

**VOLUME III:  
LINCOLN**

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# Lincoln

## DEMOGRAPHICS

### Population Estimates

Table III.18.1, at right shows the population for the City of Lincoln. As can be seen, the population in Lincoln increased from 258,379 persons in 2010 to 280,364 person in 2016, or by 8.5 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Lincoln. Although a city may span several counties, for the county level data pieces, Lancaster County was selected. For a more in-depth county level view, please refer to Lancaster County in Volume II of this profile.

### Lancaster County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Lancaster County increased from 715 persons in 2015 to 1,107 persons in 2016, with an additional net movement of 526 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.18.2.

Table III.18.1 Population Estimates Lincoln Census Population Estimates		
Year	Population	Percent Yearly Change
2000	225,581	.
2001	230,897	2.4%
2002	234,270	1.5%
2003	238,080	1.6%
2004	240,190	0.9%
2005	243,602	1.4%
2006	246,652	1.3%
2007	250,002	1.4%
2008	253,225	1.3%
2009	256,333	1.2%
2010	258,379	0.8%
2011	262,393	1.6%
2012	265,697	1.3%
2013	269,141	1.3%
2014	273,273	1.5%
2015	276,611	1.2%
2016	280,364	1.4%

<b>Table III.18.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Lancaster County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	4,001	4,473	-472
Calendar 2002	4,336	3,969	367
Calendar 2003	4,085	3,473	612
Calendar 2004	4,136	4,009	127
Calendar 2005	3,980	4,009	-29
Calendar 2006	4,018	4,077	-59
Calendar 2007	3,642	3,892	-250
Calendar 2008	3,987	3,556	431
Calendar 2009	3,526	2,879	647
Calendar 2010	5,858	4,371	1,487
Calendar 2011	3,989	2,830	1,159
Calendar 2012	4,344	3,179	1,165
Calendar 2013	4,088	3,102	986
Calendar 2014	4,195	3,398	797
Calendar 2015	4,205	3,490	715
Calendar 2016	4,932	3,825	1,107
First Half of 2017	2,248	1,722	526

### Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

### Population Characteristics

Table III.18.3, shows population by age for the 2000 and 2010 Census. The population changed by 14.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 18 percent to a total of 27,733 persons in 2010. Those aged 25 to 34 changed by 15.7 percent, and those aged under 5 changed by 22.2 percent.

**Table III.18.3**  
**Population by Age**  
Lincoln

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	15,199	6.7%	18,566	7.2%	22.2%
5 to 19	46,584	20.7%	50,620	19.6%	8.7%
20 to 24	27,110	12%	29,893	11.6%	10.3%
25 to 34	35,820	15.9%	41,437	16%	15.7%
35 to 54	61,911	27.4%	62,906	24.3%	1.6%
55 to 64	15,456	6.9%	27,224	10.5%	76.1%
65 or Older	23,501	10.4%	27,733	10.7%	18%
<b>Total</b>	<b>225,581</b>	<b>100.0%</b>	<b>258,379</b>	<b>100.0%</b>	<b>14.5%</b>

The elderly population is further explored in Table III.18.4. Those aged 65 to 66 changed by 43.1 percent between 2000 and 2010, resulting in a population of 3,499 persons. Those aged 85 or older changed by 39.7 percent during the same time period, and resulted in 4,495 persons over age 85 in 2010.

**Table III.18.4**  
**Elderly Population by Age**  
Lincoln

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	2,445	10.4%	3,499	12.6%	43.1%
67 to 69	3,610	15.4%	4,502	16.2%	24.7%
70 to 74	5,739	24.4%	5,948	21.4%	3.6%
75 to 79	5,015	21.3%	5,059	18.2%	0.9%
80 to 84	3,475	14.8%	4,230	15.3%	21.7%
85 or Older	3,217	13.7%	4,495	16.2%	39.7%
<b>Total</b>	<b>23,501</b>	<b>100.0%</b>	<b>27,733</b>	<b>100.0%</b>	<b>18%</b>

Population by race and ethnicity is shown in Table III.18.5 representing 86 percent of the white population in 2010. The black population changed by 41.1 percent, representing 3.8 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 3.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 98.5 percent between 2000 and 2010, compared to the 11.4 percent growth rate for non-Hispanics.

**Table III.18.5**  
**Population by Race and Ethnicity**  
Lincoln

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	201,322	89.2%	222,331	86%	10.4%
Black	6,960	3.1%	9,824	3.8%	41.1%
American Indian	1,537	0.7%	2,073	0.8%	34.9%
Asian	7,048	3.1%	9,773	3.8%	38.7%
Native Hawaiian/ Pacific Islander	141	0.1%	147	0.1%	4.3%
Other	4,081	1.8%	6,569	2.5%	61%
Two or More Races	4,492	2%	7,662	3%	70.6%
<b>Total</b>	<b>225,581</b>	<b>100.0%</b>	<b>258,379</b>	<b>100.0%</b>	<b>14.5%</b>
<b>Hispanic</b>	8,154	3.6%	16,182	6.3%	98.5%
<b>Non-Hispanic</b>	217,427	96.4%	242,197	93.7%	11.4%

Population by race and ethnicity through 2016 is shown in Table III.18.6. The white population represented 85.8 percent of the population in 2016, compared with black households accounting for 4.3 percent of the population. Hispanic households represented 7.1 percent of the population in 2016.

<b>Table III.18.6</b>				
<b>Population by Race and Ethnicity</b>				
Lincoln				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	222,331	86%	234,285	85.8%
Black	9,824	3.8%	11,790	4.3%
American Indian	2,073	0.8%	1,811	0.7%
Asian	9,773	3.8%	12,101	4.4%
Native Hawaiian/ Pacific Islander	147	0.1%	215	0.1%
Other	6,569	2.5%	4,234	1.6%
Two or More Races	7,662	3%	8,582	3.1%
<b>Total</b>	<b>258,379</b>	<b>100.0%</b>	<b>273,018</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	242,197	93.7%	253,760	92.9%
<b>Hispanic</b>	16,182	6.3%	19,258	7.1%

The population by race is broken down further by ethnicity in Table III.18.7. While the white non-Hispanic population changed by 8.4 percent between 2000 and 2010, the white Hispanic population changed by 134.7 percent. The black non-Hispanic population changed by 40.2 percent, while the black Hispanic population changed by 80.3 percent.

<b>Table III.18.7</b>					
<b>Population by Race and Ethnicity</b>					
Lincoln					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	198,087	91.1%	214,739	88.7%	8.4%
Black	6,803	3.1%	9,541	3.9%	40.2%
American Indian	1,354	0.6%	1,611	0.7%	19%
Asian	7,006	3.2%	9,711	4%	38.6%
Native Hawaiian/ Pacific Islander	127	0.1%	128	0.1%	0.8%
Other	326	0.1%	353	0.1%	8.3%
Two or More Races	3,724	1.7%	6,114	2.5%	64.2%
<b>Total Non-Hispanic</b>	<b>217,427</b>	<b>100.0%</b>	<b>242,197</b>	<b>100.0%</b>	<b>11.4%</b>
<b>Hispanic</b>					
White	3,235	39.7%	7,592	46.9%	134.7%
Black	157	1.9%	283	1.7%	80.3%
American Indian	183	2.2%	462	2.9%	152.5%
Asian	42	0.5%	62	0.4%	47.6%
Native Hawaiian/ Pacific Islander	14	0.2%	19	0.1%	35.7%
Other	3,755	46.1%	6,216	38.4%	65.5%
Two or More Races	768	9.4%	1,548	9.6%	101.6%
<b>Total Hispanic</b>	<b>8,154</b>	<b>100.0%</b>	<b>16,182</b>	<b>100.0%</b>	<b>11.4%</b>
<b>Total Population</b>	<b>225,581</b>	<b>100.0%</b>	<b>258,379</b>	<b>100.0%</b>	<b>14.5%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.18.8. During this time, the total non-Hispanic population was 253,760 persons in 2016. The Hispanic population was 19,258.

<b>Table III.18.8</b>				
<b>Population by Race and Ethnicity</b>				
Lincoln				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	214,739	88.7%	221,708	87.4%
Black	9,541	3.9%	11,317	4.5%
American Indian	1,611	0.7%	1,198	0.5%
Asian	9,711	4%	12,091	4.8%
Native Hawaiian/ Pacific Islander	128	0.1%	210	0.1%
Other	353	0.1%	221	0.1%
Two or More Races	6,114	2.5%	7,015	2.8%
<b>Total Non-Hispanic</b>	<b>242,197</b>	<b>100.0%</b>	<b>253,760</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	7,592	46.9%	12,577	65.3%
Black	283	1.7%	473	2.5%
American Indian	462	2.9%	613	3.2%
Asian	62	0.4%	10	0.1%
Native Hawaiian/ Pacific Islander	19	0.1%	5	0%
Other	6,216	38.4%	4,013	20.8%
Two or More Races	1,548	9.6%	1,567	8.1%
<b>Total Hispanic</b>	<b>16,182</b>	<b>100.0</b>	<b>19,258</b>	<b>100.0%</b>
<b>Total Population</b>	<b>258,379</b>	<b>100.0%</b>	<b>273,018</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.18.9. Family households represented 58.1 percent of households, while non-family households accounted for 41.9 percent. These changed from 58.2 and 41.8 percent, respectively.

<b>Table III.18.9</b>				
<b>Household Type by Tenure</b>				
Lincoln				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	60,300	58.2%	63,467	58.1%
Married-Couple Family	45,567	75.6%	47,926	75.5%
Owner-Occupied	37,759	82.9%	38,400	80.1%
Renter-Occupied	7,808	17.1%	9,526	19.9%
Other Family	14,733	24.4%	15,541	23.2%
Male Householder, No Spouse Present	4,197	28.5%	4,386	27%
Owner-Occupied	1,869	44.5%	2,039	46.5%
Renter-Occupied	2,328	55.5%	2,347	53.5%
Female Householder, No Spouse Present	10,536	71.5%	11,155	67.8%
Owner-Occupied	4,148	39.4%	4,010	35.9%
Renter-Occupied	6,388	60.6%	7,145	64.1%
Non-Family Households	43,246	41.8%	45,736	41.9%
Owner-Occupied	16,888	39.1%	17,279	37.8%
Renter-Occupied	26,358	60.9%	28,457	62.2%
<b>Total</b>	<b>103,546</b>	<b>100.0%</b>	<b>109,203</b>	<b>100.0%</b>



The group quarters population was 13,579 in 2010, compared to 11,643 in 2000. Institutionalized populations experienced a 14.8 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 17.5 percent change during this same time period.

<b>Table III.18.10</b>					
<b>Group Quarters Population</b>					
Lincoln					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	2,691	72.9%	2,851	67.3%	5.9%
Juvenile Facilities	.	.	145	3.4%	.
Nursing Homes	959	26%	1,001	23.6%	4.4%
Other Institutions	39	1.1%	239	5.6%	512.8%
<b>Total</b>	<b>3,689</b>	<b>100.0%</b>	<b>4,236</b>	<b>100.0%</b>	<b>14.8%</b>
<b>Non-Institutionalized</b>					
College Dormitories	7,074	88.9%	8,499	91%	20.1%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	880	11.1%	844	9%	-4.1%
<b>Total</b>	<b>7,954</b>	<b>100.0%</b>	<b>9,343</b>	<b>100.0%</b>	<b>17.5%</b>
<b>Group Quarters Population</b>	<b>11,643</b>	<b>100.0%</b>	<b>13,579</b>	<b>100.0%</b>	<b>16.6%</b>

The number of foreign-born persons is shown in Table III.18.11. An estimated 1.5 percent of the population was born in Vietnam, with 1.3 percent born in Mexic, and another 0.7 percent were born in China excluding Hong Kong and Taiwan.

<b>Table III.18.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Lincoln			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Vietnam	4,067	1.5%
#2 country of origin	Mexico	3,554	1.3%
#3 country of origin	China excluding Hong Kong and Taiwan	1,840	0.7%
#4 country of origin	Iraq	1,801	0.7%
#5 country of origin	India	993	0.4%
#6 country of origin	Guatemala	619	0.2%
#7 country of origin	Bosnia and Herzegovina	565	0.2%
#8 country of origin	Syria	562	0.2%
#9 country of origin	Korea	424	0.2%
#10 country of origin	Ukraine	378	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.18.12. An estimated 1.6 percent of the population speaks Spanish at home, followed by 1.3 percent speaking Vietnamese.





<b>Table III.18.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Lincoln 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	4,119	1.6%
#2 LEP Language	Vietnamese	3,360	1.3%
#3 LEP Language	Chinese	1,315	0.5%
#4 LEP Language	Arabic	1,276	0.5%
#5 LEP Language	Other Asian and Pacific Island languages	946	0.4%
#6 LEP Language	Other Indo-European languages	780	0.3%
#7 LEP Language	Russian, Polish, or other Slavic languages	584	0.2%
#8 LEP Language	Other and unspecified languages	230	0.1%
#9 LEP Language	Korean	208	0.1%
#10 LEP Language	French, Haitian, or Cajun	151	0.1%

### Disability

The disability rate from the 2000 Census is shown in Table III.18.13. Some 14.7 percent of the population was disabled in 2000, or a total of 30,376 persons. The disability rate was highest for those over 65, with 38.6 percent disabled.

<b>Table III.18.13</b> <b>Disability by Age</b> Lincoln 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	1,568	5.1%
16 to 64	20,047	13.1%
65 and older	8,761	38.6%
<b>Total</b>	<b>30,376</b>	<b>14.7%</b>

Table III.18.14 shows disability by type in 2000. There were 12,558 physical disabilities in 2000, some 12,369 employment disabilities, and 9,625 go-outside-home disabilities reported.

<b>Table III.18.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Lincoln 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	6,123
Physical disability	12,558
Mental disability	8,067
Self-care disability	4,114
Employment disability	12,369
Go-outside-home disability	9,625
<b>Total</b>	<b>52,856</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table III.18.15. The disability rate for females was 10.9 percent, compared to 10.5 percent for males. The disability rate changed precipitously higher with age, with 50 percent of those over 75 experiencing a disability.

<b>Table III.18.15</b> <b>Disability by Age</b> Lincoln 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	36	0.4%	54	0.6%	90	0.5%
5 to 17	1,600	7.3%	940	4.4%	2,540	5.9%
18 to 34	2,288	5.4%	1,837	4.5%	4,125	5%
35 to 64	5,183	11.3%	5,484	11.9%	10,667	11.6%
65 to 74	2,101	24.6%	2,343	23.7%	4,444	24.1%
75 or Older	2,731	50.6%	4,128	49.6%	6,859	50%
<b>Total</b>	<b>13,939</b>	<b>10.5%</b>	<b>14,786</b>	<b>10.9%</b>	<b>28,725</b>	<b>10.7%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.18.16. Some 5.4 percent have an ambulatory disability, 4.5 have an independent living disability, and 2 percent have a self-care disability.

<b>Table III.18.16</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Lincoln 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	9,147	3.4%
Vision disability	4,592	1.7%
Cognitive disability	11,575	4.6%
Ambulatory disability	13,529	5.4%
Self-Care disability	5,071	2%
Independent living disability	9,250	4.5%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.18.17 and Table III.18.18. In 2016, some 148,058 persons were employed and 7,099 were unemployed. This totaled a labor force of 155,157 persons. The unemployment rate for Lincoln was estimated to be 4.6 percent in 2016.

<b>Table III.18.17</b> <b>Employment, Labor Force and Unemployment</b> Lincoln 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	148,058
Unemployed	7,099
<b>Labor Force</b>	<b>155,157</b>
Unemployment Rate	4.6%



In 2016, 94.8 percent of households in Lincoln had a high school education or greater.

<b>Table III.18.18</b>	
<b>High School or Greater Education</b>	
Lincoln	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	103,520
Total Households	109,203
<b>Percent High School or Above</b>	<b>94.8%</b>

As seen in Table III.18.19, 21.1 percent of the population had a high school diploma or equivalent, another 39.7 percent have some college, 21.7 percent have a Bachelor's Degree, and 10.6 percent of the population had a graduate or professional degree.

<b>Table III.18.19</b>		
<b>Educational Attainment</b>		
Lincoln		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	14,552	6.9%
High School or Equivalent	44,491	21.1%
Some College or Associates Degree	83,968	39.7%
Bachelor's Degree	45,841	21.7%
Graduate or Professional Degree	22,411	10.6%
<b>Total Population Above 18 years</b>	<b>211,263</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

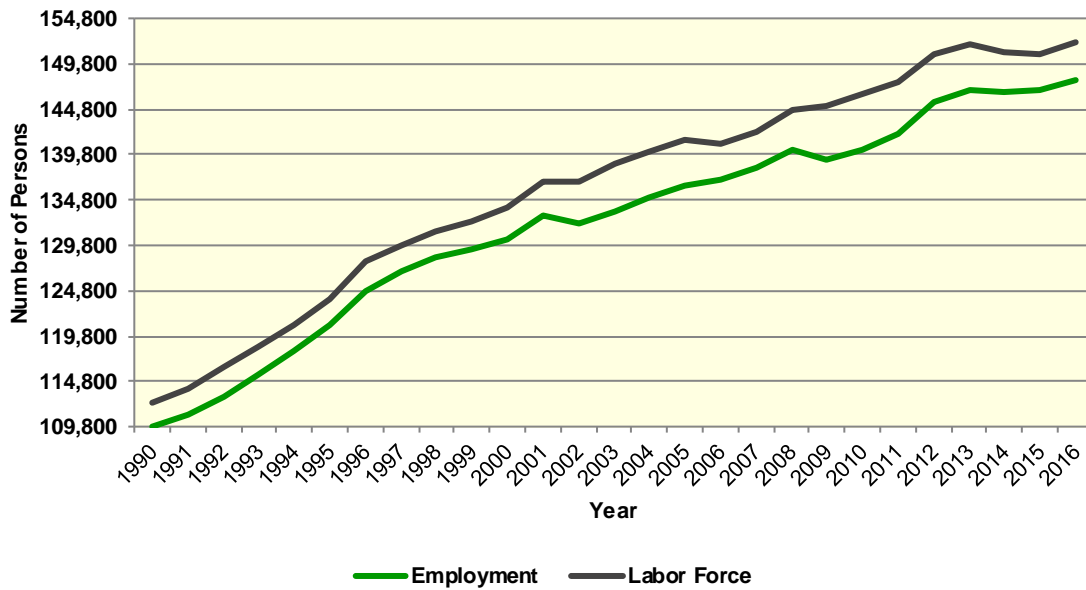
Table III.18.20, shows the labor force statistics for Lincoln from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.2. The highest level of unemployment occurred during 2009 rising to a rate of 4.2. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Lincoln increased from 2.6 percent in 2015 to 2.8 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.18.20 Labor Force Statistics Lincoln 1990 - 2016 BLS Data					
Year	Lincoln				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	2,558	109,891	112,449	2.3%	2.3%
1991	2,848	111,129	113,977	2.5%	2.7%
1992	3,145	113,209	116,354	2.7%	2.9%
1993	2,980	115,565	118,545	2.5%	2.8%
1994	2,800	118,132	120,932	2.3%	2.6%
1995	2,925	120,963	123,888	2.4%	2.6%
1996	3,185	124,857	128,042	2.5%	2.7%
1997	2,913	126,962	129,875	2.2%	2.5%
1998	2,913	128,385	131,298	2.2%	2.6%
1999	3,235	129,289	132,524	2.4%	2.8%
2000	3,316	130,562	133,878	2.5%	2.8%
2001	3,834	132,999	136,833	2.8%	3.1%
2002	4,570	132,160	136,730	3.3%	3.6%
2003	5,283	133,632	138,915	3.8%	3.9%
2004	5,079	135,030	140,109	3.6%	3.9%
2005	5,165	136,370	141,535	3.6%	3.8%
2006	3,913	137,070	140,983	2.8%	3.1%
2007	3,920	138,458	142,378	2.8%	3%
2008	4,325	140,315	144,640	3%	3.3%
2009	6,062	139,176	145,238	4.2%	4.6%
2010	6,000	140,412	146,412	4.1%	4.6%
2011	5,753	142,006	147,759	3.9%	4.4%
2012	5,304	145,581	150,885	3.5%	4%
2013	5,184	146,889	152,073	3.4%	3.8%
2014	4,415	146,729	151,144	2.9%	3.3%
2015	3,892	147,012	150,904	2.6%	3%
2016	4,278	148,013	152,291	2.8%	3.2%

Diagram III.18.1, shows the employment and labor force for Lincoln. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 148,013 persons, with the labor force reaching 152,291, indicating there were a total of 4,278 unemployed persons.



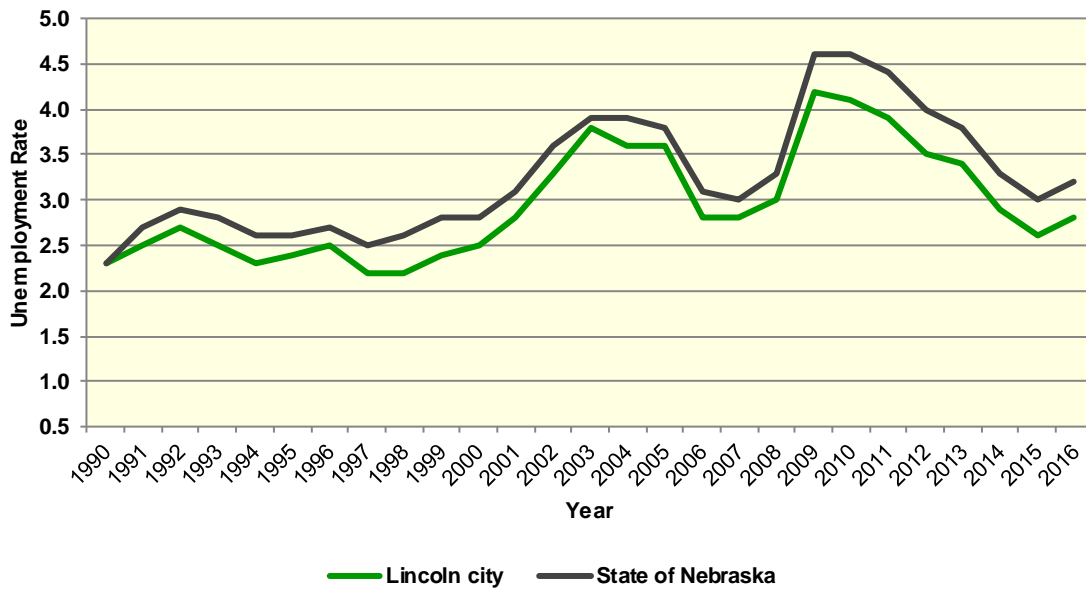
**Diagram III.18.1**  
**Employment and Labor Force**  
 Lincoln  
 1990 – 2016 BLS Data



### Unemployment

Diagram III.18.2, shows the unemployment rate for both the State and Lincoln. During the 1990’s the average rate for Lincoln was 2.4, 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 3.3. Over the course of the entire period Lincoln had an average unemployment rate lower than the state, 3 percent for Lincoln, versus 3.3 percent statewide.

**Diagram III.18.2**  
**Annual Unemployment Rate**  
 Lincoln  
 1990 – 2016 BLS Data



### Lancaster County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.18.3, shows real average earnings per job for Lancaster County from 1990 to 2016. Over this period the average earnings per job for Lincoln was 44,939 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.18.3**  
**Real Average Earnings Per Job**  
 Lancaster County  
 BEA Data 1990 - 2016

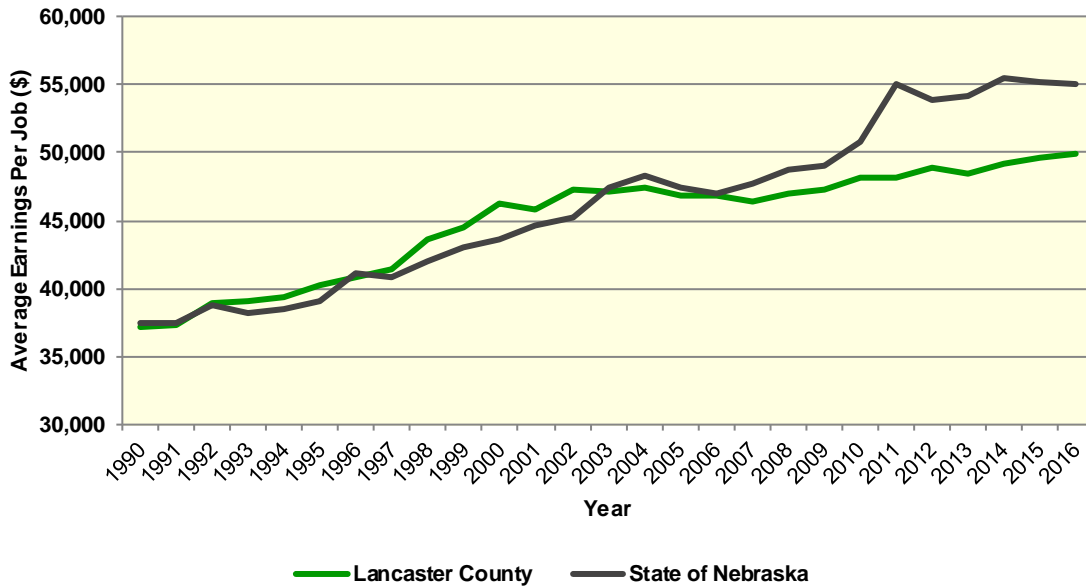
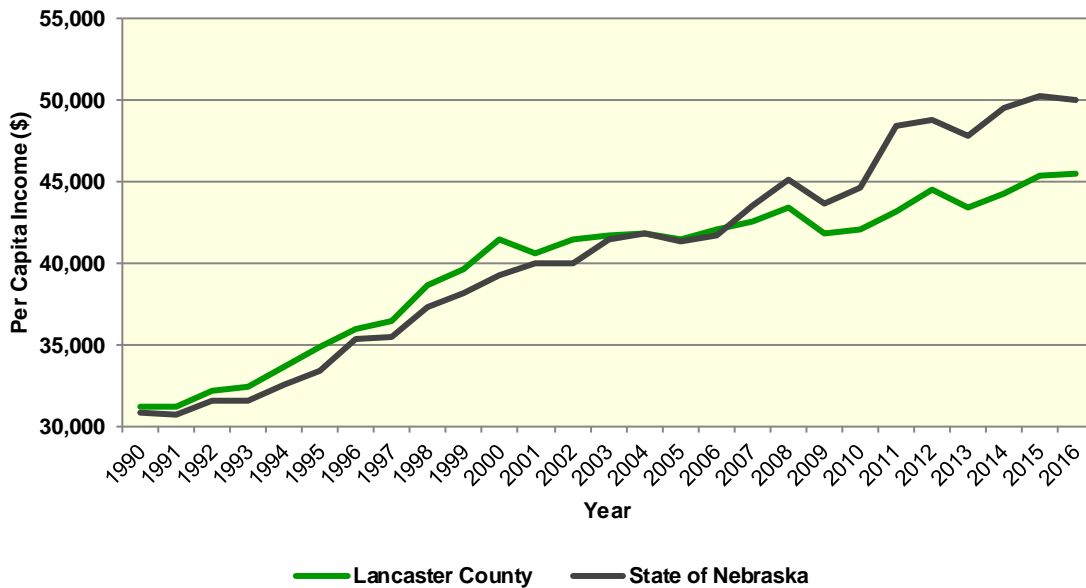


Diagram III.18.4, shows real per capita income Lincoln from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Lincoln was 39,755 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.18.4**  
**Real Per Capita Income**  
 Lincoln  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Lancaster County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 8.2 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 14 percent over the period. In 2016 there were 23,336 returns for AGIs of \$100,000 or more. Table III.18.21 presents AGI distribution for the years 2000 through 2016.



**Table III.18.21**  
**Income Tax Returns by Adjusted Gross Income**  
 Lancaster County  
 1991–2016 DOR Data

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total <sup>39</sup>
2000	24,752	8,319	18,974	14,385	15,655	17,552	8,191	6,764	1,261	115,853
2001	24,354	7,979	18,449	14,884	15,778	18,093	8,448	6,684	1,095	115,764
2002	24,118	8,625	18,586	14,895	16,026	18,244	8,861	6,755	1,134	117,244
2003	22,636	9,094	18,179	15,023	16,059	18,187	9,254	7,400	1,188	117,020
2004	22,681	9,080	18,407	14,771	16,324	18,213	10,199	8,370	1,397	119,442
2005	19,373	7,457	14,867	12,782	14,692	17,302	10,131	8,911	1,478	106,993
2006	21,011	9,750	18,717	15,254	16,495	18,688	11,337	10,481	1,744	123,477
2007	22,091	9,322	18,098	15,180	16,524	19,039	12,090	12,233	1,990	126,567
2008	22,032	9,967	18,569	15,814	16,937	19,418	12,537	12,476	1,763	129,513
2009	21,554	9,961	18,438	15,482	16,746	19,061	12,183	12,587	1,649	127,661
2010	20,302	10,362	18,762	15,220	16,812	19,105	12,757	13,416	1,793	128,529
2011	21,202	10,567	18,390	15,598	16,745	19,017	12,965	14,452	2,016	130,952
2012	20,413	10,406	18,530	15,665	17,100	19,409	13,327	15,671	2,505	133,026
2013	20,070	10,070	18,561	15,601	17,520	19,369	13,544	16,917	2,461	134,113
2014	19,530	9,704	18,404	16,152	17,822	19,394	14,026	18,514	2,740	136,286
2015	19,295	9,834	18,368	16,681	18,670	19,787	14,313	19,746	2,919	139,613
2016	18,618	9,591	18,300	17,037	19,177	20,165	14,249	20,343	2,993	140,473

## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 40,409 in 2010 to 35,993 in 2016, with the poverty rate reaching 12.2 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.18.22 presents poverty data for Lancaster County.

The rate of poverty for Lincoln is shown in Table III.18.23. In 2016, there were an estimated 40,288 persons living in poverty. This represented a 15.5 percent poverty rate, compared to 10.1 percent poverty in 2000. In 2016, some 11.5 percent of those in poverty were under age 6, and 4.8 percent were 65 or older.

**Table III.18.22**  
**Persons in Poverty**  
 Lancaster County  
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	20,147	8.3%
2001	21,127	8.6%
2002	23,621	9.4%
2003	23,867	9.5%
2004	24,398	9.6%
2005	27,615	11%
2006	30,575	12%
2007	28,521	10.9%
2008	28,086	10.6%
2009	40,594	15.2%
2010	40,409	14.8%
2011	40,144	14.5%
2012	37,715	13.5%
2013	41,799	14.8%
2014	40,146	14%
2015	39,383	13.5%
2016	35,993	12.2%

<sup>39</sup> 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.



<b>Table III.18.23</b>				
<b>Poverty by Age</b>				
Lincoln				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	2,261	10.5%	4,616	11.5%
6 to 17	3,503	16.2%	6,262	15.5%
18 to 64	14,510	67.1%	27,493	68.2%
65 or Older	1,353	6.3%	1,917	4.8%
<b>Total</b>	<b>21,627</b>	<b>100.0%</b>	<b>40,288</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>10.1%</b>	<b>.</b>	<b>15.5%</b>	<b>.</b>

## HOUSING

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Lincoln increased from 895 authorizations in 2015 to 928 in 2016.

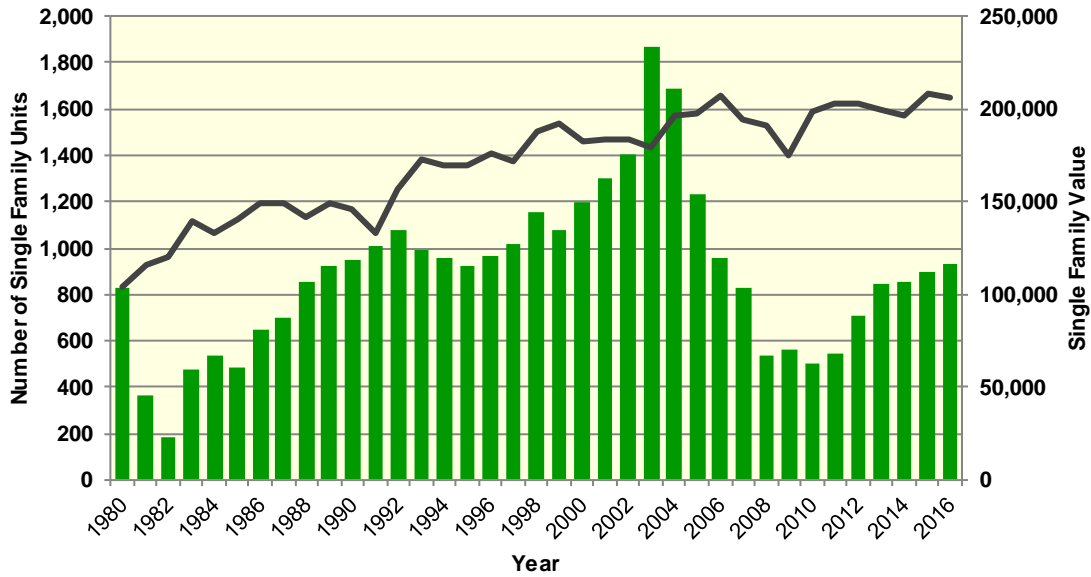
The real value of single-family building permits decreased from \$207,852 in 2015 to \$206,296 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.18.24.

**Table III.18.24**  
**Building Permits and Valuation**  
 Lincoln  
 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	825	52	24	142	1,043	104,194	40,788
1981	361	42	12	214	629	116,115	58,744
1982	184	12	4	34	234	120,567	41,276
1983	473	30	11	486	1,000	139,800	38,702
1984	534	40	28	677	1,279	132,970	39,084
1985	481	70	36	659	1,246	140,360	36,502
1986	652	98	24	456	1,230	148,927	32,681
1987	697	54	13	546	1,310	148,858	28,807
1988	852	38	28	778	1,696	141,819	35,428
1989	922	28	16	814	1,780	149,031	30,517
1990	949	54	14	1,031	2,048	146,496	31,793
1991	1,013	30	34	438	1,515	133,461	24,785
1992	1,082	42	8	213	1,345	156,467	16,515
1993	993	58	4	520	1,575	172,348	34,350
1994	954	34	12	617	1,617	169,945	43,651
1995	919	34	22	903	1,878	169,514	49,539
1996	967	68	8	1,160	2,203	176,589	45,195
1997	1,019	78	46	1,015	2,158	171,382	46,899
1998	1,156	58	4	797	2,015	188,047	49,463
1999	1,080	32	7	436	1,555	192,433	42,662
2000	1,202	40	0	343	1,585	182,425	42,125
2001	1,305	60	0	271	1,636	183,251	63,662
2002	1,407	70	0	296	1,773	183,395	64,553
2003	1,870	64	0	337	2,271	178,936	59,373
2004	1,688	62	4	399	2,153	196,744	62,014
2005	1,232	36	4	181	1,453	197,550	47,514
2006	958	24	0	193	1,175	207,119	47,842
2007	829	20	20	238	1,107	194,493	64,252
2008	539	54	0	73	666	191,022	79,330
2009	558	4	0	42	604	174,884	81,474
2010	501	8	12	312	833	199,051	56,231
2011	544	6	0	373	923	203,258	26,521
2012	704	2	0	386	1,092	203,344	34,949
2013	844	2	0	529	1,375	199,698	36,596
2014	854	4	0	934	1,792	196,021	96,242
2015	895	4	0	1,454	2,353	207,852	106,887
2016	928	28	0	1,210	2,166	206,296	104,860

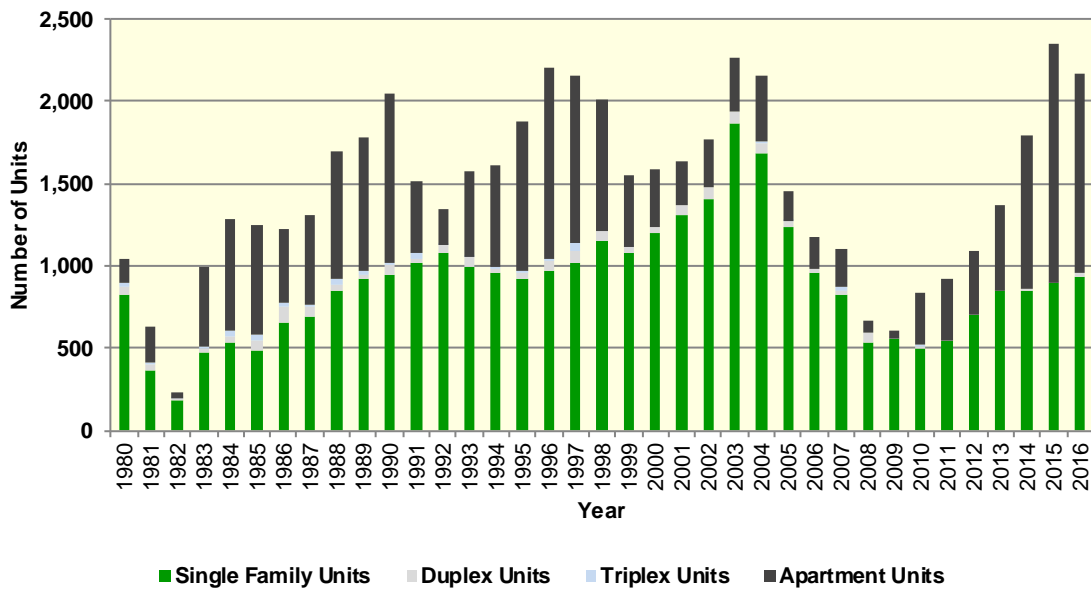
### Diagram III.18.5 Single-Family Permits

Lincoln  
Census Bureau Data, 1980–2016



### Diagram III.18.6 Total Permits by Unit Type

Lincoln  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.18.25. In 2016, there were 114,631 housing units, up from 95,188 in 2000. Single-family units accounted for 65.3 percent of units in 2016, compared to 63.1 in 2000. Apartment units accounted for 26.1 percent in 2016, compared to 25.8 percent in 2000.

<b>Table III.18.25</b>				
<b>Housing Units by Type</b>				
Lincoln				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	60,082	63.1%	74,872	65.3%
Duplex	4,658	4.9%	3,983	3.5%
Tri- or Four-Plex	3,564	3.7%	3,592	3.1%
Apartment	24,548	25.8%	29,916	26.1%
Mobile Home	2,329	2.4%	2,251	2%
Boat, RV, Van, Etc.	7	0%	17	0%
<b>Total</b>	<b>95,188</b>	<b>100.0%</b>	<b>114,631</b>	<b>100.0%</b>

Some 93.7 percent of housing was occupied in 2010, compared to 95 percent in 2000. Owner-occupied housing changed 15.7 percent between 2000 and 2010, ending with owner-occupied units representing 58.6 percent of units. Vacant units changed by 48.5 percent, resulting in 7,000 vacant units in 2010.

<b>Table III.18.26</b>					
<b>Housing Units by Tenure</b>					
Lincoln					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	90,485	95%	103,546	93.7%	14.4%
Owner-Occupied	52,448	58%	60,664	58.6%	15.7%
Renter-Occupied	38,037	42%	42,882	41.4%	12.7%
Vacant Housing Units	4,714	5%	7,000	6.3%	48.5%
<b>Total Housing Units</b>	<b>95,199</b>	<b>100.0%</b>	<b>110,546</b>	<b>100.0%</b>	<b>16.1%</b>

Table III.18.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 114,631 housing units. An estimated 56.5 percent were owner-occupied, and 4.7 percent were vacant.

<b>Table III.18.27</b>				
<b>Housing Units by Tenure</b>				
Lincoln				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	103,546	93.7%	109,203	95.3%
Owner-Occupied	60,664	58.6%	61,728	56.5%
Renter-Occupied	42,882	41.4%	47,475	43.5%
Vacant Housing Units	7,000	6.3%	5,428	4.7%
<b>Total Housing Units</b>	<b>110,546</b>	<b>100.0%</b>	<b>114,631</b>	<b>100.0%</b>

Households by household size are shown in Table III.18.28. There were a total of 103,546 households in 2010, up from 90,485 in 2000. One person households changed by 17.8 percent between 2000 and 2010, while two person households changed by 13.2 percent. Three and four person households changed by 10 and 9.2 respectively, representing 14.9 percent and 11.8 percent of the population in 2010.

<b>Table III.18.28</b>					
<b>Households by Household Size</b>					
Lincoln					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	27,518	30.4%	32,424	31.3%	17.8%
Two Persons	30,934	34.2%	35,023	33.8%	13.2%
Three Persons	14,041	15.5%	15,441	14.9%	10%
Four Persons	11,207	12.4%	12,242	11.8%	9.2%
Five Persons	4,501	5%	5,377	5.2%	19.5%
Six Persons	1,515	1.7%	1,953	1.9%	28.9%
Seven Persons or More	769	0.8%	1,086	1%	41.2%
<b>Total</b>	<b>90,485</b>	<b>100.0%</b>	<b>103,546</b>	<b>100.0%</b>	<b>14.4%</b>

Households by income is shown in Table III.18.29. Households earning more than \$100,000 per year represented 19.8 percent of households in 2016, compared to 8.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.2 percent of households in 2010, compared to 21.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12 percent of households in 2016, compared to 14.1 percent in 2000.

<b>Table III.18.29</b>				
<b>Households by Income</b>				
Lincoln				
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	12,735	14.1%	13,145	12%
\$15,000 to \$19,999	5,939	6.6%	5,771	5.3%
\$20,000 to \$24,999	7,048	7.8%	6,242	5.7%
\$25,000 to \$34,999	13,028	14.4%	12,210	11.2%
\$35,000 to \$49,999	16,261	18%	15,916	14.6%
\$50,000 to \$74,999	19,185	21.2%	20,968	19.2%
\$75,000 to \$99,999	8,344	9.2%	13,300	12.2%
\$100,000 or More	8,020	8.9%	21,651	19.8%
<b>Total</b>	<b>90,560</b>	<b>100.0%</b>	<b>109,203</b>	<b>100.0%</b>

Table III.18.30 shows households by year home built. Housing units built between 2000 and 2009, account for 15.9 percent and those built in 2010 or later accounted for 2.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 15.2 percent, 11.2 percent, and 15.6, respectively. Housing units built prior to 1939 represented 13.3 percent of households in 2016.

<b>Table III.18.30</b>				
<b>Households by Year Home Built</b>				
Lincoln				
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	14,288	15.8%	14,546	13.3%
1940 to 1949	4,392	4.9%	3,863	3.5%
1950 to 1959	13,155	14.5%	12,588	11.5%
1960 to 1969	11,894	13.1%	11,967	11%
1970 to 1979	17,586	19.4%	16,565	15.2%
1980 to 1989	11,694	12.9%	12,213	11.2%
1990 to 1999	17,479	19.3%	17,089	15.6%
2000 to 2009	.	.	17,314	15.9%
2010 or Later	.	.	3,058	2.8%
<b>Total</b>	<b>90,488</b>	<b>100.0%</b>	<b>109,203</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.18.31. An estimated 68.7 percent of white households occupy single-family homes, while 34.7 percent of black households do. Some 23.7 percent of white households occupy apartments, while 45.8 percent of black households do. An estimated 48.6 percent of Asian, and 37.7 percent of American Indian households occupy single-family homes.

<b>Table III.18.31</b>							
<b>Distribution of Units in Structure by Race</b>							
Lincoln							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	68.7%	34.7%	37.7%	48.6%	100%	46.6%	45.1%
Duplex	3.1%	6.4%	8.5%	1.2%	0%	8.8%	9.2%
Tri- or Four-Plex	2.8%	11.9%	12.7%	3.1%	0%	0.6%	4.8%
Apartment	23.7%	45.8%	35.3%	45.2%	0%	36.8%	30.5%
Mobile Home	1.8%	1.2%	5.8%	1.9%	0%	7.2%	10.3%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.18.32. An estimated 49.9 percent of vacant units were for rent in 2010, a 39.4 percent change since 2000. In addition, some 16.8 percent of vacant units were for sale, a change of 68.1 percent between 2000 and 2010. "Other" vacant units represented 20.6 percent of vacant units in 2010. This is a change of 72.3 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.



<b>Table III.18.32</b>					
<b>Disposition of Vacant Housing Units</b>					
Lincoln					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	2,507	53.2%	3,494	49.9%	39.4%
For Sale	700	14.8%	1,177	16.8%	68.1%
Rented or Sold, Not Occupied	405	8.6%	532	7.6%	31.4%
For Seasonal, Recreational, or Occasional Use	264	5.6%	352	5%	33.3%
For Migrant Workers	0	0%	1	0%	
Other Vacant	838	17.8%	1,444	20.6%	72.3%
<b>Total</b>	<b>4,714</b>	<b>100.0%</b>	<b>7,000</b>	<b>100.0%</b>	<b>48.5%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.18.33. By 2016, for rent units accounted for 33.2 percent of vacant units, while for sale units accounted for 8.5 percent. “Other” vacant units accounted for 37.2 percent of vacant units, representing a total of 2,017 “other” vacant units.

<b>Table III.18.33</b>				
<b>Disposition of Vacant Housing Units</b>				
Lincoln				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	3,494	49.9%	1,803	33.2%
For Sale	1,177	16.8%	463	8.5%
Rented Not Occupied	187	2.7%	413	7.6%
Sold Not Occupied	345	4.9%	416	7.7%
For Seasonal, Recreational, or Occasional Use	352	5%	316	5.8%
For Migrant Workers	1	0%	0	0%
Other Vacant	1,444	20.6%	2,017	37.2%
<b>Total</b>	<b>7,000</b>	<b>100.0%</b>	<b>5,428</b>	<b>100.0%</b>

## Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.18.34. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.



**Table III.18.34**  
**Overcrowding and Severe Overcrowding**

Lincoln

2000 Census SF3 &amp; 2016 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	51,648	98.5%	478	0.9%	306	0.6%	52,432
2016 Five-Year ACS	61,127	99%	468	0.8%	133	0.2%	61,728
<b>Renter</b>							
2000 Census	36,147	95%	985	2.6%	924	2.4%	38,056
2016 Five-Year ACS	45,714	96.3%	1,057	2.2%	704	1.5%	109,203
<b>Total</b>							
2000 Census	87,795	97%	1,463	1.6%	1,230	1.4%	90,488
2016 Five-Year ACS	106,841	97.8%	1,525	1.4%	837	0.8%	109,203

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

**Table III.18.35**  
**Households with Incomplete Plumbing Facilities**

Lincoln

2000 Census SF3 &amp; 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	90,212	108,983
Lacking Complete Plumbing Facilities	276	220
<b>Total Households</b>	<b>90,488</b>	<b>109,203</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.2%</b>

There were 944 households lacking complete kitchen facilities in 2016, compared to 527 households in 2000. This was a change from 0.6 percent of households in 2000 to 0.9 percent in 2016.

**Table III.18.36**  
**Households with Incomplete Kitchen Facilities**

Lincoln

2000 Census SF3 &amp; 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	89,961	108,259
Lacking Complete Kitchen Facilities	527	944
<b>Total Households</b>	<b>90,488</b>	<b>109,203</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>0.9%</b>

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 Lincoln, 16.7 percent of households had a cost burden and 13.5 percent had a severe cost burden. Some 24 percent of renters were cost burdened, and 23.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.9 percent and a severe cost burden rate of 4.3 percent. Owner occupied households with a mortgage had a cost burden rate of 14 percent, and severe cost burden at 6.1 percent.

**Table III.18.37**  
**Cost Burden and Severe Cost Burden by Tenure**

Lincoln  
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	
<b>Owner With a Mortgage</b>									
2000 Census	27,969	80.3%	5,211	15%	1,615	4.6%	27	0.1%	34,822
2016 Five-Year ACS	34,162	79.7%	5,983	14%	2,628	6.1%	113	0.3%	42,886
<b>Owner Without a Mortgage</b>									
2000 Census	11,715	95.3%	337	2.7%	189	1.5%	54	0.4%	12,295
2016 Five-Year ACS	16,988	90.2%	923	4.9%	802	4.3%	129	0.7%	18,842
<b>Renter</b>									
2000 Census	23,055	60.6%	7,276	19.1%	6,578	17.3%	1,120	2.9%	38,029
2016 Five-Year ACS	22,903	48.2%	11,385	24%	11,289	23.8%	1,898	4%	47,475
<b>Total</b>									
2000 Census	62,739	73.7%	12,824	15.1%	8,382	9.8%	1,201	1.4%	85,146
2016 Five-Year ACS	74,053	67.8%	18,291	16.7%	14,719	13.5%	2,140	2%	109,203

**Housing Problems by Income**

Table III.18.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Lancaster County. As can be seen in 2017 the MFI was \$72,000, which compared to \$68,200 for the State of Nebraska.

**Table III.18.38**  
**Median Family Income**

Lancaster County  
2000–2017 HUD MFI

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



Table III.18.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 6,750 owner-occupied and 9,455 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 3,220 owner-occupied and 9,870 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 72,995 households without a housing problem.

**Table III.18.39**  
**Housing Problems by Income and Tenure**

Lincoln  
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
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	55	10	45	25	70	205
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	30	20	30	10	90
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	35	70	20	210	455
Housing cost burden greater than 50% of income (and none of the above problems)	1,515	900	510	135	160	3,220
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	490	1,435	2,410	1,165	1,250	6,750
Zero/negative income (and none of the above problems)	180	0	0	0	0	180
Has none of the 4 housing problems	315	1,815	5,840	6,075	35,520	49,565
<b>Total</b>	<b>2,675</b>	<b>4,225</b>	<b>8,895</b>	<b>7,450</b>	<b>37,220</b>	<b>60,465</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	250	155	220	85	70	780
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	180	125	125	4	75	509
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	380	505	195	70	120	1,270
Housing cost burden greater than 50% of income (and none of the above problems)	7,830	1,670	195	80	95	9,870
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	2,115	4,675	2,390	140	135	9,455
Zero/negative income (and none of the above problems)	725	0	0	0	0	725
Has none of the 4 housing problems	1,120	2,440	8,190	4,320	7,360	23,430
<b>Total</b>	<b>12,600</b>	<b>9,570</b>	<b>11,315</b>	<b>4,699</b>	<b>7,855</b>	<b>46,039</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	305	165	265	110	140	985
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	180	155	145	34	85	599
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	500	540	265	90	330	1,725
Housing cost burden greater than 50% of income (and none of the above problems)	9,345	2,570	705	215	255	13,090
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	2,605	6,110	4,800	1,305	1,385	16,205
Zero/negative income (and none of the above problems)	905	0	0	0	0	905
Has none of the 4 housing problems	1,435	4,255	14,030	10,395	42,880	72,995
<b>Total</b>	<b>15,275</b>	<b>13,795</b>	<b>20,210</b>	<b>12,149</b>	<b>45,075</b>	<b>106,504</b>



## Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.18.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Lincoln. The number of completed surveys increased from 334 in 2016 to 337 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 1.1 percentage points and was at 4.6 percent in 2017.

Table III.18.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1,468 single-family units in Lincoln, with 71 of them available. This translates into a vacancy rate of 4.8 percent in Lincoln, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 16,855 apartment units reported in the survey, with 558 of them available, which resulted in a vacancy rate of 3.3 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 3.6 percent.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	58	12,751	3.3	13.9
2003	64	10,222	7.2	26.6
2004	82	3,223	8.2	52.5
2005	72	16,222	6.7	32.8
2006	74	16,606	5.6	31.8
2007	97	19,232	6.5	38.8
2008	143	18,996	4.8	30.1
2009	177	20,524	6.3	34
2010	209	23,559	3.4	26
2011	226	24,461	2.7	23.5
2012	288	26,722	2.5	19.9
2013	499	24,254	4.3	32.5
2014	449	26,093	3.7	26.9
2015	378	25,546	3	25.1
2016	334	22,659	3.5	24.5
2017	337	22,984	4.6	28.3

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	1,468	71	4.8%	5.3%
Apartments	16,855	558	3.3%	3.2%
Mobile Homes	962	262	27.2%	7.9%
"Other" Units	1,051	41	3.9%	.
Don't Know	2,648	117	4.4%	4.4%
<b>Total</b>	<b>22,984</b>	<b>1,049</b>	<b>4.6%</b>	<b>3.6%</b>

Table III.18.42, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 268 units. The most common apartment units were two bedroom units, with 2,570 units.



<b>Table III.18.42</b> <b>Rental Units by Number of Bedrooms</b> Lincoln 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	207	0	0	.	207
One	15	2,283	0	0	.	2,298
Two	181	2,570	13	0	.	2,764
Three	268	544	56	0	.	868
Four	92	41	0	0	.	133
Don’t Know	912	11,210	893	1,051	2,648	16,714
<b>Total</b>	<b>1,468</b>	<b>16,855</b>	<b>962</b>	<b>1,051</b>	<b>2,648</b>	<b>22,984</b>

Table III.18.43 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 4.1 percent.

<b>Table III.18.43</b> <b>Single-Family Units by Number of Bedrooms</b> Lincoln 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	0	0%
Two	181	8	4.4%
Three	268	11	4.1%
Four	92	3	3.3%
Don’t know	912	49	5.4%
<b>Total</b>	<b>1,468</b>	<b>71</b>	<b>4.8%</b>

Table III.18.44 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 7 percent.

<b>Table III.18.44</b> <b>Apartment Units by Number of Bedrooms</b> Lincoln 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	207	1	0.5%
One	2,283	113	4.9%
Two	2,570	181	7%
Three	544	33	6.1%
Four	41	1	2.4%
Don’t know	11,210	229	2%
<b>Total</b>	<b>16,855</b>	<b>558</b>	<b>3.3%</b>

Average market-rate rents by unit type are shown in Table III.18.45. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.



<b>Table III.18.45</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Lincoln 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$515.5	\$	\$	\$515.5
One	\$584.6	\$591.8	\$	\$	\$591.1
Two	\$767.6	\$736.7	\$450	\$	\$743.5
Three	\$1,036.30	\$980.3	\$770	\$	\$1,005.70
Four	\$1,240.90	\$1,186.00	\$	\$	\$1,231.10
Don't know	\$1,028.20	\$748.2	\$325	\$	
<b>Total</b>	<b>\$999.2</b>	<b>\$726.9</b>	<b>\$597.5</b>	<b>\$325</b>	<b>\$839.6</b>

Table III.18.46 shows vacancy rates for single-family units by average rental rates for Lincoln. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 4.7 percent.

<b>Table III.18.46</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> Lincoln 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	4	0	0%
\$500 to \$749	75	1	1.3%
\$750 to \$999	600	28	4.7%
\$1,000 to \$1,249	516	28	5.4%
\$1,250 to \$1,499	93	1	1.1%
Above \$1,500	48	0	0%
Missing	132	13	9.8%
<b>Total</b>	<b>1,468</b>	<b>71</b>	<b>4.8%</b>

The average rent and availability of apartment units is displayed in Table III.18.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 3.2 percent.

<b>Table III.18.47</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Lincoln 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	1,011	8	0.8%
\$500 to \$749	5,679	183	3.2%
\$750 to \$999	5,300	187	3.5%
\$1,000 to \$1,249	1,248	71	5.7%
\$1,250 to \$1,499	631	39	6.2%
Above \$1,500	10	0	0%
Missing	2,976	70	2.4%
<b>Total</b>	<b>16,855</b>	<b>558</b>	<b>3.3%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.18.48, 211 respondents, or 75.4 percent, included some sort of utility in the rent.

<b>Table III.18.48</b> <b>Are there any utilities included with the rent?</b> Lincoln 2017 Survey of Rental Properties	
Period	Respondent
Yes	211
No	69
<b>% Offering Utilities</b>	<b>75.4%</b>

The type of utility included in the rent is shown in Table III.18.49. There were 19 respondents who included electricity, 31 respondents who included natural gas, 164 respondents who included water and sewer and 198 respondents included trash collection in the rent.

<b>Table III.18.49</b> <b>Which utilities are included with the rent?</b> Lincoln 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	19
Natural Gas	31
Water/Sewer	164
Trash Collection	198

Table III.18.50 shows the number of survey respondents who keep a waiting list. As can be seen, 63 respondents said they keep a waitlist, with an estimated 554 persons on the wait list.

<b>Table III.18.50</b> <b>Do you keep a waiting list?</b> Lincoln 2017 Survey of Rental Properties	
Period	Respondent
Yes	63
No	201
<b>Waitlist Size</b>	<b>554</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.18.51 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table III.18.51</b> <b>How would you rate the need for renovation of existing units in the city?</b> Lincoln 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	30	29	27	27
Low Need	40	41	36	34
Moderate Need	101	103	91	91
High Need	30	33	27	27
Extreme Need	8	7	7	7

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.18.52 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.

<b>Table III.18.52</b> <b>How would you rate the need for construction of new units in the city?</b> Lincoln 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	120	120	111	109
Low Need	37	41	33	33
Moderate Need	25	29	22	22
High Need	12	14	12	11
Extreme Need	14	13	11	11