

# NEBRASKA

#39\*

In **Nebraska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$883**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,943** monthly or **\$35,319** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$16.98**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NEBRASKA:

STATE FACTS	
Minimum Wage	<b>\$9.00</b>
Average Renter Wage	<b>\$16.52</b>
2-Bedroom Housing Wage	<b>\$16.98</b>
Number of Renter Households	<b>259,372</b>
Percent Renters	<b>34%</b>

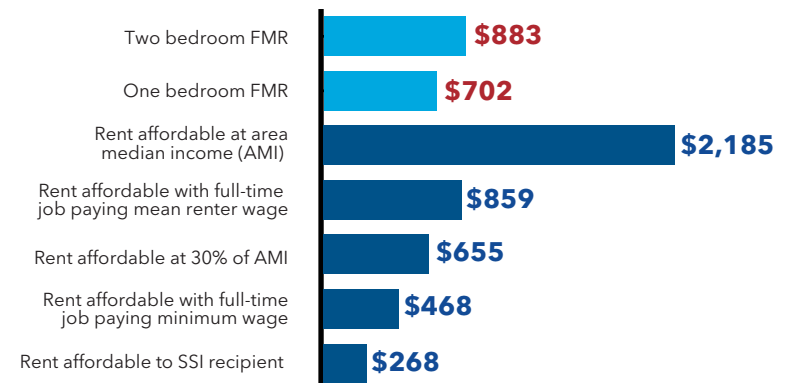
**75**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**60**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**1.9**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.5**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Stanton County	<b>\$18.85</b>
Omaha-Council Bluffs HMFA	<b>\$18.73</b>
Lincoln HMFA	<b>\$17.08</b>
Sioux City MSA	<b>\$16.73</b>
Dodge County	<b>\$16.19</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**Nebraska**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nebraska	\$16.98	\$883	\$35,319	1.9	\$87,395	\$2,185	\$26,219	\$655	259,372	34%	\$16.52	\$859	1.0
Combined Nonmetro Areas	\$15.00	\$780	\$31,196	1.7	\$78,083	\$1,952	\$23,425	\$586	81,865	29%	\$14.03	\$729	1.1
<b>Metropolitan Areas</b>													
Hall County HMFA	\$14.73	\$766	\$30,640	1.6	\$77,200	\$1,930	\$23,160	\$579	8,911	38%	\$14.98	\$779	1.0
Howard County HMFA	\$14.56	\$757	\$30,280	1.6	\$82,200	\$2,055	\$24,660	\$617	725	27%	\$8.75	\$455	1.7
Lincoln HMFA	\$17.08	\$888	\$35,520	1.9	\$90,600	\$2,265	\$27,180	\$680	51,729	41%	\$15.84	\$824	1.1
Merrick County HMFA	\$14.56	\$757	\$30,280	1.6	\$78,200	\$1,955	\$23,460	\$587	753	23%	\$14.93	\$776	1.0
Omaha-Council Bluffs HMFA	\$18.73	\$974	\$38,960	2.1	\$95,100	\$2,378	\$28,530	\$713	108,655	35%	\$18.59	\$967	1.0
Saunders County HMFA	\$14.77	\$768	\$30,720	1.6	\$93,000	\$2,325	\$27,900	\$698	1,711	20%	\$12.23	\$636	1.2
Seward County HMFA	\$14.56	\$757	\$30,280	1.6	\$97,500	\$2,438	\$29,250	\$731	1,947	29%	\$12.31	\$640	1.2
Sioux City MSA	\$16.73	\$870	\$34,800	1.9	\$86,100	\$2,153	\$25,830	\$646	3,076	32%	\$15.99	\$831	1.0
<b>Counties</b>													
Adams County	\$14.69	\$764	\$30,560	1.6	\$78,600	\$1,965	\$23,580	\$590	4,082	32%	\$11.88	\$618	1.2
Antelope County	\$14.56	\$757	\$30,280	1.6	\$71,100	\$1,778	\$21,330	\$533	662	24%	\$15.90	\$827	0.9
Arthur County †	\$14.56	\$757	\$30,280	1.6	\$75,200	\$1,880	\$22,560	\$564	57	30%			
Banner County †	\$14.56	\$757	\$30,280	1.6	\$70,600	\$1,765	\$21,180	\$530	72	31%			
Blaine County †	\$14.56	\$757	\$30,280	1.6	\$63,200	\$1,580	\$18,960	\$474	76	32%			
Boone County	\$14.56	\$757	\$30,280	1.6	\$75,700	\$1,893	\$22,710	\$568	516	23%	\$18.11	\$942	0.8
Box Butte County	\$14.56	\$757	\$30,280	1.6	\$80,800	\$2,020	\$24,240	\$606	1,324	29%	\$9.00	\$468	1.6
Boyd County	\$14.56	\$757	\$30,280	1.6	\$73,600	\$1,840	\$22,080	\$552	142	16%	\$10.18	\$529	1.4
Brown County	\$14.56	\$757	\$30,280	1.6	\$68,000	\$1,700	\$20,400	\$510	281	21%	\$11.53	\$600	1.3
Buffalo County	\$16.08	\$836	\$33,440	1.8	\$88,700	\$2,218	\$26,610	\$665	6,424	34%	\$12.52	\$651	1.3
Burt County	\$14.56	\$757	\$30,280	1.6	\$78,500	\$1,963	\$23,550	\$589	694	24%	\$11.93	\$621	1.2

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 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

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Butler County	\$14.81	\$770	\$30,800	1.6	\$85,200	\$2,130	\$25,560	\$639	758	22%	\$17.26	\$898	0.9
Cass County	\$18.73	\$974	\$38,960	2.1	\$95,100	\$2,378	\$28,530	\$713	1,861	18%	\$13.19	\$686	1.4
Cedar County	\$14.56	\$757	\$30,280	1.6	\$83,800	\$2,095	\$25,140	\$629	688	20%	\$13.97	\$726	1.0
Chase County	\$14.56	\$757	\$30,280	1.6	\$71,400	\$1,785	\$21,420	\$536	356	22%	\$17.04	\$886	0.9
Cherry County	\$14.96	\$778	\$31,120	1.7	\$71,600	\$1,790	\$21,480	\$537	994	40%	\$13.01	\$677	1.1
Cheyenne County	\$14.77	\$768	\$30,720	1.6	\$82,400	\$2,060	\$24,720	\$618	1,498	34%	\$14.56	\$757	1.0
Clay County	\$14.56	\$757	\$30,280	1.6	\$79,800	\$1,995	\$23,940	\$599	499	19%	\$12.92	\$672	1.1
Colfax County	\$14.56	\$757	\$30,280	1.6	\$75,000	\$1,875	\$22,500	\$563	1,047	28%	\$22.08	\$1,148	0.7
Cuming County	\$14.56	\$757	\$30,280	1.6	\$81,300	\$2,033	\$24,390	\$610	1,300	34%	\$15.57	\$809	0.9
Custer County	\$14.56	\$757	\$30,280	1.6	\$66,000	\$1,650	\$19,800	\$495	1,466	30%	\$16.90	\$879	0.9
Dakota County	\$16.73	\$870	\$34,800	1.9	\$86,100	\$2,153	\$25,830	\$646	2,473	34%	\$16.34	\$850	1.0
Dawes County	\$14.56	\$757	\$30,280	1.6	\$79,800	\$1,995	\$23,940	\$599	1,299	37%	\$10.87	\$565	1.3
Dawson County	\$15.00	\$780	\$31,200	1.7	\$69,400	\$1,735	\$20,820	\$521	3,122	35%	\$16.03	\$834	0.9
Deuel County	\$14.56	\$757	\$30,280	1.6	\$63,400	\$1,585	\$19,020	\$476	178	22%	\$15.16	\$788	1.0
Dixon County	\$16.73	\$870	\$34,800	1.9	\$86,100	\$2,153	\$25,830	\$646	603	25%	\$13.04	\$678	1.3
Dodge County	\$16.19	\$842	\$33,680	1.8	\$74,200	\$1,855	\$22,260	\$557	5,783	38%	\$16.32	\$849	1.0
Douglas County	\$18.73	\$974	\$38,960	2.1	\$95,100	\$2,378	\$28,530	\$713	84,016	38%	\$19.18	\$997	1.0
Dundy County	\$14.56	\$757	\$30,280	1.6	\$62,200	\$1,555	\$18,660	\$467	194	23%	\$15.31	\$796	1.0
Fillmore County	\$14.56	\$757	\$30,280	1.6	\$90,300	\$2,258	\$27,090	\$677	552	22%	\$14.36	\$747	1.0
Franklin County	\$14.56	\$757	\$30,280	1.6	\$69,200	\$1,730	\$20,760	\$519	242	18%	\$14.82	\$770	1.0
Frontier County	\$14.56	\$757	\$30,280	1.6	\$74,600	\$1,865	\$22,380	\$560	351	31%	\$11.69	\$608	1.2
Furnas County	\$14.56	\$757	\$30,280	1.6	\$71,100	\$1,778	\$21,330	\$533	434	21%	\$12.83	\$667	1.1
Gage County	\$14.56	\$757	\$30,280	1.6	\$81,000	\$2,025	\$24,300	\$608	2,899	32%	\$11.04	\$574	1.3
Garden County	\$14.56	\$757	\$30,280	1.6	\$63,800	\$1,595	\$19,140	\$479	218	23%	\$17.33	\$901	0.8
Garfield County	\$14.56	\$757	\$30,280	1.6	\$67,700	\$1,693	\$20,310	\$508	190	21%	\$11.94	\$621	1.2
Gosper County	\$14.56	\$757	\$30,280	1.6	\$89,900	\$2,248	\$26,970	\$674	230	24%	\$19.65	\$1,022	0.7

† Wage data not available (See Appendix B).

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**Nebraska**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Grant County	\$14.56	\$757	\$30,280	1.6	\$65,800	\$1,645	\$19,740	\$494	92	31%	\$10.30	\$535	1.4
Greeley County	\$14.56	\$757	\$30,280	1.6	\$67,900	\$1,698	\$20,370	\$509	207	20%	\$13.86	\$721	1.1
Hall County	\$14.73	\$766	\$30,640	1.6	\$77,200	\$1,930	\$23,160	\$579	8,911	38%	\$14.98	\$779	1.0
Hamilton County	\$14.56	\$757	\$30,280	1.6	\$86,300	\$2,158	\$25,890	\$647	750	21%	\$16.12	\$838	0.9
Harlan County	\$14.56	\$757	\$30,280	1.6	\$77,900	\$1,948	\$23,370	\$584	327	22%	\$11.99	\$624	1.2
Hayes County	\$14.56	\$757	\$30,280	1.6	\$73,000	\$1,825	\$21,900	\$548	112	29%	\$16.60	\$863	0.9
Hitchcock County	\$14.56	\$757	\$30,280	1.6	\$72,800	\$1,820	\$21,840	\$546	279	23%	\$12.55	\$653	1.2
Holt County	\$14.56	\$757	\$30,280	1.6	\$81,400	\$2,035	\$24,420	\$611	1,246	28%	\$14.41	\$749	1.0
Hooker County	\$14.56	\$757	\$30,280	1.6	\$67,400	\$1,685	\$20,220	\$506	127	40%	\$11.90	\$619	1.2
Howard County	\$14.56	\$757	\$30,280	1.6	\$82,200	\$2,055	\$24,660	\$617	725	27%	\$8.75	\$455	1.7
Jefferson County	\$14.56	\$757	\$30,280	1.6	\$65,000	\$1,625	\$19,500	\$488	950	29%	\$13.90	\$723	1.0
Johnson County	\$14.56	\$757	\$30,280	1.6	\$73,400	\$1,835	\$22,020	\$551	555	30%	\$12.12	\$630	1.2
Kearney County	\$14.62	\$760	\$30,400	1.6	\$87,000	\$2,175	\$26,100	\$653	722	27%	\$14.08	\$732	1.0
Keith County	\$14.56	\$757	\$30,280	1.6	\$73,700	\$1,843	\$22,110	\$553	1,101	28%	\$10.89	\$566	1.3
Keya Paha County †	\$14.56	\$757	\$30,280	1.6	\$63,000	\$1,575	\$18,900	\$473	92	26%			
Kimball County	\$14.56	\$757	\$30,280	1.6	\$73,000	\$1,825	\$21,900	\$548	500	31%	\$14.46	\$752	1.0
Knox County	\$14.56	\$757	\$30,280	1.6	\$73,000	\$1,825	\$21,900	\$548	932	26%	\$11.70	\$608	1.2
Lancaster County	\$17.08	\$888	\$35,520	1.9	\$90,600	\$2,265	\$27,180	\$680	51,729	41%	\$15.84	\$824	1.1
Lincoln County	\$14.60	\$759	\$30,360	1.6	\$83,300	\$2,083	\$24,990	\$625	4,803	33%	\$13.02	\$677	1.1
Logan County	\$14.56	\$757	\$30,280	1.6	\$75,100	\$1,878	\$22,530	\$563	73	23%	\$16.55	\$860	0.9
Loup County †	\$14.56	\$757	\$30,280	1.6	\$73,300	\$1,833	\$21,990	\$550	78	25%			
McPherson County †	\$14.56	\$757	\$30,280	1.6	\$80,500	\$2,013	\$24,150	\$604	42	21%			
Madison County	\$15.04	\$782	\$31,280	1.7	\$77,300	\$1,933	\$23,190	\$580	4,565	32%	\$14.59	\$759	1.0
Merrick County	\$14.56	\$757	\$30,280	1.6	\$78,200	\$1,955	\$23,460	\$587	753	23%	\$14.93	\$776	1.0
Morrill County	\$15.42	\$802	\$32,080	1.7	\$67,600	\$1,690	\$20,280	\$507	489	25%	\$15.24	\$792	1.0
Nance County	\$14.56	\$757	\$30,280	1.6	\$69,900	\$1,748	\$20,970	\$524	199	13%	\$15.40	\$801	0.9

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 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**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nemaha County	\$14.56	\$757	\$30,280	1.6	\$80,600	\$2,015	\$24,180	\$605	795	27%	\$12.30	\$640	1.2
Nuckolls County	\$14.56	\$757	\$30,280	1.6	\$67,500	\$1,688	\$20,250	\$506	374	20%	\$7.53	\$391	1.9
Otoe County	\$14.56	\$757	\$30,280	1.6	\$85,400	\$2,135	\$25,620	\$641	1,791	28%	\$12.21	\$635	1.2
Pawnee County	\$14.56	\$757	\$30,280	1.6	\$65,800	\$1,645	\$19,740	\$494	216	18%	\$17.23	\$896	0.8
Perkins County	\$14.56	\$757	\$30,280	1.6	\$90,300	\$2,258	\$27,090	\$677	249	21%	\$16.05	\$834	0.9
Phelps County	\$14.56	\$757	\$30,280	1.6	\$85,300	\$2,133	\$25,590	\$640	1,125	29%	\$13.22	\$687	1.1
Pierce County	\$14.56	\$757	\$30,280	1.6	\$86,600	\$2,165	\$25,980	\$650	743	25%	\$14.66	\$763	1.0
Platte County	\$15.52	\$807	\$32,280	1.7	\$86,700	\$2,168	\$26,010	\$650	3,720	28%	\$14.96	\$778	1.0
Polk County	\$14.56	\$757	\$30,280	1.6	\$86,200	\$2,155	\$25,860	\$647	338	17%	\$11.36	\$591	1.3
Red Willow County	\$14.56	\$757	\$30,280	1.6	\$70,400	\$1,760	\$21,120	\$528	1,264	28%	\$14.34	\$746	1.0
Richardson County	\$14.56	\$757	\$30,280	1.6	\$70,600	\$1,765	\$21,180	\$530	929	25%	\$12.17	\$633	1.2
Rock County	\$14.56	\$757	\$30,280	1.6	\$77,200	\$1,930	\$23,160	\$579	157	25%	\$14.33	\$745	1.0
Saline County	\$15.25	\$793	\$31,720	1.7	\$70,800	\$1,770	\$21,240	\$531	1,511	29%	\$14.88	\$774	1.0
Sarpy County	\$18.73	\$974	\$38,960	2.1	\$95,100	\$2,378	\$28,530	\$713	20,903	31%	\$16.47	\$857	1.1
Saunders County	\$14.77	\$768	\$30,720	1.6	\$93,000	\$2,325	\$27,900	\$698	1,711	20%	\$12.23	\$636	1.2
Scotts Bluff County	\$15.13	\$787	\$31,480	1.7	\$70,700	\$1,768	\$21,210	\$530	4,886	33%	\$12.72	\$662	1.2
Seward County	\$14.56	\$757	\$30,280	1.6	\$97,500	\$2,438	\$29,250	\$731	1,947	29%	\$12.31	\$640	1.2
Sheridan County	\$14.56	\$757	\$30,280	1.6	\$66,300	\$1,658	\$19,890	\$497	814	35%	\$14.95	\$777	1.0
Sherman County	\$14.56	\$757	\$30,280	1.6	\$78,200	\$1,955	\$23,460	\$587	369	26%	\$13.39	\$697	1.1
Sioux County †	\$14.56	\$757	\$30,280	1.6	\$63,600	\$1,590	\$19,080	\$477	200	38%			
Stanton County	\$18.85	\$980	\$39,200	2.1	\$88,000	\$2,200	\$26,400	\$660	525	22%	\$26.68	\$1,387	0.7
Thayer County	\$14.56	\$757	\$30,280	1.6	\$75,400	\$1,885	\$22,620	\$566	537	24%	\$18.52	\$963	0.8
Thomas County	\$15.58	\$810	\$32,400	1.7	\$85,900	\$2,148	\$25,770	\$644	88	32%	\$21.71	\$1,129	0.7
Thurston County	\$14.56	\$757	\$30,280	1.6	\$63,600	\$1,590	\$19,080	\$477	837	39%	\$19.35	\$1,006	0.8
Valley County	\$14.56	\$757	\$30,280	1.6	\$83,100	\$2,078	\$24,930	\$623	413	22%	\$11.01	\$572	1.3
Washington County	\$18.73	\$974	\$38,960	2.1	\$95,100	\$2,378	\$28,530	\$713	1,875	23%	\$15.99	\$831	1.2

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**Nebraska**

**FY22 HOUSING WAGE**

**HOUSING COSTS**

**AREA MEDIAN INCOME (AMI)**

**RENTERS**

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wayne County	\$14.94	\$777	\$31,080	1.7	\$83,000	\$2,075	\$24,900	\$623	1,244	33%	\$9.66	\$502	1.5
Webster County	\$14.56	\$757	\$30,280	1.6	\$71,000	\$1,775	\$21,300	\$533	284	19%	\$10.95	\$569	1.3
Wheeler County	\$14.56	\$757	\$30,280	1.6	\$73,000	\$1,825	\$21,900	\$548	86	24%	\$18.72	\$974	0.8
York County	\$15.15	\$788	\$31,520	1.7	\$83,800	\$2,095	\$25,140	\$629	1,501	26%	\$14.34	\$746	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

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