2,647
2009	2,231	0	0	0	1	2,232
2010	2,669	0	0	0	0	2,669
2011	1,771	0	0	0	0	1,771
2012	2,079	0	0	0	0	2,079
2013	2,471	0	1	0	0	2,472
2014	2,921	0	0	0	1	2,922
2015	3,107	0	1	0	2	3,110
2016	3,474	0	0	0	0	3,474
2017	3,460	0	0	2	1	3,463
Total	48,935	0	112	2	20	49,069

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 587 single-family home property transactions for units built before 1930, 0 percent of units were of low quality and 21.8 percent were of fair quality. Conversely, of the 15,360 homes built from 2001 through 2010, 0 percent of units were of low quality and 1.1 percent of fair quality. Table II.77.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.77.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Sarpy 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	0	0	2	0	0	0	0	0	0	2
Fair	128	635	75	60	3	7	163	49	0	1,120
Average	448	3,035	3,624	5,919	6,086	6,973	10,254	2,355	89	38,783
Good	11	10	39	135	179	1,635	4,744	1,790	39	8,582
Very Good	0	0	0	5	5	144	199	92	0	445
Excellent	0	0	0	0	1	1	0	1	0	3
Missing	0	0	0	0	0	0	0	0	0	0
Total	587	3,680	3,740	6,119	6,274	8,760	15,360	4,287	128	48,935

In regard to the current condition of residential dwellings, of the same 587 single-family homes built before 1930, 20.1 percent of the homes were worn out or badly worn, and 58.6 percent were in average condition. Table II.77.47 provides details about the condition of single-family residential dwellings by year built.

Table II.77.47										
Single-Family Homes by Year Built and Condition										
Sarpy 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	6	7	7	7	0	0	0	0	0	27
Badly Worn	112	226	104	166	51	23	10	0	0	692
Average	344	2,963	3,125	5,218	5,602	8,373	15,186	4,274	128	45,213
Good	111	475	463	720	618	359	164	13	0	2,923
Very Good	14	9	41	8	3	5	0	0	0	80
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	587	3,680	3,740	6,119	6,274	8,760	15,360	4,287	128	48,935

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$178,965 to \$223,018, a total increase of 24.6 percent, as shown in Table II.77.48.

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 Sarpy County ranged from \$114,741 for homes built before 1930 to \$211,858 for homes built from 2001 to 2010, and \$275,202 for the newest homes built between 2011 and 2017.¹¹⁷ Homes built from 2001 through 2010 were also larger, averaging 1,795 square feet per unit. Table II.77.49, provides additional details about single-family homes.

Table II.77.48	
Average Sales Price of Single-Family Homes	
Sarpy County	
Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	114,874
2000	123,051
2001	130,746
2002	137,389
2003	150,509
2004	160,126
2005	169,138
2006	178,132
2007	180,373
2008	184,175
2009	178,366
2010	178,965
2011	190,474
2012	189,101
2013	193,405
2014	200,661
2015	208,942
2016	216,256
2017	223,018
Average	178,080

Table II.77.49			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Sarpy County			
Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹¹⁸ (\$)
Before 1931	114,741	1,330	86.28
1931-1960	100,661	1,019	98.77
1961-1970	119,836	1,210	99.05
1971-1980	136,349	1,391	98.05
1981-1990	147,610	1,455	101.48
1991-2000	183,165	1,637	111.91
2001-2010	211,858	1,795	118.04
2011-2017	275,202	1,997	137.78
Average	178,080	1,582	112.59

¹¹⁷ 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.

¹¹⁸ 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.77.50. In 2016, an estimated 1.7 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table II.77.50 Overcrowding and Severe Overcrowding Sarpy 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	29,815	99.2%	171	0.6%	72	0.2%	30,058
2016 Five-Year ACS	43,358	98.6%	510	1.2%	93	0.2%	43,961
Renter							
2000 Census	12,793	95.7%	307	2.3%	268	2%	13,368
2016 Five-Year ACS	18,122	95.7%	587	3.1%	237	1.3%	62,907
Total							
2000 Census	42,608	98.1%	478	1.1%	340	0.8%	43,426
2016 Five-Year ACS	61,480	97.7%	1,097	1.7%	330	0.5%	62,907

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

Table II.77.51 Households with Incomplete Plumbing Facilities Sarpy County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	43,330	62,775
Lacking Complete Plumbing Facilities	96	132
Total Households	43,426	62,907
Percent Lacking	0.2%	0.2%

There were 433 households lacking complete kitchen facilities in 2016, compared to 109 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.7 percent in 2016.



Table II.77.52 Households with Incomplete Kitchen Facilities Sarpy County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	43,317	62,474
Lacking Complete Kitchen Facilities	109	433
Total Households	43,426	62,907
Percent Lacking	0.3%	0.7%

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 Sarpy County, 15.2 percent of households had a cost burden and 8.3 percent had a severe cost burden. Some 22.7 percent of renters were cost burdened, and 15.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.6 percent and a severe cost burden rate of 4.5 percent. Owner occupied households with a mortgage had a cost burden rate of 13.8 percent, and severe cost burden at 5.5 percent.

Table II.77.53 Cost Burden and Severe Cost Burden by Tenure Sarpy 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	19,349	82.2%	3,232	13.7%	957	4.1%	12	0.1%	23,550
2016 Five-Year ACS	27,258	80.3%	4,681	13.8%	1,874	5.5%	145	0.4%	33,958
Owner Without a Mortgage									
2000 Census	4,128	91.9%	237	5.3%	105	2.3%	23	0.5%	4,493
2016 Five-Year ACS	8,956	89.5%	562	5.6%	450	4.5%	35	0.3%	10,003
Renter									
2000 Census	8,096	61.2%	2,180	16.5%	1,022	7.7%	1,922	14.5%	13,220
2016 Five-Year ACS	11,220	59.2%	4,293	22.7%	2,911	15.4%	522	2.8%	18,946
Total									
2000 Census	31,573	76.5%	5,649	13.7%	2,084	5.1%	1,957	4.7%	41,263
2016 Five-Year ACS	47,434	75.4%	9,536	15.2%	5,235	8.3%	702	1.1%	62,907



Housing Problems by Income

Table II.77.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Sarpy County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

Table II.77.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 4,835 owner-occupied and 3,485 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 2,315 owner-occupied and 2,515 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 45,845 households without a housing problem.

Table II.77.54 Median Family Income Sarpy County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200

Table II.77.55
Housing Problems by Income and Tenure
 Sarpy 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	10	20	0	10	40	80
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	20	24
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	20	140	40	140	400
Housing cost burden greater than 50% of income (and none of the above problems)	895	685	500	105	130	2,315
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	520	1,980	905	1,305	4,835
Zero/negative income (and none of the above problems)	160	0	0	0	0	160
Has none of the 4 housing problems	150	585	2,750	3,155	28,040	34,680
Total	1,400	1,834	5,370	4,215	29,675	42,494
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	60	90	45	30	55	280
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	75	50	60	35	40	260
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	270	65	65	65	65	530
Housing cost burden greater than 50% of income (and none of the above problems)	1,595	665	240	0	15	2,515
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	265	1,700	1,270	175	75	3,485
Zero/negative income (and none of the above problems)	105	0	0	0	0	105
Has none of the 4 housing problems	355	430	3,525	2,045	4,810	11,165
Total	2,725	3,000	5,205	2,350	5,060	18,340
Total						
Lacking complete plumbing or kitchen facilities	70	110	45	40	95	360
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	75	54	60	35	60	284
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	330	85	205	105	205	930
Housing cost burden greater than 50% of income (and none of the above problems)	2,490	1,350	740	105	145	4,830
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	390	2,220	3,250	1,080	1,380	8,320
Zero/negative income (and none of the above problems)	265	0	0	0	0	265
Has none of the 4 housing problems	505	1,015	6,275	5,200	32,850	45,845
Total	4,125	4,834	10,575	6,565	34,735	60,834

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.77.56, of the 6,948 loans in 2016, 3,567 loans were for Home Purchases, 543 were for Home Improvement and 2,838 were for refinancing.

Table II.77.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Sarpy County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	2,620	599	2,253	5,472
2009	2,907	434	5,689	9,030
2010	2,202	410	5,731	8,343
2011	2,053	389	4,224	6,666
2012	2,387	376	6,302	9,065
2013	2,821	439	3,808	7,068
2014	2,937	441	1,393	4,771
2015	3,370	507	2,237	6,114
2016	3,567	543	2,838	6,948

Table II.77.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$158,525 and \$170,498 in 2012 and \$200,555 in 2016. Overall, average loans were \$142,062 in 2008 and \$180,732 in 2016.

Table II.77.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Sarpy County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$158,525	\$31,199	\$152,393	\$142,062
2009	\$154,845	\$40,094	\$163,667	\$154,888
2010	\$165,975	\$34,937	\$156,534	\$153,050
2011	\$166,004	\$40,347	\$153,909	\$151,007
2012	\$170,498	\$55,947	\$160,153	\$158,555
2013	\$177,966	\$44,273	\$149,911	\$154,547
2014	\$182,391	\$35,776	\$150,523	\$159,534
2015	\$190,644	\$53,890	\$167,332	\$170,774
2016	\$200,555	\$61,451	\$178,640	\$180,732

Table II.77.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$415,335,000 and \$406,978,000 in 2012 and \$715,381,000 in 2016. Overall, average loans were \$777,364,000 in 2008 and \$1,255,728,000 in 2016.

Table II.77.58
Total Volume of Owner-Occupied Single-Family Loans

Sarpy County
2008 – 2016 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	415,335,000	18,688,000	343,341,000	777,364,000
2009	450,134,000	17,401,000	931,101,000	1,398,636,000
2010	365,478,000	14,324,000	897,096,000	1,276,898,000
2011	340,807,000	15,695,000	650,110,000	1,006,612,000
2012	406,978,000	21,036,000	1,009,287,000	1,437,301,000
2013	502,042,000	19,436,000	570,860,000	1,092,338,000
2014	535,681,000	15,777,000	209,679,000	761,137,000
2015	642,471,000	27,322,000	374,321,000	1,044,114,000
2016	715,381,000	33,368,000	506,979,000	1,255,728,000

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.77.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Sarpy County. The number of completed surveys increased from 114 in 2016 to 121 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.1 percentage points and was at 3.5 percent in 2017.

Table II.77.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 999 single-family units in Sarpy County, with 29 of them available. This

translates into a vacancy rate of 2.9 percent in Sarpy County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 9,552 apartment units reported in the survey, with 344 of them available, which resulted in a vacancy rate of 3.6 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 3.4 percent.

Table II.77.59
Survey of Rental Properties

Sarpy County
2002–2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	34	5,405	7.8	17.9
2003	39	6,849	7	15.5
2004	43	7,334	3.7	22.4
2005	61	8,835	8.1	21.6
2006	57	8,084	4.8	28.5
2007	75	9,260	5.4	22.7
2008	89	9,834	4.6	24.3
2009	93	9,085	5.2	29.5
2010	87	9,268	5.4	30.3
2011	82	9,637	5.4	23.9
2012	109	9,126	3.1	21.3
2013	116	9,642	3.5	27.7
2014	125	11,461	3.2	28.4
2015	112	12,636	3.5	17.4
2016	114	11,619	3.6	19
2017	121	11,217	3.5	23.4

Table II.77.60 Rental Vacancy Survey by Type Sarpy County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	999	29	2.9%	3.8%
Apartments	9,552	344	3.6%	3.6%
Mobile Homes	77	5	6.5%	11.8%
"Other" Units	277	0	0%	.
Don't Know	312	18	5.8%	6.1%
Total	11,217	396	3.5%	3.4%

Table II.77.61, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 362 units. The most common apartment units were two bedroom units, with 2,068 units.

Table II.77.61 Rental Units by Number of Bedrooms Sarpy County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	12	0	0	.	12
One	6	1,956	0	0	.	1,962
Two	128	2,068	11	0	.	2,207
Three	362	292	8	0	.	662
Four	110	25	0	0	.	135
Don't Know	393	5,199	58	277	312	6,239
Total	999	9,552	77	277	312	11,217

Table II.77.62 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 1.4 percent.

Table II.77.62 Single-Family Units by Number of Bedrooms Sarpy County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	6	0	0%
Two	128	2	1.6%
Three	362	5	1.4%
Four	110	1	0.9%
Don't know	393	21	5.3%
Total	999	29	2.9%

Table II.77.63 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 3.7 percent.

Table II.77.63 Apartment Units by Number of Bedrooms Sarpy County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	12	0	0%
One	1,956	58	3%
Two	2,068	77	3.7%
Three	292	10	3.4%
Four	25	0	0%
Don't know	5,199	199	3.8%
Total	9,552	344	3.6%

Average market-rate rents by unit type are shown in Table II.77.64. 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.77.64 Average Market Rate Rents by Number of Bedrooms Sarpy County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$700.5	\$	\$	\$700.5
One	\$757.5	\$723.8	\$	\$	\$725.4
Two	\$794.9	\$885.6	\$650	\$	\$865.1
Three	\$1,134.00	\$1,131.40	\$800	\$	\$1,125.70
Four	\$1,362.90	\$1,046.70	\$	\$	\$1,268.00
Don't know	\$1,250.00	\$712.9	\$	\$	
Total	\$1,142.40	\$836.6	\$725	\$	\$958.5

Table II.77.65 shows vacancy rates for single-family units by average rental rates for Sarpy County. The most common rent for single-family units was \$1,250 to \$1,499 dollars and units in this price range had a vacancy rate of 4 percent.

Table II.77.65 Single-Family Market Rate Rents by Vacancy Status Sarpy County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	3	0	0%
\$750 to \$999	19	1	5.3%
\$1,000 to \$1,249	395	8	2%
\$1,250 to \$1,499	451	18	4%
Above \$1,500	11	0	0%
Missing	120	2	1.7%
Total	999	29	2.9%

The average rent and availability of apartment units is displayed in Table II.77.66. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 2.8 percent.

Table II.77.66 Apartment Market Rate Rents by Vacancy Status Sarpy County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	38	2	5.3%
\$500 to \$749	2,030	37	1.8%
\$750 to \$999	3,730	106	2.8%
\$1,000 to \$1,249	1,850	138	7.5%
\$1,250 to \$1,499	36	0	0%
Above \$1,500	2	0	0%
Missing	1,866	61	3.3%
Total	9,552	344	3.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.77.67, 33 respondents, or 37.1 percent, included some sort of utility in the rent.

Table II.77.67 Are there any utilities included with the rent? Sarpy County 2017 Survey of Rental Properties	
Period	Respondent
Yes	33
No	56
% Offering Utilities	37.1%

The type of utility included in the rent is shown in Table II.77.68. There were 9 respondents who included electricity, 9 respondents who included natural gas, 24 respondents who included water and sewer and 32 respondents included trash collection in the rent.

Table II.77.68 Which utilities are included with the rent? Sarpy County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	9
Water/Sewer	24
Trash Collection	32

Table II.77.69 shows the number of survey respondents who keep a waiting list. As can be seen, 40 respondents said they keep a waitlist, with an estimated 453 persons on the wait list.

Table II.77.69 Do you keep a waiting list? Sarpy County 2017 Survey of Rental Properties	
Period	Respondent
Yes	40
No	49
Waitlist Size	453

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.77.70 most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table II.77.70 How would you rate the need for renovation of existing units in the city? Sarpy County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	21	23	22	21
Low Need	18	19	18	17
Moderate Need	20	21	18	18
High Need	6	6	5	6
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.77.71 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.77.71 How would you rate the need for construction of new units in the city? Sarpy County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	31	32	32	31
Low Need	9	11	9	8
Moderate Need	11	12	11	10
High Need	8	8	7	7
Extreme Need	8	8	7	8

