

City of Lincoln

Summary

- From 2010 to 2015, population increased by 7.3 percent, or by 18,969 persons.
- Between 2014 and 2015, the unemployment rate decreased to 2.5 percent.
- In 2015, 2,353 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$205,150.
- The vacancy rate in the Fall 2016 Rental Survey was 3.5 percent, which compared to a vacancy rate of 3.0 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Lincoln’s population increased by 22.95 percent between 2000 and 2015, from 225,581 to 277,348 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 3,443 persons in Lincoln between 2014 and 2015, as shown below in Table III.16.1.

Table III.16.1
Population Estimates
Nebraska vs. City of Lincoln
2000, 2010 Census and Intercensal Estimates

Subject	Nebraska	% Growth Since 2000	Lincoln	% Growth Since 2000
2000 Census	1,711,263		225,581	
July 2001 Estimate	1,719,836	0.5%	230,897	2.4
July 2002 Estimate	1,728,292	1.0%	234,270	3.9
July 2003 Estimate	1,738,643	1.6%	238,080	5.5
July 2004 Estimate	1,749,370	2.2%	240,190	6.5
July 2005 Estimate	1,761,497	2.9%	243,602	8.0
July 2006 Estimate	1,772,693	3.6%	246,652	9.3
July 2007 Estimate	1,783,440	4.2%	250,002	10.8
July 2008 Estimate	1,796,378	5.0%	253,225	12.3
July 2009 Estimate	1,812,683	5.9%	256,333	13.6
2010 Census	1,826,341	6.7%	258,379	14.5
July 2011 Estimate	1,842,383	7.7%	262,431	16.3
July 2012 Estimate	1,855,973	8.5%	265,709	17.8
July 2013 Estimate	1,869,300	9.2%	269,219	19.3
July 2014 Estimate	1,882,980	10.0%	273,905	21.4
July 2015 Estimate	1,896,190	10.8%	277,348	22.9

Table III.16.2, on the following page, shows the population of Lincoln by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 86.2 percent of the population, with a total of 232,577 persons. There were also 11,781 black and 1,792 Native American persons residing in the City of Lincoln. In 2010 the Hispanic population accounted for 6.3 percent of the population, with 16,182 persons, which compared to a population share of 6.9 percent in 2015 and a Hispanic population of 18,560.

Table III.16.2				
Population by Race and Ethnicity				
City of Lincoln				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	222,331	86.0%	232,577	86.2%
Black	9,824	3.8%	11,781	4.4%
American Indian	2,073	.8%	1,792	.7%
Asian	9,773	3.8%	11,756	4.4%
Native Hawaiian/ Pacific Islander	147	.1%	207	.1%
Other	6,569	2.5%	3,642	1.4%
Two or More Races	7,662	3.0%	7,971	3.0%
Total	258,379	100.0%	269,726⁵⁹	100.0%
Hispanic	16,182	6.3%	18,560	6.9%

Table III.16.3, below, shows the population of Lincoln by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 19.0 percent of the total population in 2010 to 19.3 percent in 2015. The number of people from 25 to 34 years of age accounted for 15.2 percent of the population in 2015, or 40,894 persons. The percentage of people aged 65 or Older changed from 10.7 percent of the total population in 2010 to 11.7 percent in 2015. Additional age details are shown in table III.16.3.

Table III.16.3				
Population by Age				
City of Lincoln				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	49,995	19.3%	52,335	19.4%
15 - 24	49,084	19.0%	52,077	19.3%
25 - 34	41,437	16.0%	40,894	15.2%
35 - 44	30,805	11.9%	32,553	12.1%
45 - 54	32,101	12.4%	30,773	11.4%
55 - 64	27,224	10.5%	29,559	11.0%
65 or Older	27,733	10.7%	31,535	11.7%
Total	258,379	100.0%	269,726	100.0%

⁵⁹ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Lincoln increased by 10.3 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 13.9 percent to 13,472 persons, while the enrollment for those aged 5 to 10 increased by 2.6 percent, to 19,737 persons. Between 2015 and 2016, school enrollment rose by 1.0 percent or from 46,745 to 47,208 persons. These results can be seen in Table III.16.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	15,869	11,193	11,184	38,246
2001	15,916	11,236	11,357	38,509
2002	16,016	11,270	11,291	38,577
2003	16,042	11,379	11,390	38,811
2004	16,321	11,261	11,470	39,052
2005	16,671	11,302	11,446	39,419
2006	17,054	11,287	11,481	39,822
2007	17,554	11,190	11,628	40,372
2008	18,145	11,165	11,608	40,918
2009	18,766	11,313	11,727	41,806
2010	19,230	11,736	11,825	42,791
2011	19,532	12,195	11,783	43,510
2012	19,652	12,566	11,839	44,057
2013	19,874	13,005	11,967	44,846
2014	20,033	13,320	12,503	45,856
2015	20,047	13,659	13,039	46,745
2016	19,737	13,999	13,472	47,208

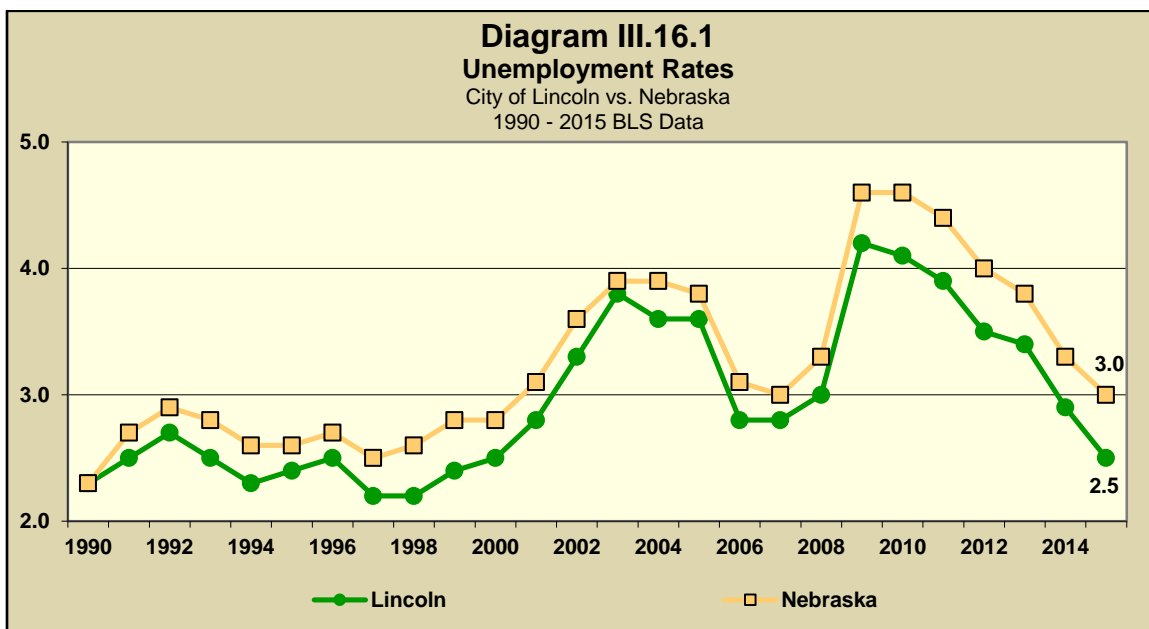
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Lincoln. As shown in Table III.16.5, on the following page, the labor force, defined as people working or seeking work, increased by 39,098 persons between 1990 and 2015, to 151,547 persons. Between 2014 and 2015, the total labor force decreased by 81 individuals. Between 2014 and 2015 the number of people working increased by 487 persons. This translated to a decrease in the unemployment rate from 2.9 percent in 2014 to 2.5 percent in 2015.

Table III.16.5 Labor Force Statistics City of Lincoln Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	112,449	109,891	2,558	2.3
1991	113,977	111,129	2,848	2.5
1992	116,354	113,209	3,145	2.7
1993	118,545	115,565	2,980	2.5
1994	120,932	118,132	2,800	2.3
1995	123,888	120,963	2,925	2.4
1996	128,042	124,857	3,185	2.5
1997	129,875	126,962	2,913	2.2
1998	131,298	128,385	2,913	2.2
1999	132,524	129,289	3,235	2.4
2000	133,878	130,562	3,316	2.5
2001	136,833	132,999	3,834	2.8
2002	136,730	132,160	4,570	3.3
2003	138,915	133,632	5,283	3.8
2004	140,109	135,030	5,079	3.6
2005	141,535	136,370	5,165	3.6
2006	140,983	137,070	3,913	2.8
2007	142,378	138,458	3,920	2.8
2008	144,640	140,315	4,325	3.0
2009	145,238	139,176	6,062	4.2
2010	146,412	140,412	6,000	4.1
2011	147,759	142,006	5,753	3.9
2012	150,973	145,672	5,301	3.5
2013	152,238	147,065	5,173	3.4
2014	151,628	147,247	4,381	2.9
2015	151,547	147,734	3,813	2.5

Diagram III.16.1, below, shows the unemployment rates for Nebraska and the City of Lincoln.



HOUSING

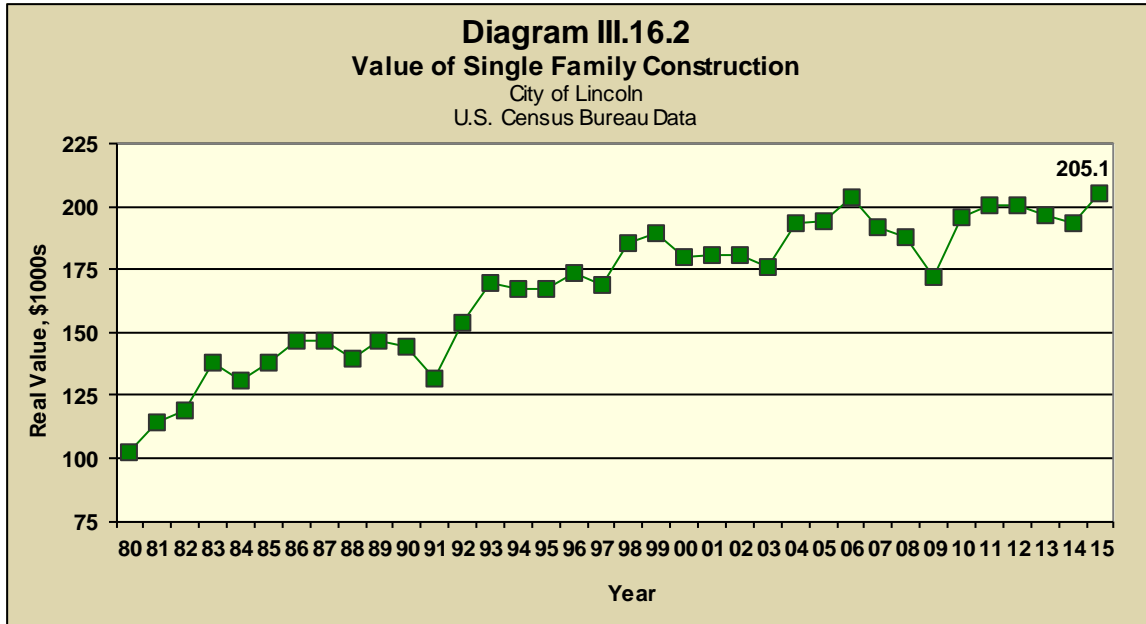
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁶⁰ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Lincoln numbering 825 in 1980, 949 in 1990, 1,202 in 2000, and 539 in 2008. Between 2014 and 2015, single-family permits increased to 895 units. Additional details of permit activity and per-unit valuations are shown in Table III.16.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	825	52	24	142	1,043	103	73	38	40
1981	361	42	12	214	629	114	51	49	58
1982	184	12	4	34	234	119	62	22	41
1983	473	30	11	486	1,000	138	61	104	38
1984	534	40	28	677	1,279	131	82	46	38
1985	481	70	36	659	1,246	138	67	54	36
1986	652	98	24	456	1,230	147	70	35	32
1987	697	54	13	546	1,310	147	75	73	28
1988	852	38	28	778	1,696	140	71	33	35
1989	922	28	16	814	1,780	147	75	31	30
1990	949	54	14	1,031	2,048	144	76	66	31
1991	1,013	30	34	438	1,515	131	69	38	24
1992	1,082	42	8	213	1,345	154	77	50	16
1993	993	58	4	520	1,575	170	76	70	34
1994	954	34	12	617	1,617	167	68	43	43
1995	919	34	22	903	1,878	167	69	55	49
1996	967	68	8	1,160	2,203	174	75	42	45
1997	1,019	78	46	1,015	2,158	169	63	57	46
1998	1,156	58	4	797	2,015	185	74	56	49
1999	1,080	32	7	436	1,555	190	79	36	42
2000	1,202	40	0	343	1,585	180	83	0	41
2001	1,305	60	0	271	1,636	180	93	0	63
2002	1,407	70	0	296	1,773	181	90	0	64
2003	1,870	64	0	337	2,271	176	98	0	58
2004	1,688	62	4	399	2,153	194	102	77	61
2005	1,232	36	4	181	1,453	195	114	75	47
2006	958	24	0	193	1,175	204	110	0	47
2007	829	20	20	238	1,107	192	142	52	78
2008	539	54	0	73	666	188	121	0	78
2009	558	4	0	42	604	172	88	0	80
2010	501	8	12	312	833	196	79	102	55
2011	544	6	0	373	923	200	85	0	26
2012	704	2	0	386	1,092	200	83	0	34
2013	844	2	0	529	1,375	197	82	0	36
2014	854	4	0	934	1,792	193	101	0	95
2015	895	4	0	1,454	2,353	205	125	0	105.5

⁶⁰ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.16.2, on the following page, the average value of newly constructed single-family units in 2000 was \$179,684, \$194,573 in 2005, and \$196,062 in 2010. In 2015, the value of single family units rose to \$205,150 from \$193,318 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Lincoln. As shown in Table III.16.7, below, 4.8 percent, or 5,444 housing units were vacant in 2015. Of the 107,574 housing units that were occupied in 2015, 56.7 percent, or 60,965 units, were owner-occupied, and the remaining 43.3 percent were renter-occupied. This compares to 103,546 housing units that were occupied in 2010 with 60,664 units, or 58.6 percent, being owner-occupied, and the remaining 41.4 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	103,546	93.7%	107,574	95.2%
Owner-Occupied	60,664	58.6%	60,965	56.7%
Renter-Occupied	42,882	41.4%	46,609	43.3%
Vacant Housing Units	7,000	6.3%	5,444	4.8%
Total Housing Units	110,546	100.0%	113,018	100.0%

As shown in Table III.16.8, on the following page, there were 73,636 single family dwellings in 2015, which accounted for 65.2 percent of all housing units. Apartment units accounted for 26.4 percent of housing units, with 29,826 units. Mobile homes also accounted for an additional 1.9 percent of housing with 2,100 units.

Table III.16.8				
Housing Units by Type				
City of Lincoln				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	70,957	65%	73,636	65.2%
Duplex	4,434	4%	4,058	3.6%
Tri- or Four-Plex	3,552	3%	3,365	3.0%
Apartment	27,673	25%	29,826	26.4%
Mobile Home	2,187	2%	2,100	1.9%
Boat, RV, Van, Etc.	136	0%	33	.0%
Total	108,939	100.0%	113,018	100.0%

Table III.16.9, below, shows the disposition of vacant housing units in Lincoln. At the time of the 2015 five-year ACS, 38.6 percent of vacant units were for rent, 10.9 percent were for sale, and 14.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 1,444 “other vacant” units, representing 20.6 percent of vacant units, which compared to 31.9 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.16.9				
Disposition of Vacant Housing Units				
City of Lincoln				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	3,494	49.9%	2,103	38.6%
For Sale	1,177	16.8%	596	10.9%
Rented or Sold, Not Occupied	532	7.6%	775	14.2%
For Seasonal, Recreational, or Occasional Use	352	5.0%	234	4.3%
For Migrant Workers	1	0.0%	0	.0%
Other Vacant	1,444	20.6%	1,736	31.9%
Total	7,000	100.0%	5,444	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.16.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Lincoln. The number of completed surveys decreased from 378 in 2015 to 334 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .5 percentage points and was at 3.5 percent in 2016.

Table III.16.11 on the following page, shows the amount of total and vacant units with

Table III.16.10				
Survey of Rental Properties				
City of Lincoln				
2002–2016 Survey of Rental Properties				
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	34.0
2010	209	23,559	3.4	26.0
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	26,093	3.0	25.1
2016	334	22,659	3.5	23.7

their associated vacancy rates. At the time of the survey, there were an estimated 1,378 single family units in City of Lincoln, with 25 of them available. This translates into a vacancy rate of 1.8 percent in City of Lincoln, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 16,614 apartment units reported in the survey, with 588 of them available, which resulted in a vacancy rate of 3.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.4 percent.

Table III.16.11				
Rental Vacancy Survey by Type				
City of Lincoln				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1,378	25	1.8%	4.1%
Apartments	16,614	588	3.5%	3.1%
Mobile Homes	332	18	5.4%	3.6%
“Other” Units	63	0	.0%	.
Don't Know	4,272	154	3.6%	4.7%
Total	22,659	785	3.5%	3.4%

Table III.16.12, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 324 units. The most common apartment units were two bedroom units, with 2,974 units. Details for additional unit types are reported below.

Table III.16.12						
Rental Units by Number of Bedrooms						
City of Lincoln						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	205	0	60	.	265
One	40	2,497	1	0	.	2,538
Two	163	2,974	79	0	.	3,216
Three	324	502	237	0	.	1,063
Four	203	129	0	0	.	332
Don't Know	648	10,307	15	3	4,272	15,245
Total	1,378	16,614	332	63	4,272	22,659

Table III.16.13, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 2.2 percent.

Table III.16.13 Single Family Units by Number of Bedrooms City of Lincoln 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	40	1	2.5%
Two	163	0	.0%
Three	324	7	2.2%
Four	203	4	2.0%
Don't know	648	13	2.0%
Total	1,378	25	1.8%

Table III.16.14, below 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 4.1 percent.

Table III.16.14 Apartment Units by Number of Bedrooms City of Lincoln 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	205	15	7.3%
One	2,497	108	4.3%
Two	2,974	122	4.1%
Three	502	36	7.2%
Four	129	10	7.8%
Don't know	10,307	297	2.9%
Total	16,614	588	3.5%

Average market-rate rents by unit type are shown in Table III.16.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.16.15 Average Market Rate Rents by Number of Bedrooms City of Lincoln 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$539	\$	\$395	\$534
One	\$493	\$611	\$550	\$	\$599
Two	\$705	\$761	\$600	\$	\$747
Three	\$958	\$1,020	\$848	\$	\$990
Four	\$1,190	\$1,273	\$	\$	\$1,222
Average	\$913	\$743	\$636	\$383	\$813

Table III.16.16, below, shows vacancy rates for single family units by average rental rates for the City of Lincoln. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 2.8 percent.

Table III.16.16 Single Family Market Rate Rents by Vacancy Status City of Lincoln 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	207	2	1.0%
\$500 to \$750	141	3	2.1%
\$750 to \$1,000	579	16	2.8%
\$1,000 to \$1,250	227	2	.9%
\$1,250 to \$1,500	45	0	.0%
Above \$1,500	22	0	.0%
Missing	157	2	1.3%
Total	1,378	25	1.8%

The average rent and availability of apartment units is displayed in Table III.16.17, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 3.1 percent.

Table III.16.17 Apartment Market Rate Rents by Vacancy Status City of Lincoln 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	866	26	3.0%
\$500 to \$750	4,653	58	1.2%
\$750 to \$1,000	5,087	159	3.1%
\$1,000 to \$1,250	1,838	231	12.6%
\$1,250 to \$1,500	381	18	4.7%
Above \$1,500	491	32	6.5%
Missing	3,298	64	1.9%
Total	16,614	588	3.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.16.18, on the following page, 193 respondents, or 68.7 percent, included some sort of utility in the rent.

Table III.16.18 Are there any utilities included with the rent? City of Lincoln 2016 Survey of Rental Properties	
Period	Respondent
Yes	193
No	88
% Offering Utilities	68.7%

The type of utility included in the rent is shown in Table III.16.19, below. There were 22 respondents who included electricity, 27 respondents who included natural gas, 164 respondents who included water and sewer and 168 respondents included trash collection in the rent.

Table III.16.19 Which utilities are included with the rent? City of Lincoln 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	22
Natural Gas	27
Water/Sewer	164
Trash Collection	168

Table III.16.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 75 respondents said they keep a waiting list, with an estimated 809 number of persons on the waiting list.

Table III.16.20 Do you keep a waiting list? City of Lincoln 2016 Survey of Rental Properties	
Period	Respondent
Yes	75
No	209
Waiting list Size	809

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.16.21, below, 25 respondents said there was no need for renovating single family units, with 15 respondents saying there was extreme need for renovating single family units. Likewise, 25 respondents indicated no need for renovating existing apartment units, with 15 respondents saying there was extreme need for renovating existing apartment units.

Table III.16.21 How would you rate the need for renovation of existing units in the city? City of Lincoln 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	25	25	25	6
Low Need	41	41	41	11
Moderate Need	72	71	71	12
High Need	21	21	21	4
Extreme Need	15	15	15	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.16.22, below, 106 respondents said there was no need for new single family units, with 11 respondents saying there was extreme need for constructing new single family units. Likewise, 107 respondents indicated no need for constructing new apartment units, with 10 respondents saying there was extreme need for constructing new apartment units.

Table II.16.22 How would you rate the need for construction of new units in the city? City of Lincoln 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	106	107	107	19
Low Need	40	40	40	13
Moderate Need	24	24	24	3
High Need	11	11	11	3
Extreme Need	11	10	10	1

Local Commentary

Lincoln is the county seat of Lancaster County, the State capital, and second-largest city in Nebraska. Government is by far the largest industry in Lincoln and it is home to many state and federal government offices. Lincoln has tens of thousands of jobs in this sector. The University of Nebraska—Lincoln and a large regional hospital, along with other medical and education facilities, provide many jobs as well. Retail and service industry businesses that support these industries are also large employers. Other prominent industries include the professional and business, hospitality, and manufacturing sectors.⁶¹

Innovation Campus is a public-private partnership at UNL. The project is under development and has seen significant new projects in the past year. There have been at least four building rehabilitated or built and another building in the works. Also, Hudl new headquarters is currently under construction. Additionally, many new business openings including restaurants, banks, retail, and large commercial and industrial businesses have opened this past year including the Railyard, a new entertainment district, which consists of many new restaurants, retail establishments, and work spaces opening to a common space.

Population is growing and employment is very good. Many former residents are returning to Lincoln and finding it to be an exciting and growing community, which has led to the demand for the increase for housing especially in the downtown area. New units have been constructed and the occupancy rate is very high. There are plans for more construction. There are also several projects in the works for 2017 including a new 50 Million dollar project for a Veteran’s Administration Campus and Clinic, 55 million dollar hotel projects and several more projects which will have restaurants and retail spaces for an estimated 60 million.⁶²

⁶¹ Lincoln Partnership for Economic Development, <http://www.selectlincoln.org/locate/demographics-and-labor/labor>

⁶² Telephone interview with City of Lincoln staff, 12/2016