

NEBRASKA

#39*

In **Nebraska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$791**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,638** monthly or **\$31,651** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.22
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEBRASKA:

STATE FACTS	
Minimum Wage	\$9.00
Average Renter Wage	\$12.29
2-Bedroom Housing Wage	\$15.22
Number of Renter Households	248,665
Percent Renters	34%

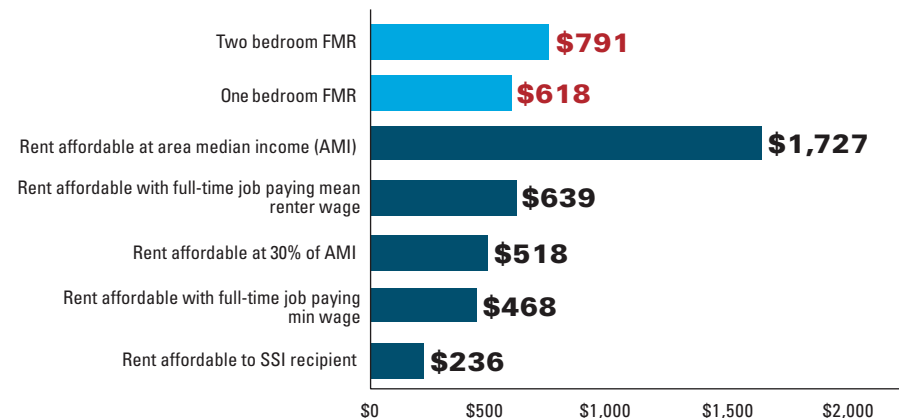
68
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

53
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Omaha-Council Bluffs HMFA	\$17.19
Lincoln HMFA	\$15.40
Arthur County	\$15.27
Sioux City HMFA	\$14.48
Saline County	\$14.42



* Ranked from Highest to Lowest 2-Bedroom Housing Wage

Nebraska	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Nebraska	\$15.22	\$791	\$31,651	1.7	\$69,068	\$1,727	\$20,721	\$518	248,665	34%	\$12.29	\$639	1.2
Combined Nonmetro Areas	\$12.97	\$675	\$26,987	1.4	\$62,522	\$1,563	\$18,757	\$469	81,441	30%	\$10.94	\$569	1.2
<u>Metropolitan Areas</u>													
Hall County HMFA	\$13.60	\$707	\$28,280	1.5	\$58,500	\$1,463	\$17,550	\$439	8,514	38%	\$11.79	\$613	1.2
Hamilton County HMFA	\$12.42	\$646	\$25,840	1.4	\$67,700	\$1,693	\$20,310	\$508	730	20%	\$11.53	\$599	1.1
Howard County HMFA	\$12.42	\$646	\$25,840	1.4	\$64,000	\$1,600	\$19,200	\$480	553	22%	\$7.20	\$374	1.7
Lincoln HMFA	\$15.40	\$801	\$32,040	1.7	\$72,000	\$1,800	\$21,600	\$540	47,815	41%	\$11.35	\$590	1.4
Merrick County HMFA	\$12.42	\$646	\$25,840	1.4	\$59,800	\$1,495	\$17,940	\$449	891	27%	\$12.11	\$630	1.0
Omaha-Council Bluffs HMFA	\$17.19	\$894	\$35,760	1.9	\$75,000	\$1,875	\$22,500	\$563	102,051	35%	\$13.61	\$708	1.3
Saunders County HMFA	\$14.23	\$740	\$29,600	1.6	\$76,100	\$1,903	\$22,830	\$571	1,752	22%	\$9.85	\$512	1.4
Seward County HMFA	\$12.98	\$675	\$27,000	1.4	\$74,900	\$1,873	\$22,470	\$562	1,834	29%	\$11.53	\$600	1.1
Sioux City HMFA	\$14.48	\$753	\$30,120	1.6	\$62,300	\$1,558	\$18,690	\$467	3,084	32%	\$11.85	\$616	1.2
<u>Counties</u>													
Adams County	\$12.42	\$646	\$25,840	1.4	\$69,300	\$1,733	\$20,790	\$520	3,866	31%	\$9.93	\$517	1.3
Antelope County	\$12.42	\$646	\$25,840	1.4	\$58,200	\$1,455	\$17,460	\$437	688	24%	\$9.00	\$468	1.4
Arthur County †	\$15.27	\$794	\$31,760	1.7	\$50,900	\$1,273	\$15,270	\$382	74	41%			
Banner County †	\$12.42	\$646	\$25,840	1.4	\$64,100	\$1,603	\$19,230	\$481	111	33%			
Blaine County †	\$12.71	\$661	\$26,440	1.4	\$56,500	\$1,413	\$16,950	\$424	108	47%			
Boone County	\$12.42	\$646	\$25,840	1.4	\$65,300	\$1,633	\$19,590	\$490	474	21%	\$11.31	\$588	1.1
Box Butte County	\$12.42	\$646	\$25,840	1.4	\$61,100	\$1,528	\$18,330	\$458	1,623	34%	\$9.40	\$489	1.3
Boyd County	\$12.42	\$646	\$25,840	1.4	\$55,700	\$1,393	\$16,710	\$418	182	19%	\$9.69	\$504	1.3
Brown County	\$13.27	\$690	\$27,600	1.5	\$46,800	\$1,170	\$14,040	\$351	464	31%	\$10.70	\$557	1.2
Buffalo County	\$13.90	\$723	\$28,920	1.5	\$71,900	\$1,798	\$21,570	\$539	6,735	37%	\$10.33	\$537	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Nebraska

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Burt County	\$12.73	\$662	\$26,480	1.4	\$64,000	\$1,600	\$19,200	\$480	575	21%	\$8.76	\$456	1.5
Butler County	\$12.42	\$646	\$25,840	1.4	\$64,700	\$1,618	\$19,410	\$485	781	22%	\$12.90	\$671	1.0
Cass County	\$17.19	\$894	\$35,760	1.9	\$75,000	\$1,875	\$22,500	\$563	1,876	19%	\$10.71	\$557	1.6
Cedar County	\$12.42	\$646	\$25,840	1.4	\$64,300	\$1,608	\$19,290	\$482	658	18%	\$9.13	\$475	1.4
Chase County	\$12.42	\$646	\$25,840	1.4	\$57,000	\$1,425	\$17,100	\$428	375	22%	\$12.89	\$670	1.0
Cherry County	\$12.42	\$646	\$25,840	1.4	\$60,300	\$1,508	\$18,090	\$452	899	34%	\$7.68	\$399	1.6
Cheyenne County	\$12.42	\$646	\$25,840	1.4	\$70,800	\$1,770	\$21,240	\$531	1,371	31%	\$15.71	\$817	0.8
Clay County	\$12.42	\$646	\$25,840	1.4	\$58,900	\$1,473	\$17,670	\$442	586	22%	\$10.82	\$563	1.1
Colfax County	\$12.42	\$646	\$25,840	1.4	\$65,100	\$1,628	\$19,530	\$488	945	26%	\$12.50	\$650	1.0
Cuming County	\$12.42	\$646	\$25,840	1.4	\$63,100	\$1,578	\$18,930	\$473	1,098	30%	\$11.23	\$584	1.1
Custer County	\$12.42	\$646	\$25,840	1.4	\$53,800	\$1,345	\$16,140	\$404	1,292	27%	\$12.08	\$628	1.0
Dakota County	\$14.48	\$753	\$30,120	1.6	\$62,300	\$1,558	\$18,690	\$467	2,530	35%	\$12.09	\$629	1.2
Dawes County	\$12.96	\$674	\$26,960	1.4	\$63,700	\$1,593	\$19,110	\$478	1,228	34%	\$6.59	\$343	2.0
Dawson County	\$12.42	\$646	\$25,840	1.4	\$56,800	\$1,420	\$17,040	\$426	2,827	32%	\$10.59	\$551	1.2
Deuel County	\$13.10	\$681	\$27,240	1.5	\$60,500	\$1,513	\$18,150	\$454	205	25%	\$10.23	\$532	1.3
Dixon County	\$14.48	\$753	\$30,120	1.6	\$62,300	\$1,558	\$18,690	\$467	554	24%	\$9.67	\$503	1.5
Dodge County	\$14.31	\$744	\$29,760	1.6	\$59,100	\$1,478	\$17,730	\$443	5,051	33%	\$11.22	\$584	1.3
Douglas County	\$17.19	\$894	\$35,760	1.9	\$75,000	\$1,875	\$22,500	\$563	79,760	38%	\$14.01	\$729	1.2
Dundy County	\$12.42	\$646	\$25,840	1.4	\$57,600	\$1,440	\$17,280	\$432	314	35%	\$15.25	\$793	0.8
Fillmore County	\$12.42	\$646	\$25,840	1.4	\$64,400	\$1,610	\$19,320	\$483	596	24%	\$12.10	\$629	1.0
Franklin County	\$12.42	\$646	\$25,840	1.4	\$60,100	\$1,503	\$18,030	\$451	231	16%	\$10.77	\$560	1.2
Frontier County	\$12.42	\$646	\$25,840	1.4	\$60,500	\$1,513	\$18,150	\$454	280	26%	\$13.21	\$687	0.9
Furnas County	\$12.42	\$646	\$25,840	1.4	\$54,300	\$1,358	\$16,290	\$407	672	30%	\$11.68	\$607	1.1
Gage County	\$13.02	\$677	\$27,080	1.4	\$63,500	\$1,588	\$19,050	\$476	2,670	29%	\$10.46	\$544	1.2
Garden County	\$12.42	\$646	\$25,840	1.4	\$60,200	\$1,505	\$18,060	\$452	145	17%	\$11.05	\$575	1.1
Garfield County	\$13.35	\$694	\$27,760	1.5	\$50,200	\$1,255	\$15,060	\$377	218	24%	\$5.71	\$297	2.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Nebraska

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Gosper County	\$12.42	\$646	\$25,840	1.4	\$64,300	\$1,608	\$19,290	\$482	224	28%	\$18.22	\$947	0.7
Grant County	\$12.42	\$646	\$25,840	1.4	\$48,500	\$1,213	\$14,550	\$364	90	30%	\$15.72	\$817	0.8
Greeley County	\$12.42	\$646	\$25,840	1.4	\$55,800	\$1,395	\$16,740	\$419	189	19%	\$11.14	\$579	1.1
Hall County	\$13.60	\$707	\$28,280	1.5	\$58,500	\$1,463	\$17,550	\$439	8,514	38%	\$11.79	\$613	1.2
Hamilton County	\$12.42	\$646	\$25,840	1.4	\$67,700	\$1,693	\$20,310	\$508	730	20%	\$11.53	\$599	1.1
Harlan County	\$12.42	\$646	\$25,840	1.4	\$57,000	\$1,425	\$17,100	\$428	331	21%	\$7.46	\$388	1.7
Hayes County	\$14.06	\$731	\$29,240	1.6	\$59,500	\$1,488	\$17,850	\$446	158	33%	\$16.15	\$840	0.9
Hitchcock County	\$12.42	\$646	\$25,840	1.4	\$56,600	\$1,415	\$16,980	\$425	369	27%	\$14.06	\$731	0.9
Holt County	\$12.42	\$646	\$25,840	1.4	\$60,600	\$1,515	\$18,180	\$455	1,249	28%	\$11.00	\$572	1.1
Hooker County	\$12.42	\$646	\$25,840	1.4	\$46,600	\$1,165	\$13,980	\$350	74	24%	\$9.06	\$471	1.4
Howard County	\$12.42	\$646	\$25,840	1.4	\$64,000	\$1,600	\$19,200	\$480	553	22%	\$7.20	\$374	1.7
Jefferson County	\$12.42	\$646	\$25,840	1.4	\$55,400	\$1,385	\$16,620	\$416	807	24%	\$10.75	\$559	1.2
Johnson County	\$12.42	\$646	\$25,840	1.4	\$59,400	\$1,485	\$17,820	\$446	497	26%	\$10.14	\$527	1.2
Kearney County	\$13.46	\$700	\$28,000	1.5	\$63,800	\$1,595	\$19,140	\$479	884	32%	\$13.45	\$700	1.0
Keith County	\$12.42	\$646	\$25,840	1.4	\$63,100	\$1,578	\$18,930	\$473	1,306	33%	\$10.02	\$521	1.2
Keya Paha County †	\$12.42	\$646	\$25,840	1.4	\$47,500	\$1,188	\$14,250	\$356	100	29%			
Kimball County	\$13.13	\$683	\$27,320	1.5	\$56,800	\$1,420	\$17,040	\$426	554	35%	\$16.40	\$853	0.8
Knox County	\$12.42	\$646	\$25,840	1.4	\$58,900	\$1,473	\$17,670	\$442	985	27%	\$9.91	\$516	1.3
Lancaster County	\$15.40	\$801	\$32,040	1.7	\$72,000	\$1,800	\$21,600	\$540	47,815	41%	\$11.35	\$590	1.4
Lincoln County	\$13.27	\$690	\$27,600	1.5	\$64,800	\$1,620	\$19,440	\$486	5,037	34%	\$11.38	\$592	1.2
Logan County	\$12.42	\$646	\$25,840	1.4	\$58,000	\$1,450	\$17,400	\$435	113	31%	\$10.22	\$531	1.2
Loup County †	\$12.42	\$646	\$25,840	1.4	\$57,200	\$1,430	\$17,160	\$429	59	23%			
McPherson County †	\$12.58	\$654	\$26,160	1.4	\$61,200	\$1,530	\$18,360	\$459	69	35%			
Madison County	\$13.12	\$682	\$27,280	1.5	\$62,400	\$1,560	\$18,720	\$468	4,914	35%	\$10.27	\$534	1.3
Merrick County	\$12.42	\$646	\$25,840	1.4	\$59,800	\$1,495	\$17,940	\$449	891	27%	\$12.11	\$630	1.0
Morrill County	\$12.42	\$646	\$25,840	1.4	\$53,200	\$1,330	\$15,960	\$399	610	31%	\$12.61	\$656	1.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Nebraska	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Nance County	\$12.42	\$646	\$25,840	1.4	\$59,100	\$1,478	\$17,730	\$443	376	24%	\$10.17	\$529	1.2
Nemaha County	\$12.42	\$646	\$25,840	1.4	\$75,400	\$1,885	\$22,620	\$566	833	29%	\$10.00	\$520	1.2
Nuckolls County	\$12.42	\$646	\$25,840	1.4	\$57,600	\$1,440	\$17,280	\$432	538	26%	\$8.45	\$439	1.5
Otoe County	\$12.42	\$646	\$25,840	1.4	\$67,100	\$1,678	\$20,130	\$503	1,722	27%	\$9.91	\$515	1.3
Pawnee County	\$12.42	\$646	\$25,840	1.4	\$52,900	\$1,323	\$15,870	\$397	281	22%	\$8.58	\$446	1.4
Perkins County	\$12.42	\$646	\$25,840	1.4	\$69,900	\$1,748	\$20,970	\$524	283	23%	\$13.78	\$717	0.9
Phelps County	\$12.42	\$646	\$25,840	1.4	\$70,000	\$1,750	\$21,000	\$525	1,044	28%	\$12.54	\$652	1.0
Pierce County	\$12.42	\$646	\$25,840	1.4	\$65,900	\$1,648	\$19,770	\$494	685	23%	\$11.96	\$622	1.0
Platte County	\$13.73	\$714	\$28,560	1.5	\$68,600	\$1,715	\$20,580	\$515	3,456	27%	\$12.06	\$627	1.1
Polk County	\$12.42	\$646	\$25,840	1.4	\$68,200	\$1,705	\$20,460	\$512	495	23%	\$9.99	\$520	1.2
Red Willow County	\$12.42	\$646	\$25,840	1.4	\$62,400	\$1,560	\$18,720	\$468	1,257	27%	\$9.59	\$499	1.3
Richardson County	\$12.42	\$646	\$25,840	1.4	\$55,900	\$1,398	\$16,770	\$419	948	25%	\$10.99	\$572	1.1
Rock County	\$12.42	\$646	\$25,840	1.4	\$59,000	\$1,475	\$17,700	\$443	172	25%	\$13.82	\$719	0.9
Saline County	\$14.42	\$750	\$30,000	1.6	\$57,900	\$1,448	\$17,370	\$434	1,841	36%	\$11.70	\$608	1.2
Sarpy County	\$17.19	\$894	\$35,760	1.9	\$75,000	\$1,875	\$22,500	\$563	18,742	30%	\$11.88	\$618	1.4
Saunders County	\$14.23	\$740	\$29,600	1.6	\$76,100	\$1,903	\$22,830	\$571	1,752	22%	\$9.85	\$512	1.4
Scotts Bluff County	\$13.40	\$697	\$27,880	1.5	\$56,400	\$1,410	\$16,920	\$423	4,652	32%	\$10.75	\$559	1.2
Seward County	\$12.98	\$675	\$27,000	1.4	\$74,900	\$1,873	\$22,470	\$562	1,834	29%	\$11.53	\$600	1.1
Sheridan County	\$12.42	\$646	\$25,840	1.4	\$50,200	\$1,255	\$15,060	\$377	657	29%	\$8.75	\$455	1.4
Sherman County	\$12.42	\$646	\$25,840	1.4	\$56,500	\$1,413	\$16,950	\$424	305	22%	\$11.67	\$607	1.1
Sioux County †	\$12.42	\$646	\$25,840	1.4	\$56,000	\$1,400	\$16,800	\$420	126	23%			
Stanton County	\$12.42	\$646	\$25,840	1.4	\$63,400	\$1,585	\$19,020	\$476	364	16%	\$21.84	\$1,136	0.6
Thayer County	\$12.42	\$646	\$25,840	1.4	\$56,000	\$1,400	\$16,800	\$420	486	21%	\$13.50	\$702	0.9
Thomas County	\$12.42	\$646	\$25,840	1.4	\$59,000	\$1,475	\$17,700	\$443	83	28%	\$10.31	\$536	1.2
Thurston County	\$12.42	\$646	\$25,840	1.4	\$48,500	\$1,213	\$14,550	\$364	796	38%	\$12.18	\$633	1.0
Valley County	\$12.42	\$646	\$25,840	1.4	\$56,300	\$1,408	\$16,890	\$422	540	28%	\$10.67	\$555	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2017 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Nebraska

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington County	\$17.19	\$894	\$35,760	1.9	\$75,000	\$1,875	\$22,500	\$563	1,673	21%	\$12.97	\$675	1.3
Wayne County	\$12.42	\$646	\$25,840	1.4	\$75,800	\$1,895	\$22,740	\$569	1,345	38%	\$7.23	\$376	1.7
Webster County	\$12.42	\$646	\$25,840	1.4	\$54,500	\$1,363	\$16,350	\$409	339	22%	\$7.63	\$397	1.6
Wheeler County	\$12.42	\$646	\$25,840	1.4	\$55,700	\$1,393	\$16,710	\$418	102	26%	\$16.72	\$870	0.7
York County	\$12.42	\$646	\$25,840	1.4	\$67,400	\$1,685	\$20,220	\$506	1,754	31%	\$10.61	\$552	1.2

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2017 Fair Market Rent.
- 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
- 4: AMI = Fiscal Year 2017 Area Median Income
- 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.