

Lincoln County

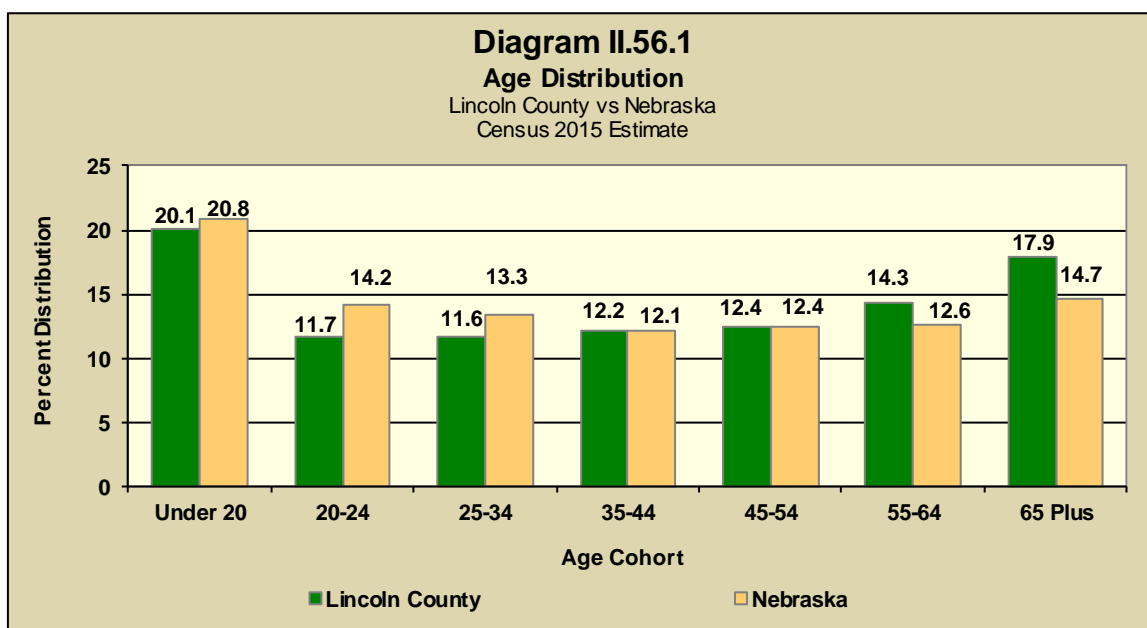
Summary

- Between 2010 and 2015, the county’s population decreased by 1.7 percent or by 632 persons.
- Between 2010 and 2015, the Hispanic population increased by 13.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 269.
- In 2015, average earnings in the county was \$58,126 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.2 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 22 units.
- In 2015, the average real value of new single-family construction was \$193,808.
- In fiscal year 2016, the average price of an existing home was \$146,296.
- In a November 2016 rental survey, the average vacancy rate was 6.26 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Lincoln County’s population decreased by 1.7 percent, or from 36,288 people to 35,656 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 4,328 in 2010 to 4,159 in 2015, a decline of 3.9 percent. The number of people from 25 to 34 years of age decreased by 6.3 percent, and those aged between 35 and 44 increased by 2.0 percent. As shown in Diagram II.56.1, people younger than 25 represented 31.7 percent of the population in 2015, while individuals aged 55 and older represented 32.1 percent of the population in Lincoln County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 3.0 percent, while the black population increased by 35.0 percent. The Hispanic population of any race changed from 2,602 to 2,950 or by 13.4 percent. Table II.56.1, below, presents the details of these population variations.

Subject	Nebraska			Lincoln County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	36,288	35,656	-1.7%
Age						
Under 14 years	383,542	394,263	2.8%	7,601	7,152	-5.9%
15 to 24 years	258,206	268,848	4.1%	4,328	4,159	-3.9%
25 to 34 years	245,176	252,533	3.0%	4,416	4,137	-6.3%
35 to 44 years	220,838	228,643	3.5%	4,261	4,347	2.0%
45 to 54 years	258,726	234,477	-9.4%	5,180	4,409	-14.9%
55 to 64 years	213,176	238,715	12.0%	4,854	5,081	4.7%
65 & over	246,677	278,711	13.0%	5,648	6,371	4.7%
Race						
White	1,649,264	1,689,616	2.4%	35,100	34,057	-3.0%
Black	85,971	93,900	9.2%	277	374	35.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	273	328	20.1%
Asian	33,322	44,479	33.5%	201	327	62.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	18	35	94.4%
Two or More Races	32,305	39,365	21.9%	419	535	27.7%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	2,602	2,950	13.4%

Population Migration

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.56.2, at right, from April 2000 to July 2009, Lincoln County’s natural increase was estimated to be 1,409 people. Lincoln County experienced net out-migration from 2000-2009, with 371 persons having left the county during that period.⁶⁴ The 2015 population estimates showed a natural increase of 417 persons and a net out-migration of 1,049 persons since the 2010 Census. In total, Lincoln County’s population decreased to 35,656 persons.

1980 Population	36,455
Natural Increase 80–90	2,447
Net Migration 80–90	-6,394
1990 Population	32,508
Natural Increase 90–00	1,096
Net Migration 90–00	1,028
2000 Population	34,632
Natural Increase 00–09	1,409
Net Migration 00–09	-371
2009 Population Estimate	35,670
2010 Population	36,288
Natural Increase 10–15	417
Net Migration 10–15	-1,049
2015 Population Estimate	35,656

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 Lincoln County decreased from 65 persons in 2014 to 50 persons in 2015, with an additional net movement of 61 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.56.3.

⁶⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.56.3			
Driver's Licenses Exchanged and Surrendered			
Lincoln County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	548	607	-59
Calendar 2002	639	467	172
Calendar 2003	588	391	197
Calendar 2004	592	500	92
Calendar 2005	604	486	118
Calendar 2006	609	526	83
Calendar 2007	656	508	148
Calendar 2008	535	502	33
Calendar 2009	499	422	77
Calendar 2010	719	532	187
Calendar 2011	495	403	92
Calendar 2012	576	411	165
Calendar 2013	498	451	47
Calendar 2014	534	469	65
Calendar 2015	545	495	50
First Half of 2016	291	230	61

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 16,589 in 2014 to 16,874 in 2015, as shown in Table II.56.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Lincoln County decreased by 41.5 percent from 9,549 in 2015 to 5,586 in 2016, as shown below in Table II.56.5. The number of school-age children 5 to 11 years of age decreased from 4,812 in 2015 to 2,936 in 2016.

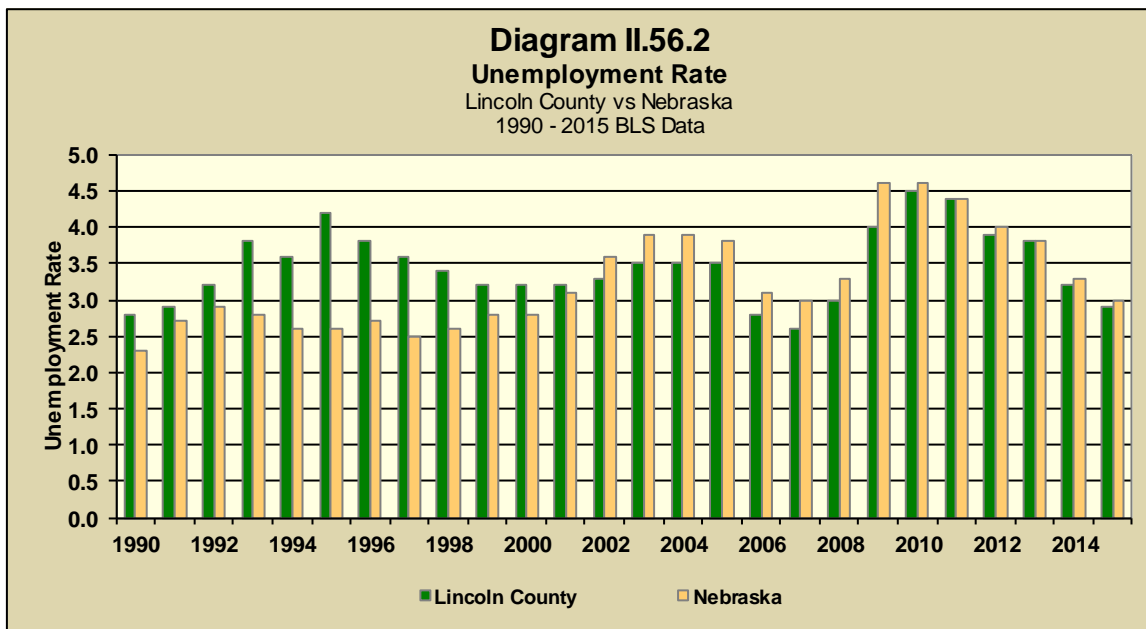
Table II.56.4	
Income Tax Returns	
Lincoln County	
1991–2015 DOR Data	
Year	Returns
1991	14,481
1992	14,445
1993	14,447
1994	14,847
1995	14,753
1996	14,905
1997	15,092
1998	15,376
1999	15,687
2000	15,872
2001	15,725
2002	15,819
2003	15,789
2004	15,989
2005	14,680
2006	16,391
2007	16,376
2008	16,833
2009	16,416
2010	16,530
2011	16,640
2012	16,707
2013	16,488
2014	16,589
2015	16,874

Table II.56.5				
School-Age Children				
Lincoln County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	4,153	1,146	2,636	7,935
1993	4,264	1,177	2,719	8,160
1994	4,309	1,229	2,782	8,320
1995	4,377	1,215	2,951	8,543
1996	4,466	1,284	3,090	8,840
1997	4,547	1,265	3,129	8,941
1998	4,370	1,275	3,145	8,790
1999	4,219	1,208	3,052	8,479
2000	3,998	1,164	3,138	8,300
2001	3,797	1,060	2,829	7,686
2002	3,820	1,058	2,805	7,683
2003	3,622	1,128	2,652	7,402
2004	3,652	1,165	2,693	7,510
2005	3,944	1,158	2,780	7,882
2006	3,986	1,191	2,813	7,990
2007	3,597	983	2,601	7,181
2008	3,864	1,095	2,778	7,737
2009	4,080	1,122	2,840	8,042
2010	4,185	1,140	2,929	8,254
2011	4,299	1,229	2,926	8,454
2012	4,513	1,315	2,960	8,788
2013	4,620	1,377	3,114	9,111
2014	4,657	1,395	3,226	9,278
2015	4,812	1,361	3,376	9,549
2016	2,936	851	1,799	5,586

ECONOMICS

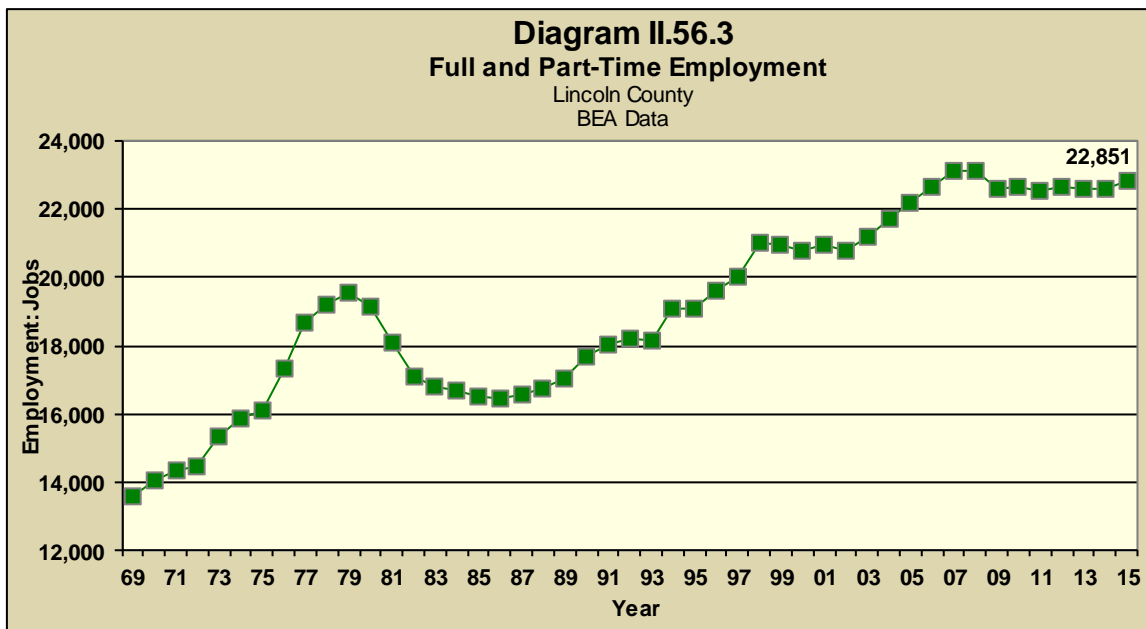
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Lincoln County, defined as the number of people working or actively seeking work, decreased from 18,760 in 2014 to 18,601 in 2015. The total number of people employed changed from 18,154 in 2014 to 18,063 in 2015. The unemployment rate for the county was 2.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.56.2, below.

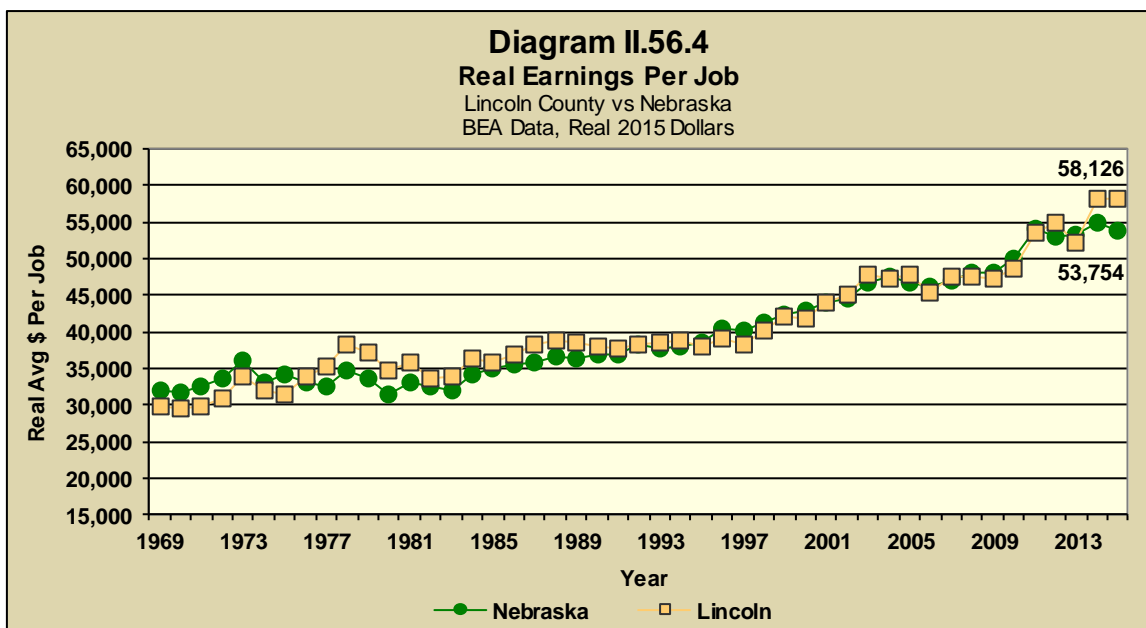


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 22,851 jobs in Lincoln County, an increase of 269 jobs since 2014. Diagram II.56.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.56.4, below, real average earnings per job in the county was \$58,126 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,704,924,000, an increase of 1.3 percent between 2014 and 2015. Table II.56.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.56.6
Total BEA Employment and Real Personal Income

Lincoln County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	403,138	32,582	6,431	74,882	47,570	499,439	17,072	13,577	29,693
1970	416,203	33,926	6,364	83,414	51,603	523,658	17,647	14,055	29,612
1971	427,299	34,799	23,310	86,045	56,931	558,784	18,422	14,361	29,754
1972	447,659	37,213	23,537	93,406	59,836	587,226	18,505	14,473	30,931
1973	522,457	45,908	29,312	102,069	68,577	676,507	20,789	15,357	34,021
1974	507,262	50,082	3,698	107,105	72,056	640,039	19,125	15,884	31,935
1975	506,407	49,653	4,753	115,504	82,067	659,078	19,436	16,102	31,450
1976	587,595	60,204	-262	118,729	85,121	730,979	21,331	17,343	33,881
1977	656,806	69,425	-5,452	127,828	86,067	795,824	21,960	18,660	35,199
1978	736,722	75,639	-8,909	132,592	88,329	873,095	23,847	19,212	38,347
1979	729,463	78,457	-6,971	140,753	90,780	875,569	24,070	19,579	37,257
1980	664,613	74,109	-5,078	156,477	96,638	838,540	23,075	19,124	34,753
1981	645,368	74,339	-4,140	175,041	104,957	846,887	23,657	18,084	35,687
1982	573,217	73,637	-1,423	200,465	110,625	809,247	23,223	17,113	33,496
1983	570,823	71,963	-1,293	198,816	114,638	811,022	23,386	16,812	33,953
1984	605,084	78,738	-1,945	207,108	116,236	847,745	24,605	16,678	36,280
1985	593,609	83,200	-2,955	194,092	120,935	822,482	24,170	16,513	35,948
1986	607,291	91,238	-4,994	192,500	125,049	828,607	24,656	16,465	36,884
1987	631,839	92,812	-6,641	185,237	124,878	842,501	25,344	16,566	38,141
1988	649,756	101,982	-5,940	185,613	125,323	852,771	25,930	16,775	38,734
1989	658,701	106,965	-7,223	199,150	127,813	871,476	26,681	17,067	38,595
1990	671,137	108,495	-7,039	179,946	134,835	870,383	26,772	17,670	37,982
1991	679,621	107,214	-6,343	180,725	139,770	886,560	26,972	18,044	37,665
1992	694,953	105,500	-6,334	184,101	148,137	915,357	27,544	18,222	38,138
1993	697,480	105,372	-6,282	182,470	153,458	921,754	27,733	18,148	38,433
1994	744,009	111,317	-10,259	189,564	156,960	968,956	28,812	19,109	38,935
1995	725,257	111,465	-8,193	203,771	161,376	970,747	28,672	19,083	38,005
1996	766,768	115,695	-9,341	206,468	166,270	1,014,469	29,839	19,597	39,127
1997	769,147	118,627	-9,447	213,380	170,013	1,024,465	30,088	20,046	38,369
1998	844,452	129,420	-11,724	229,120	186,345	1,118,773	32,787	21,000	40,212
1999	881,440	134,296	-12,894	231,743	193,938	1,159,930	33,561	20,977	42,019
2000	867,794	130,810	-12,257	239,384	202,296	1,166,407	33,652	20,797	41,727
2001	919,080	135,806	-14,812	228,000	215,285	1,211,748	34,952	20,934	43,904
2002	939,101	137,019	-16,620	226,760	223,708	1,235,930	35,799	20,771	45,212
2003	1,010,175	137,343	-18,672	228,650	230,033	1,312,843	37,751	21,167	47,724
2004	1,028,045	137,847	-20,804	196,397	239,038	1,304,828	37,093	21,746	47,275
2005	1,063,917	142,756	-23,070	183,687	245,076	1,326,854	37,296	22,187	47,952
2006	1,030,698	146,623	-24,557	192,892	262,440	1,314,849	36,551	22,652	45,501
2007	1,098,718	149,930	-26,730	216,178	267,524	1,405,760	39,036	23,150	47,461
2008	1,097,285	147,074	-28,330	241,471	289,091	1,452,442	40,011	23,103	47,495
2009	1,070,540	145,296	-26,695	210,680	294,215	1,403,444	38,684	22,602	47,365
2010	1,105,594	148,285	-24,320	199,937	317,366	1,450,292	39,995	22,668	48,773
2011	1,208,219	134,877	-28,233	212,399	317,384	1,574,893	43,681	22,536	53,613
2012	1,243,578	134,845	-25,119	248,578	314,926	1,647,117	45,743	22,647	54,911
2013	1,178,188	145,518	-27,347	220,081	316,814	1,542,218	42,794	22,581	52,176
2014	1,315,013	152,824	-27,901	220,971	327,683	1,682,943	47,111	22,582	58,233
2015	1,328,244	159,962	-26,562	225,934	337,270	1,704,924	47,816	22,851	58,126

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 13.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 7.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 53.9 percent over the 2010 to 2015 period. Table II.56.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.56.7										
Income Tax Returns by Adjusted Gross Income										
Lincoln County										
1991–2015 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 ⁶⁵
1991	4,645	1,531	2,273	1,882	2,128	1,507	320	158	37	14,481
1992	4,469	1,459	2,370	1,771	2,165	1,584	392	198	37	14,445
1993	4,531	1,447	2,330	1,762	2,069	1,624	424	223	37	14,447
1994	4,728	1,456	2,381	1,673	2,063	1,738	506	245	57	14,847
1995	4,569	1,389	2,360	1,623	2,101	1,781	629	253	48	14,753
1996	4,534	1,312	2,350	1,577	2,109	1,944	716	310	53	14,905
1997	4,545	1,341	2,217	1,572	2,123	2,069	764	404	57	15,092
1998	4,408	1,328	2,282	1,635	2,108	2,144	827	582	62	15,376
1999	4,396	1,244	2,244	1,645	2,197	2,405	948	538	70	15,687
2000	4,329	1,207	2,326	1,620	2,283	2,491	974	565	77	15,872
2001	4,265	1,169	2,302	1,579	2,207	2,569	1,005	548	81	15,725
2002	4,162	1,273	2,378	1,618	2,088	2,566	1,101	562	71	15,819
2003	3,858	1,369	2,440	1,605	2,031	2,565	1,196	648	77	15,789
2004	3,785	1,382	2,353	1,636	2,030	2,570	1,339	804	90	15,989
2005	3,163	1,158	2,110	1,533	1,760	2,496	1,421	942	97	14,680
2006	3,278	1,399	2,384	1,775	2,084	2,666	1,620	1,059	126	16,391
2007	3,270	1,322	2,193	1,705	1,977	2,717	1,751	1,284	157	16,376
2008	3,328	1,377	2,387	1,773	2,007	2,753	1,754	1,299	155	16,833
2009	3,232	1,415	2,321	1,757	1,939	2,619	1,691	1,297	145	16,416
2010	3,073	1,454	2,413	1,679	1,905	2,576	1,820	1,442	168	16,530
2011	3,178	1,435	2,303	1,712	1,905	2,529	1,863	1,527	188	16,640
2012	3,059	1,405	2,219	1,690	1,913	2,523	1,883	1,736	279	16,707
2013	2,904	1,329	2,242	1,666	1,967	2,478	1,860	1,806	236	16,488
2014	2,724	1,364	2,194	1,719	1,918	2,382	1,921	2,105	262	16,589
2015	2,674	1,323	2,238	1,739	2,013	2,517	1,892	2,209	269	16,874

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 4,364 in 2010 to 4,294 in 2015, with the poverty rate reaching 12.3 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.56.8, at right, presents poverty data for the county.

Table II.56.8		
Persons in Poverty		
Lincoln County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	4,281	12.6
1999	3,860	11.2
2000	3,469	10.2
2001	3,647	10.7
2002	3,798	11.0
2003	3,758	10.8
2004	3,733	10.5
2005	3,802	10.9
2006	3,834	10.9
2007	4,264	12.2
2008	3,369	9.6
2009	3,921	11.2
2010	4,364	12.3
2011	4,537	12.8
2012	4,196	11.9
2013	4,441	12.6
2014	5,112	14.5
2015	4,294	12.3

⁶⁵ 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.

Business Establishments

The total number of business establishments in Lincoln County increased by 161 between 1980 and 2014, at an annual rate of change of 0.5 percent, as reported by the Census Bureau and as presented in Table II.56.9, at right.⁶⁶ This compared to an average annual rate of change of 1.03 percent statewide. Lincoln County added 12 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 0.2 percent in Lincoln County between 2010 and 2015, from 16,583 to 16,618. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.56.10.

Year	Nebraska	Lincoln County
1980	37,727	900
1981	37,582	872
1982	37,500	855
1983	41,889	964
1984	43,151	992
1985	43,115	987
1986	42,538	938
1987	42,691	932
1988	43,134	923
1989	43,302	931
1990	43,749	954
1991	44,405	952
1992	45,269	998
1993	46,059	986
1994	46,640	982
1995	47,128	988
1996	47,607	980
1997	48,588	975
1998	48,655	969
1999	48,968	981
2000	49,623	984
2001	49,710	980
2002	50,259	1,026
2003	50,394	1,020
2004	50,928	1,016
2005	51,440	1,019
2006	51,906	1,047
2007	52,517	1,049
2008	52,152	1,057
2009	51,633	1,034
2010	51,886	1,052
2011	51,553	1,041
2012	52,294	1,053
2013	52,585	1,049
2014	52,991	1,061

Subject	Nebraska	% Growth Since Census	Lincoln County	% Growth Since Census
2000 Census	722,668	-	15,438	-
2010 Census	796,793	10.3%	16,583	7.4%
July 2011 Estimate	801,129	0.5%	16,616	0.2%
July 2012 Estimate	804,659	1.0%	16,614	0.2%
July 2013 Estimate	809,171	1.5%	16,611	0.2%
July 2014 Estimate	814,970	2.3%	16,609	0.2%
July 2015 Estimate	820,913	3.0%	16,618	0.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Lincoln County. As shown in Table II.56.11 on the following page, 9.7 percent of housing units, or 1,605, were vacant in 2015. Of the 15,010 housing units that were occupied in 2015, 66.4 percent, or 9,973, were owner-occupied and the remaining 33.6 percent were renter-occupied.

⁶⁶ Totals may not add due to rounding-off of county totals.

Table II.56.11				
Housing Units by Tenure				
Lincoln County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,025	90.6%	15,010	90.3%
Owner-Occupied	10,116	67.3%	9,973	66.4%
Renter-Occupied	4,909	32.7%	5,037	33.6%
Vacant Housing Units	1,558	9.4%	1,605	9.7%
Total Housing Units	16,583	100.0%	16,615	100.0%

As shown in Table II.56.12, below, there were 12,289 single family dwellings in 2015, which accounted for 74.0 percent of all housing units. Apartment units accounted for 12.3 percent of housing units, with 2,049 units. Mobile homes also accounted for an additional 8.8 percent of housing with 1,469 units.

Table II.56.12				
Housing Units by Type				
Lincoln County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁶⁷		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,672	77%	12,289	74.0%
Duplex	561	3%	424	2.6%
Tri- or Four-Plex	455	3%	381	2.3%
Apartment	1,417	9%	2,049	12.3%
Mobile Home	1,405	9%	1,469	8.8%
Boat, RV, Van, Etc.	0	0%	3	.0%
Total	16,510	100.0%	16,615	100.0%

Table II.56.13, below, shows the disposition of vacant housing units in Lincoln County. The 2015 five-year ACS shows 27.4 percent of vacant units were for rent, 5.3 percent were for sale, and 2.5 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 452 "other vacant" units, or 29.0 percent; this compared to 41.0 percent "other vacant" units in 2015.

Table II.56.13				
Disposition of Vacant Housing Units				
Lincoln County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	447	28.7%	439	27.4%
For Sale	175	11.2%	85	5.3%
Rented or Sold, Not Occupied	76	4.9%	40	2.5%
For Seasonal, Recreational, or Occasional Use	406	26.1%	383	23.9%
For Migrant Workers	2	0.1%	0	.0%
Other Vacant	452	29.0%	658	41.0%
Total	1,558	100.0%	1,605	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁶⁸ In most years for which data are presented, single-

⁶⁷ Data unavailable in 2010 Census

⁶⁸ 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.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Lincoln County increased from 54 in 2014 to 60 in 2015 and the average value of construction was \$193,808 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 54 in 2014 to 76 in 2015. These changes in residential permit activity in the county compared to an increase in population of 1,024 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.56.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	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	95	8	4	82	189	119.20	68.00	43.30	72.40
1981	55	.	4	56	115	155.40	.	39.60	52.50
1982	19	4	.	.	23	129.20	42.20	.	.
1983	39	.	.	.	39	121.10	.	.	.
1984	31	2	6	.	39	165.50	49.50	39.60	.
1985	21	2	.	20	43	121.20	47.90	.	45.80
1986	8	.	.	.	8	159.10	.	.	.
1987	12	.	.	.	12	97.80	.	.	.
1988	16	4	.	.	20	156.60	136.70	.	.
1989	21	.	.	.	21	158.40	.	.	.
1990	38	2	.	.	40	116.50	41.10	.	.
1991	39	8	.	.	47	132.60	119.30	.	.
1992	47	12	.	.	59	135.00	96.80	.	.
1993	81	.	.	.	81	160.90	.	.	.
1994	77	6	.	.	83	146.90	109.10	.	.
1995	101	8	.	8	117	134.00	89.10	.	63.80
1996	112	2	.	.	114	142.00	68.00	.	.
1997	100	12	.	148	260	130.00	70.40	.	66.50
1998	103	2	.	50	155	135.00	52.20	.	52.50
1999	133	6	.	.	139	148.20	83.50	.	.
2000	109	4	.	48	161	125.40	46.90	.	64.20
2001	105	2	.	.	107	152.80	213.00	.	.
2002	110	2	.	32	144	165.5	225.9	.	31.5
2003	123	2	.	65	190	181.7	50.6	.	65.0
2004	114	58	.	.	172	222.5	101.4	.	.
2005	130	4	.	.	134	177.7	47.7	.	.
2006	127	.	.	.	127	180.8	.	.	.
2007	80	2	.	.	82	186.8	225.5	.	.
2008	64	4	.	.	68	165.0	138.0	.	.
2009	45	.	.	.	45	164.4	.	.	.
2010	49	16	18	.	83	148.6	86.8	130.1	.
2011	41	.	.	.	41	168.1	.	.	.
2012	38	.	.	.	38	219.8	.	.	.
2013	44	.	.	.	44	200.5	.	.	.
2014	54	.	.	.	54	185.8	.	.	.
2015	60	16	.	.	76	193.8	93.8	.	.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 8,689 property transactions in Lincoln County. Of these, 8,427 were for single-family homes during this 18-year period, as shown in Table II.56.15.

Table II.56.15						
Residential Property Transactions						
Lincoln County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	612	35	18	1	0	666
2000	520	18	10	3	3	554
2001	527	6	9	1	1	544
2002	634	2	13	1	0	650
2003	585	3	1	11	0	600
2004	539	0	7	15	0	561
2005	649	0	1	20	0	670
2006	640	3	4	10	0	657
2007	537	14	2	2	1	556
2008	447	0	0	0	2	449
2009	393	0	1	3	0	397
2010	289	0	0	0	0	289
2011	329	0	0	0	0	329
2012	25	0	0	0	0	25
2013	383	0	0	2	0	385
2014	329	0	0	5	0	334
2015	480	0	11	9	0	500
2016	509	0	9	5	0	523
Total	8,427	81	86	88	7	8,689

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 1,855 single-family home property transactions for units built before 1930, 11.3 percent of units were of low quality and 51.0 percent were of fair quality. Conversely, of the 514 homes built from 2001 through 2010, 3.1 percent of units were of low quality and 8.6 percent of fair quality. Table II.56.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.56.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Lincoln County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	209	203	32	137	27	138	16	0	0	762
Fair	946	1,045	139	314	56	104	44	1	0	2,649
Average	653	1,225	674	995	74	288	261	27	0	4,197
Good	43	74	47	175	34	189	151	2	0	715
Very Good	2	1	2	6	12	33	41	0	0	97
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	3	0	1	1	0	0	7
Total	1,855	2,548	894	1,630	203	753	514	30	0	8,427

In regard to the current condition of residential dwellings, of the same 1,855 single-family homes built before 1930, 17.9 percent of the homes were worn out or badly worn, and 55.8

percent were in average condition. Table II.56.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	82	43	6	17	4	0	0	0	0	152
Badly Worn	250	216	37	64	12	17	0	0	0	596
Average	1,035	1,488	522	1,007	136	534	281	1	0	5,004
Good	354	580	242	400	38	159	169	6	0	1,948
Very Good	114	201	84	129	9	33	49	5	0	624
Excellent	3	5	0	1	0	2	9	12	0	32
Missing	17	15	3	12	4	8	6	6	0	71
Total	1,855	2,548	894	1,630	203	753	514	30	0	8,427

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$120,175 to \$146,296, a total increase of 21.7 percent, as shown in Table II.56.18, at right.

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 Lincoln County ranged from \$63,712 for homes built before 1930 to \$227,848 for homes built from 2001 to 2010, and \$232,184 for the newest homes built between 2011 and 2016.⁶⁹ Homes built from 2011 through 2016 were also larger, averaging 1,639 square feet per unit. Table II.56.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	75,501
2000	75,978
2001	78,684
2002	81,045
2003	88,567
2004	99,222
2005	103,437
2006	110,652
2007	121,724
2008	122,062
2009	125,898
2010	120,175
2011	129,706
2012	118,522
2013	130,290
2014	136,854
2015	138,363
2016	146,296
Average	107,675

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁷⁰ (\$)
Before 1930	63,712	1,213	52.5
1931-1960	81,494	1,217	66.9
1961-1970	111,421	1,462	76.2
1971-1980	124,032	1,575	78.7
1981-1990	135,139	1,700	79.5
1991-2000	160,276	1,853	86.5
2001-2010	227,848	1,889	120.6
2011-2016	232,184	1,639	142
Average	106,851	1,423	75

⁶⁹ 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.

⁷⁰ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.56.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Lincoln County. The number of completed surveys decreased from 56 in 2015 to 53 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.3 percentage points and was at 6.26 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	10	991	2.5	19.7
2003	11	1,083	5.9	22.4
2004	17	1,539	5.9	37.2
2005	13	1,112	6.7	34.3
2006	19	1,432	7.9	16.0
2007	22	1,713	16.0	28.5
2008	25	1,135	5.0	16.6
2009	36	2,186	5.0	18.0
2010	44	1,890	4.7	23.0
2011	56	1,950	5.1	21.4
2012	67	2,551	7.0	19.9
2013	56	2,366	4.2	37.8
2014	70	3,007	3.6	31.1
2015	56	2,210	4.9	27
2016	53	2,110	6.3	38.0

Table II.56.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 283 single family units in Lincoln County, with 13 of them available. This translates into a vacancy rate of 4.6 percent in Lincoln County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,681 apartment units reported in the survey, with 111 of them available, which resulted in a vacancy rate of 6.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 5.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	283	13	4.6%	3.8%
Apartments	1,681	111	6.6%	4.6%
Mobile Homes	69	0	.0%	2.0%
“Other” Units	0	0	.0%	.
Don't Know	77	8	10.4%	725.2%
Total	2,110	132	6.26%	5.4%

Table II.56.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 72 units. The most common apartment units were two bedroom units, with 440 units. Details for additional unit types are reported on the following page.

Table II.56.22 Rental Units by Number of Bedrooms Lincoln County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	61	0	0	·	61
One	13	406	0	0	·	419
Two	34	440	1	0	·	475
Three	72	137	0	0	·	209
Four	7	5	0	0	·	12
Don’t Know	157	632	68	0	77	934
Total	283	1,681	69	0	77	2,110

Table II.56.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.56.23 Single Family Units by Number of Bedrooms Lincoln County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	13	2	15.4%
Two	34	0	.0%
Three	72	0	.0%
Four	7	0	.0%
Don’t know	157	11	7.0%
Total	283	13	4.6%

Table II.56.24, 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 8.2 percent.

Table II.56.24 Apartment Units by Number of Bedrooms Lincoln County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	61	2	3.3%
One	406	21	5.2%
Two	440	36	8.2%
Three	137	6	4.4%
Four	5	0	.0%
Don’t know	632	46	7.3%
Total	1,681	111	6.6%

Average market-rate rents by unit type are shown in Table II.56.25, 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 II.56.25					
Average Market Rate Rents by Number of Bedrooms					
Lincoln County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$418	\$	\$	\$418
One	\$504	\$494	\$	\$	\$497
Two	\$583	\$567	\$	\$	\$572
Three	\$843	\$693	\$550	\$	\$768
Four	\$850	\$650	\$	\$	\$716
Don't know	\$657	\$649	\$550	\$	
Total	\$671	\$578	\$550	\$550	\$613

Table II.56.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.56.26					
Average Assisted Rate Rents by Number of Bedrooms					
Lincoln County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$615	\$	\$	\$615
Two	\$	\$572	\$	\$	\$572
Three	\$635	\$589	\$	\$	\$604
Four	\$715	\$	\$	\$	\$715
Total	\$675	\$580	\$	\$	\$613

Table II.56.27, on the following page, shows vacancy rates for single family units by average rental rates for Lincoln County. 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 6.0 percent.

Table II.56.27 Single Family Market Rate Rents by Vacancy Status Lincoln County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	0	.0%
\$500 to \$750	55	1	1.8%
\$750 to \$1,000	183	11	6.0%
\$1,000 to \$1,250	1	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	37	1	2.7%
Total	283	13	4.6%

The average rent and availability of apartment units is displayed in Table II.56.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 6.5 percent.

Table II.56.28 Apartment Market Rate Rents by Vacancy Status Lincoln County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	172	18	10.5%
\$500 to \$750	1,269	82	6.5%
\$750 to \$1,000	122	8	6.6%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	118	3	2.5%
Total	1,681	111	6.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.56.29 below, 31 respondents, or 77.5 percent, included some sort of utility in the rent.

Table II.56.29 Are there any utilities included with the rent? Lincoln County 2016 Survey of Rental Properties	
Period	Respondent
Yes	31
No	9
% Offering Utilities	77.5%

The type of utility included in the rent is shown in Table II.56.30, below. There were 7 respondents who included electricity, 8 respondents who included natural gas, 31 respondents who included water and sewer and 27 respondents included trash collection in the rent.

Table II.56.30 Which utilities are included with the rent? Lincoln County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	7
Natural Gas	8
Water/Sewer	31
Trash Collection	27

Table II.56.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 24 respondents said they keep a waitlist, with an estimated 331 number of persons on the wait list.

Table II.56.31 Do you keep a waiting list? Lincoln County 2016 Survey of Rental Properties	
Period	Respondent
Yes	24
No	16
Waitlist Size	331

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.56.32 below, most respondents indicated there was extreme need for the renovation of existing single-family units and extreme need for the renovation of existing apartment units.

Table II.56.32 How would you rate the need for renovation of existing units in the city? Lincoln County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	6	6	6	
Moderate Need	9	9	9	1
High Need	7	7	7	
Extreme Need	10	10	10	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.56.33 on the following page, most respondents indicated there was high to extreme need for the construction of new single-family units and high need for the construction of new apartment units.

Table II.56.33				
How would you rate the need for construction of new units in the city?				
Lincoln County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	7	7	1
Low Need	5	5	5	
Moderate Need	4	4	4	
High Need	9	9	9	1
Extreme Need	9	8	8	