

**VOLUME III:
OMAHA**

NEBRASKA PROFILE

Please visit the Nebraska State Profile Dashboard:

<http://www.NEstats.org>

For and online version of this profile with many additional features including:

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**

Omaha

DEMOGRAPHICS

Population Estimates

Table III.23.1, at right shows the population for the City of Omaha. As can be seen, the population in Omaha increased from 408,958 persons in 2010 to 446,970 person in 2016, or by 9.3 percent.

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

Douglas County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Douglas County increased from 995 persons in 2015 to 1,917 persons in 2016, with an additional net movement of 689 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.23.2.

Table III.23.1
Population Estimates
Omaha
Census Population Estimates

Year	Population	Percent Yearly Change
2000	390,007	.
2001	406,829	4.3%
2002	405,496	-0.3%
2003	405,116	-0.1%
2004	405,173	0%
2005	405,819	0.2%
2006	406,125	0.1%
2007	405,904	-0.1%
2008	406,320	0.1%
2009	407,985	0.4%
2010	408,958	0.2%
2011	435,329	6.4%
2012	438,517	0.7%
2013	441,383	0.7%
2014	443,289	0.4%
2015	445,273	0.4%
2016	446,970	0.4%

Table III.23.2			
Driver's Licenses Exchanged and Surrendered			
Douglas County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	8,624	9,121	-497
Calendar 2002	9,470	7,809	1,661
Calendar 2003	9,180	6,903	2,277
Calendar 2004	9,543	7,976	1,567
Calendar 2005	9,113	7,653	1,460
Calendar 2006	9,215	7,643	1,572
Calendar 2007	8,577	7,511	1,066
Calendar 2008	9,296	6,778	2,518
Calendar 2009	7,879	5,287	2,592
Calendar 2010	11,879	8,753	3,126
Calendar 2011	8,336	5,830	2,506
Calendar 2012	9,027	6,702	2,325
Calendar 2013	8,515	6,521	1,994
Calendar 2014	8,525	7,384	1,141
Calendar 2015	8,796	7,801	995
Calendar 2016	10,325	8,408	1,917
First Half of 2017	4,932	4,243	689

Census Demographic Data

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

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

Population Characteristics

Table III.23.3, shows population by age for the 2000 and 2010 Census. The population changed by 4.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 1.1 percent to a total of 46,512 persons in 2010. Those aged 25 to 34 changed by 5.4 percent, and those aged under 5 changed by 8 percent.

Table III.23.3
Population by Age
Omaha

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	28,249	7.2%	30,504	7.5%	8%
5 to 19	83,500	21.4%	84,476	20.7%	1.2%
20 to 24	31,178	8%	33,801	8.3%	8.4%
25 to 34	60,292	15.5%	63,555	15.5%	5.4%
35 to 54	110,413	28.3%	105,526	25.8%	-4.4%
55 to 64	30,353	7.8%	44,584	10.9%	46.9%
65 or Older	46,022	11.8%	46,512	11.4%	1.1%
Total	390,007	100.0%	408,958	100.0%	4.9%

The elderly population is further explored in Table III.23.4. Those aged 65 to 66 changed by 15 percent between 2000 and 2010, resulting in a population of 5,721 persons. Those aged 85 or older changed by 20.1 percent during the same time period, and resulted in 7,092 persons over age 85 in 2010.

Table III.23.4
Elderly Population by Age
Omaha

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	4,975	10.8%	5,721	12.3%	15%
67 to 69	7,260	15.8%	7,755	16.7%	6.8%
70 to 74	11,597	25.2%	10,149	21.8%	-12.5%
75 to 79	9,770	21.2%	8,798	18.9%	-9.9%
80 to 84	6,516	14.2%	6,997	15%	7.4%
85 or Older	5,904	12.8%	7,092	15.2%	20.1%
Total	46,022	100.0%	46,512	100.0%	1.1%

Population by race and ethnicity is shown in Table III.23.5 representing 73.1 percent of the white population in 2010. The black population changed by 7.8 percent, representing 13.7 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 2.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 82.2 percent between 2000 and 2010, compared to the -1.4 percent growth rate for non-Hispanics.

Table III.23.5
Population by Race and Ethnicity
Omaha

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	305,745	78.4%	298,815	73.1%	-2.3%
Black	51,917	13.3%	55,950	13.7%	7.8%
American Indian	2,616	0.7%	3,391	0.8%	29.6%
Asian	6,773	1.7%	10,014	2.4%	47.9%
Native Hawaiian/ Pacific Islander	228	0.1%	326	0.1%	43%
Other	15,250	3.9%	28,193	6.9%	84.9%
Two or More Races	7,478	1.9%	12,269	3%	64.1%
Total	390,007	100.0%	408,958	100.0%	4.9%
Hispanic	29,397	7.5%	53,553	13.1%	82.2%
Non-Hispanic	360,610	92.5%	355,405	86.9%	-1.4%

Population by race and ethnicity through 2016 is shown in Table III.23.6. The white population represented 77.3 percent of the population in 2016, compared with black households accounting for 12.7 percent of the population. Hispanic households represented 13.8 percent of the population in 2016.

Table III.23.6				
Population by Race and Ethnicity				
Omaha				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	298,815	73.1%	342,400	77.3%
Black	55,950	13.7%	56,222	12.7%
American Indian	3,391	0.8%	2,450	0.6%
Asian	10,014	2.4%	14,411	3.3%
Native Hawaiian/ Pacific Islander	326	0.1%	182	0%
Other	28,193	6.9%	14,214	3.2%
Two or More Races	12,269	3%	13,193	3%
Total	408,958	100.0%	443,072	100.0%
Non-Hispanic	355,405	86.9%	382,016	86.2%
Hispanic	53,553	13.1%	61,056	13.8%

The population by race is broken down further by ethnicity in Table III.23.7. While the white non-Hispanic population changed by -5.3 percent between 2000 and 2010, the white Hispanic population changed by 73.9 percent. The black non-Hispanic population changed by 7.2 percent, while the black Hispanic population changed by 67.8 percent.

Table III.23.7					
Population by Race and Ethnicity					
Omaha					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	293,876	81.5%	278,172	78.3%	-5.3%
Black	51,427	14.3%	55,128	15.5%	7.2%
American Indian	2,238	0.6%	2,263	0.6%	1.1%
Asian	6,685	1.9%	9,889	2.8%	47.9%
Native Hawaiian/ Pacific Islander	192	0.1%	253	0.1%	31.8%
Other	448	0.1%	806	0.2%	79.9%
Two or More Races	5,744	1.6%	8,894	2.5%	54.8%
Total Non-Hispanic	360,610	100.0%	355,405	100.0%	-1.4%
Hispanic					
White	11,869	40.4%	20,643	38.5%	73.9%
Black	490	1.7%	822	1.5%	67.8%
American Indian	378	1.3%	1,128	2.1%	198.4%
Asian	88	0.3%	125	0.2%	42%
Native Hawaiian/ Pacific Islander	36	0.1%	73	0.1%	102.8%
Other	14,802	50.4%	27,387	51.1%	85%
Two or More Races	1,734	5.9%	3,375	6.3%	94.6%
Total Hispanic	29,397	100.0%	53,553	100.0%	-1.4%
Total Population	390,007	100.0%	408,958	100.0%	4.9%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.23.8. During this time, the total non-Hispanic population was 382,016 persons in 2016. The Hispanic population was 61,056.

Table III.23.8				
Population by Race and Ethnicity				
Omaha				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	278,172	78.3%	297,812	78%
Black	55,128	15.5%	55,476	14.5%
American Indian	2,263	0.6%	1,675	0.4%
Asian	9,889	2.8%	14,289	3.7%
Native Hawaiian/ Pacific Islander	253	0.1%	150	0%
Other	806	0.2%	1,230	0.3%
Two or More Races	8,894	2.5%	11,384	3%
Total Non-Hispanic	355,405	100.0%	382,016	100.0%
Hispanic				
White	20,643	38.5%	44,588	73%
Black	822	1.5%	746	1.2%
American Indian	1,128	2.1%	775	1.3%
Asian	125	0.2%	122	0.2%
Native Hawaiian/ Pacific Islander	73	0.1%	32	0.1%
Other	27,387	51.1%	12,984	21.3%
Two or More Races	3,375	6.3%	1,809	3%
Total Hispanic	53,553	100.0	61,056	100.0%
Total Population	408,958	100.0%	443,072	100.0%

Households by type and tenure are shown in Table III.23.9. Family households represented 59.1 percent of households, while non-family households accounted for 40.9 percent. These changed from 59.3 and 40.7 percent, respectively.

Table III.23.9				
Household Type by Tenure				
Omaha				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	96,477	59.3%	103,375	59.1%
Married-Couple Family	66,101	68.5%	72,309	69.9%
Owner-Occupied	53,645	81.2%	57,834	80%
Renter-Occupied	12,456	18.8%	14,475	20%
Other Family	30,376	31.5%	31,066	29.4%
Male Householder, No Spouse Present	8,048	26.5%	8,160	25.9%
Owner-Occupied	3,956	49.2%	4,437	54.4%
Renter-Occupied	4,092	50.8%	3,723	45.6%
Female Householder, No Spouse Present	22,328	73.5%	22,906	71.9%
Owner-Occupied	9,541	42.7%	9,452	41.3%
Renter-Occupied	12,787	57.3%	13,454	58.7%
Non-Family Households	66,150	40.7%	71,453	40.9%
Owner-Occupied	27,673	41.8%	28,780	40.3%
Renter-Occupied	38,477	58.2%	42,673	59.7%
Total	162,627	100.0%	174,828	100.0%



The group quarters population was 11,183 in 2010, compared to 10,581 in 2000. Institutionalized populations experienced a -18.8 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 35 percent change during this same time period.

Table III.23.10					
Group Quarters Population					
Omaha					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	1,696	29.4%	2,170	46.4%	27.9%
Juvenile Facilities	-	-	409	8.7%	-
Nursing Homes	2,808	48.8%	2,002	42.8%	-28.7%
Other Institutions	1,256	21.8%	95	2%	-92.4%
Total	5,760	100.0%	4,676	100.0%	-18.8%
Non-Institutionalized					
College Dormitories	2,807	58.2%	4,656	71.6%	65.9%
Military Quarters	3	0.1%	0	0%	-100%
Other Non-Institutionalized	2,011	41.7%	1,851	28.4%	-8%
Total	4,821	100.0%	6,507	100.0%	35%
Group Quarters Population	10,581	100.0%	11,183	100.0%	5.7%

The number of foreign-born persons is shown in Table III.23.11. An estimated 4.3 percent of the population was born in Mexico, with 0.5 percent born in India, and another 0.5 percent were born in Burma.

Table III.23.11			
Place of Birth for the Foreign-Born Population			
Omaha			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	19,056	4.3%
#2 country of origin	India	2,298	0.5%
#3 country of origin	Burma	2,083	0.5%
#4 country of origin	El Salvador	2,079	0.5%
#5 country of origin	Guatemala	1,910	0.4%
#6 country of origin	China excluding Hong Kong and Taiwan	1,271	0.3%
#7 country of origin	Thailand	1,210	0.3%
#8 country of origin	Nepal	985	0.2%
#9 country of origin	Other Western Africa	937	0.2%
#10 country of origin	Sudan	762	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.23.12. An estimated 5.7 percent of the population speaks Spanish at home, followed by 0.9 percent speaking Other Asian and Pacific Island languages.

Table III.23.12 Limited English Proficiency and Language Spoken at Home Omaha 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	23,317	5.7%
#2 LEP Language	Other Asian and Pacific Island languages	3,565	0.9%
#3 LEP Language	Other Indo-European languages	2,079	0.5%
#4 LEP Language	Other and unspecified languages	1,505	0.4%
#5 LEP Language	Chinese	969	0.2%
#6 LEP Language	Arabic	733	0.2%
#7 LEP Language	French, Haitian, or Cajun	651	0.2%
#8 LEP Language	Vietnamese	461	0.1%
#9 LEP Language	Russian, Polish, or other Slavic languages	306	0.1%
#10 LEP Language	Korean	167	0%

Disability

The disability rate from the 2000 Census is shown in Table III.23.13. Some 16.9 percent of the population was disabled in 2000, or a total of 60,273 persons. The disability rate was highest for those over 65, with 36.9 percent disabled.

Table III.23.13 Disability by Age Omaha 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	3,264	5.4%
16 to 64	41,028	16.3%
65 and older	15,981	36.9%
Total	60,273	16.9%

Table III.23.14 shows disability by type in 2000. There were 25,236 physical disabilities in 2000, some 26,911 employment disabilities, and 19,991 go-outside-home disabilities reported.

Table III.23.14 Total Disabilities Tallied: Aged 5 and Older Omaha 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	11,436
Physical disability	25,236
Mental disability	13,966
Self-care disability	7,567
Employment disability	26,911
Go-outside-home disability	19,991
Total	105,107



Disability by age, as estimated by the 2016 ACS, is shown in Table III.23.15. The disability rate for females was 10.9 percent, compared to 11.1 percent for males. The disability rate changed precipitously higher with age, with 48.7 percent of those over 75 experiencing a disability.

Table III.23.15						
Disability by Age						
Omaha						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	60	0.4%	108	0.7%	168	0.5%
5 to 17	2,564	6.4%	1,295	3.4%	3,859	4.9%
18 to 34	3,591	6.3%	3,055	5.3%	6,646	5.8%
35 to 64	10,131	12.7%	9,874	12.1%	20,005	12.4%
65 to 74	3,483	25.2%	3,482	21.8%	6,965	23.4%
75 or Older	4,048	47.7%	6,545	49.3%	10,593	48.7%
Total	23,877	11.1%	24,359	10.9%	48,236	11%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.23.16. Some 5.7 percent have an ambulatory disability, 4.8 have an independent living disability, and 2 percent have a self-care disability.

Table III.23.16		
Total Disabilities Tallied: Aged 5 and Older		
Omaha		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	13,882	3.2%
Vision disability	9,427	2.2%
Cognitive disability	19,522	4.8%
Ambulatory disability	23,057	5.7%
Self-Care disability	8,239	2%
Independent living disability	15,798	4.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.23.17 and Table III.23.18. In 2016, some 226,385 persons were employed and 13,034 were unemployed. This totaled a labor force of 239,419 persons. The unemployment rate for Omaha was estimated to be 5.4 percent in 2016.

Table III.23.17	
Employment, Labor Force and Unemployment	
Omaha	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	226,385
Unemployed	13,034
Labor Force	239,419
Unemployment Rate	5.4%



In 2016, 90.3 percent of households in Omaha had a high school education or greater.

Table III.23.18	
High School or Greater Education	
Omaha	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	157,859
Total Households	174,828
Percent High School or Above	90.3%

As seen in Table III.23.19, 23.6 percent of the population had a high school diploma or equivalent, another 32.4 percent have some college, 21.4 percent have a Bachelor's Degree, and 10.4 percent of the population had a graduate or professional degree.

Table III.23.19		
Educational Attainment		
Omaha		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	40,370	12.2%
High School or Equivalent	78,451	23.6%
Some College or Associates Degree	107,600	32.4%
Bachelor's Degree	70,970	21.4%
Graduate or Professional Degree	34,703	10.4%
Total Population Above 18 years	332,094	100.0%

ECONOMICS

Labor Force

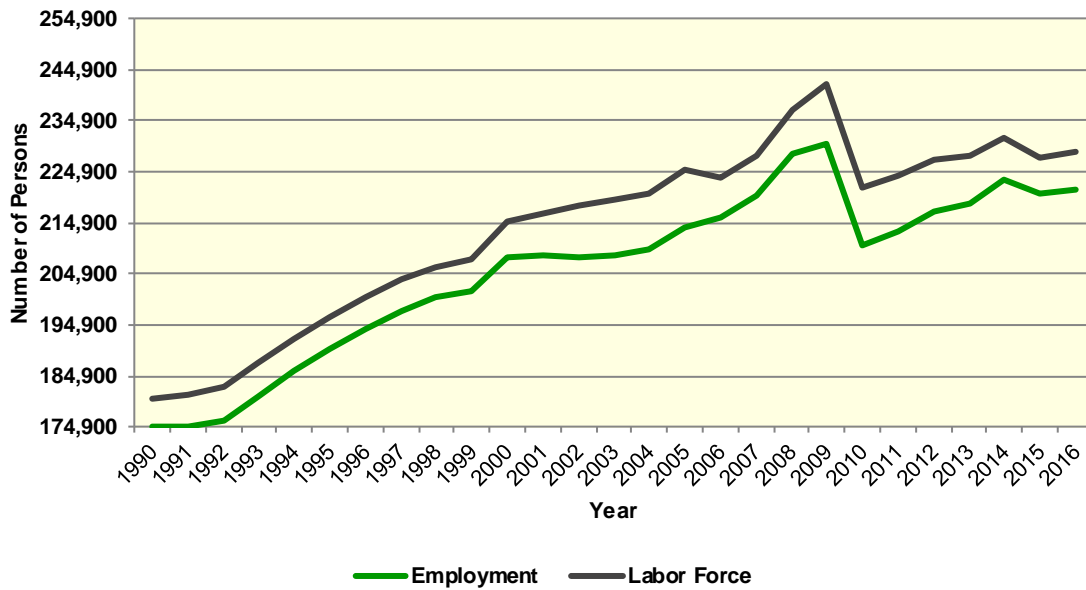
Table III.23.20, shows the labor force statistics for Omaha from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.8. The highest level of unemployment occurred during 2003 rising to a rate of 5. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Omaha increased from 3.2 percent in 2015 to 3.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.23.20 Labor Force Statistics Omaha 1990 - 2016 BLS Data					
Year	Omaha				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	5,365	175,022	180,387	3%	2.3%
1991	6,148	174,965	181,113	3.4%	2.7%
1992	6,687	176,186	182,873	3.7%	2.9%
1993	6,513	180,835	187,348	3.5%	2.8%
1994	6,345	185,802	192,147	3.3%	2.6%
1995	6,234	190,125	196,359	3.2%	2.6%
1996	6,259	194,178	200,437	3.1%	2.7%
1997	6,096	197,703	203,799	3%	2.5%
1998	5,828	200,358	206,186	2.8%	2.6%
1999	6,430	201,503	207,933	3.1%	2.8%
2000	7,074	208,158	215,232	3.3%	2.8%
2001	8,278	208,354	216,632	3.8%	3.1%
2002	10,184	207,959	218,143	4.7%	3.6%
2003	10,868	208,396	219,264	5%	3.9%
2004	10,680	209,853	220,533	4.8%	3.9%
2005	11,121	214,014	225,135	4.9%	3.8%
2006	7,775	215,929	223,704	3.5%	3.1%
2007	7,687	220,165	227,852	3.4%	3%
2008	8,455	228,569	237,024	3.6%	3.3%
2009	11,649	230,413	242,062	4.8%	4.6%
2010	11,177	210,563	221,740	5%	4.6%
2011	10,847	213,157	224,004	4.8%	4.4%
2012	10,117	217,042	227,159	4.5%	4%
2013	9,355	218,693	228,048	4.1%	3.8%
2014	8,146	223,503	231,649	3.5%	3.3%
2015	7,308	220,479	227,787	3.2%	3%
2016	7,667	221,213	228,880	3.3%	3.2%

Diagram III.23.1, shows the employment and labor force for Omaha. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 221,213 persons, with the labor force reaching 228,880, indicating there were a total of 7,667 unemployed persons.



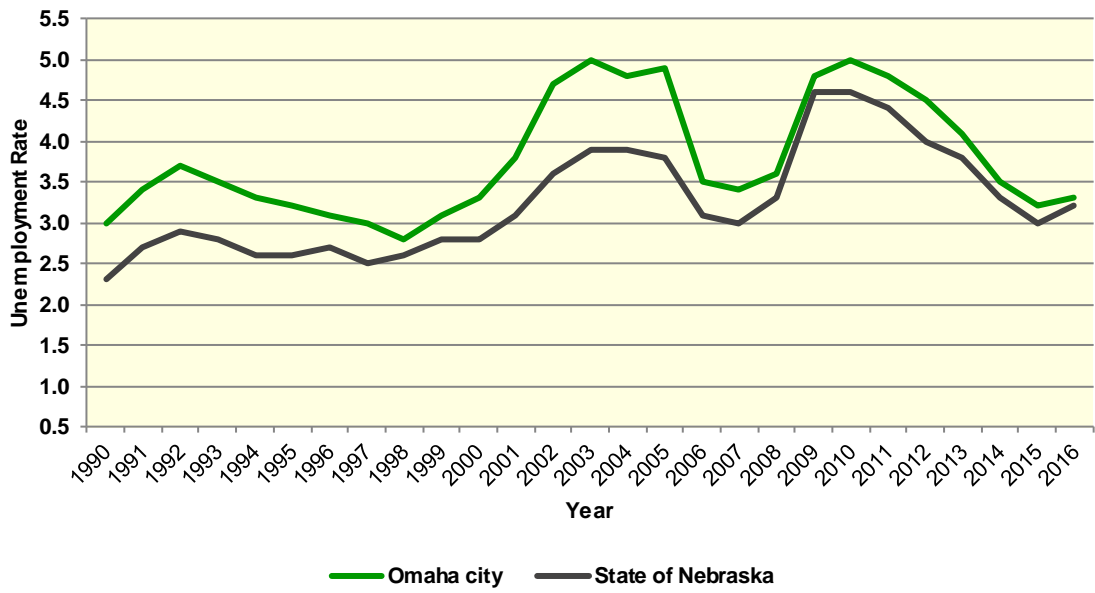
Diagram III.23.1
Employment and Labor Force
 Omaha
 1990 – 2016 BLS Data



Unemployment

Diagram III.23.2, shows the unemployment rate for both the State and Omaha. During the 1990's the average rate for Omaha was 3.2, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.1. Over the course of the entire period Omaha had an average unemployment rate higher than the state, 3.8 percent for Omaha, versus 3.3 percent statewide.

Diagram III.23.2
Annual Unemployment Rate
 Omaha
 1990 – 2016 BLS Data



Douglas County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.23.3, shows real average earnings per job for Douglas County from 1990 to 2016. Over this period the average earnings per job for Omaha was 55,391 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram III.23.3
Real Average Earnings Per Job
 Douglas County
 BEA Data 1990 - 2016

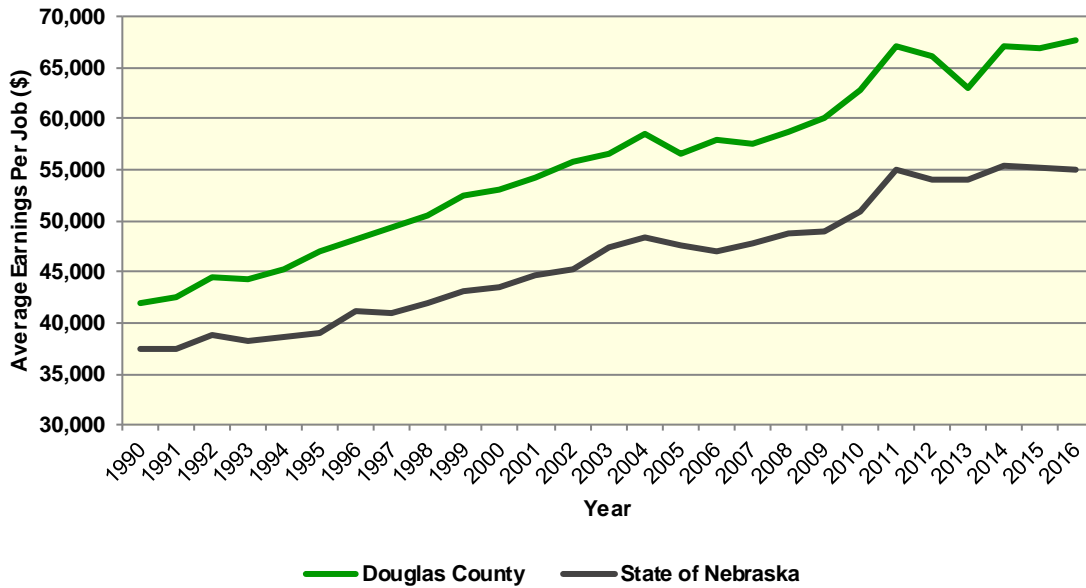
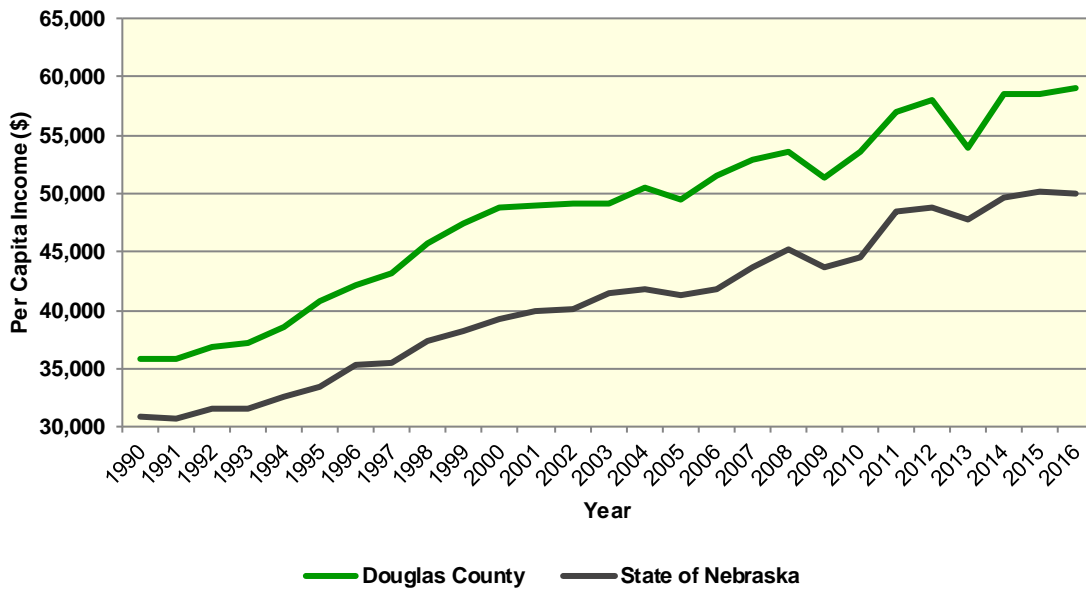


Diagram III.23.4, shows real per capita income Omaha from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Omaha was 48,445 dollars, which was higher than the statewide average of 40,548 dollars over the same period.

Diagram III.23.4
Real Per Capita Income
 Omaha
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Douglas County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 4.7 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 13.2 percent over the period. In 2016 there were 48,534 returns for AGIs of \$100,000 or more. Table III.23.21 presents AGI distribution for the years 2000 through 2016.

Table III.23.21
Income Tax Returns by Adjusted Gross Income

Douglas County
1991–2016 DOR Data

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ⁴⁷
2000	45,574	14,545	34,878	27,411	27,000	30,829	16,332	16,067	3,798	216,434
2001	45,381	13,685	34,017	27,562	27,628	30,819	16,689	15,651	3,338	214,770
2002	43,696	15,207	33,815	27,900	27,935	30,606	16,924	16,024	3,351	215,458
2003	41,171	16,391	33,535	27,967	28,029	30,447	17,585	17,473	3,414	216,012
2004	40,621	16,146	33,258	27,930	28,177	31,045	18,825	19,461	4,069	219,532
2005	36,000	13,823	28,363	24,843	25,925	29,305	18,255	19,981	4,431	200,926
2006	37,542	17,192	34,216	29,027	29,341	31,737	20,252	23,502	5,165	227,974
2007	39,248	17,186	33,203	28,763	29,328	32,701	21,186	26,213	5,897	233,725
2008	39,256	17,912	35,077	30,845	31,166	33,165	21,431	27,001	5,445	241,298
2009	37,948	18,513	34,727	30,211	30,679	32,550	21,362	27,038	4,825	237,853
2010	36,404	19,178	35,811	30,029	31,060	32,954	21,518	28,225	5,509	240,688
2011	37,349	19,065	35,970	30,167	31,361	33,134	21,863	29,912	5,912	244,733
2012	36,768	18,840	35,789	30,307	31,649	33,932	22,346	32,339	6,775	248,745
2013	36,195	18,829	35,079	30,940	32,126	34,176	22,643	34,016	7,057	251,061
2014	36,185	18,472	34,833	31,311	32,989	35,022	23,288	36,465	7,796	256,361
2015	35,684	18,265	34,655	31,705	34,194	36,104	23,804	38,893	8,371	261,675
2016	34,662	17,825	33,915	32,295	35,166	36,786	24,370	40,041	8,493	263,553

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 74,253 in 2010 to 67,359 in 2016, with the poverty rate reaching 12.4 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.23.22 presents poverty data for Douglas County.

The rate of poverty for Omaha is shown in Table III.23.23. In 2016, there were an estimated 70,415 persons living in poverty. This represented a 16.3 percent poverty rate, compared to 11.3 percent poverty in 2000. In 2016, some 15.3 percent of those in poverty were under age 6, and 6.3 percent were 65 or older.

Table III.23.22
Persons in Poverty
Douglas County
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	39,397	8.6%
2001	41,875	9%
2002	47,457	10.1%
2003	51,124	10.8%
2004	53,193	11.1%
2005	57,967	12.2%
2006	58,266	12.1%
2007	58,096	12%
2008	59,511	12.2%
2009	63,394	12.8%
2010	74,253	14.7%
2011	74,975	14.6%
2012	78,102	15.1%
2013	80,032	15.2%
2014	74,169	14%
2015	77,869	14.5%
2016	67,359	12.4%

⁴⁷ 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.



Table III.23.23				
Poverty by Age				
Omaha				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	5,741	13.3%	10,799	15.3%
6 to 17	9,858	22.9%	14,572	20.7%
18 to 64	24,216	56.3%	40,578	57.6%
65 or Older	3,222	7.5%	4,466	6.3%
Total	43,037	100.0%	70,415	100.0%
Poverty Rate	11.3%	.	16.3%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Omaha decreased from 1,498 authorizations in 2015 to 1,427 in 2016.

The real value of single-family building permits decreased from \$148,071 in 2015 to \$137,906 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.23.24.

Table III.23.24
Building Permits and Valuation
 Omaha
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	1,134	188	27	122	1,471	58,197	23,899
1981	561	66	19	159	805	56,795	23,473
1982	508	90	48	457	1,103	56,535	38,217
1983	1,348	126	15	287	1,776	78,961	29,377
1984	1,445	162	64	454	2,125	112,517	24,003
1985	1,405	112	14	351	1,882	109,166	23,857
1986	1,290	102	40	1,572	3,004	112,344	20,948
1987	1,219	68	8	553	1,848	116,628	26,753
1988	1,219	58	40	475	1,792	144,177	21,788
1989	1,248	56	4	666	1,974	132,925	18,611
1990	1,351	28	0	930	2,309	129,512	21,203
1991	1,461	26	0	358	1,845	126,989	28,283
1992	1,667	28	0	464	2,159	123,849	31,204
1993	1,755	46	24	488	2,313	126,097	33,513
1994	1,445	28	15	297	1,785	125,899	27,893
1995	1,377	40	8	706	2,131	123,329	30,097
1996	1,647	54	12	1,571	3,284	118,310	31,629
1997	1,533	58	36	1,608	3,235	123,525	48,025
1998	1,623	40	4	1,400	3,067	138,150	61,142
1999	1,980	68	46	560	2,654	135,685	55,073
2000	2,008	0	212	585	2,805	127,645	53,864
2001	2,175	8	12	495	2,690	128,919	60,835
2002	2,282	16	12	801	3,111	151,560	73,624
2003	2,581	26	0	308	2,915	152,099	59,918
2004	2,646	18	14	296	2,974	149,191	75,194
2005	2,870	48	35	509	3,462	134,257	65,521
2006	1,879	48	89	886	2,902	130,288	63,901
2007	1,905	22	19	681	2,627	124,023	66,809
2008	1,576	22	24	1,035	2,657	118,053	68,222
2009	1,542	6	6	314	1,868	116,473	84,378
2010	1,191	18	20	350	1,579	146,221	77,745
2011	1,160	6	6	662	1,834	143,069	76,914
2012	1,305	28	0	582	1,915	150,459	74,411
2013	1,567	22	7	974	2,570	154,950	70,393
2014	1,306	0	0	1,147	2,453	152,926	76,325
2015	1,498	0	0	1,135	2,633	148,071	79,189
2016	1,427	36	3	1,098	2,564	137,906	61,481



Diagram III.23.5 Single-Family Permits

Omaha
Census Bureau Data, 1980–2016

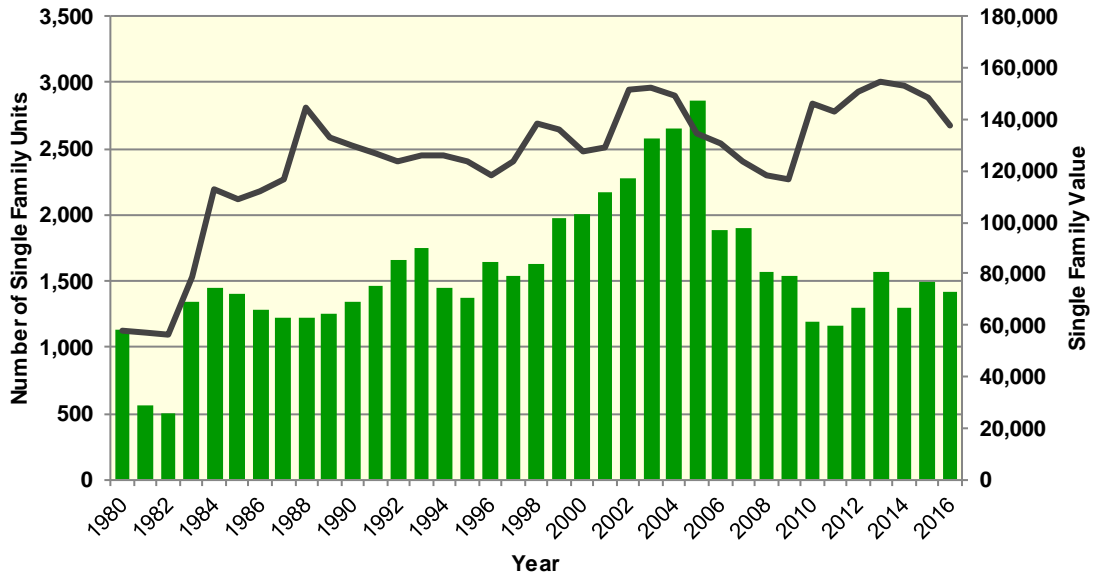
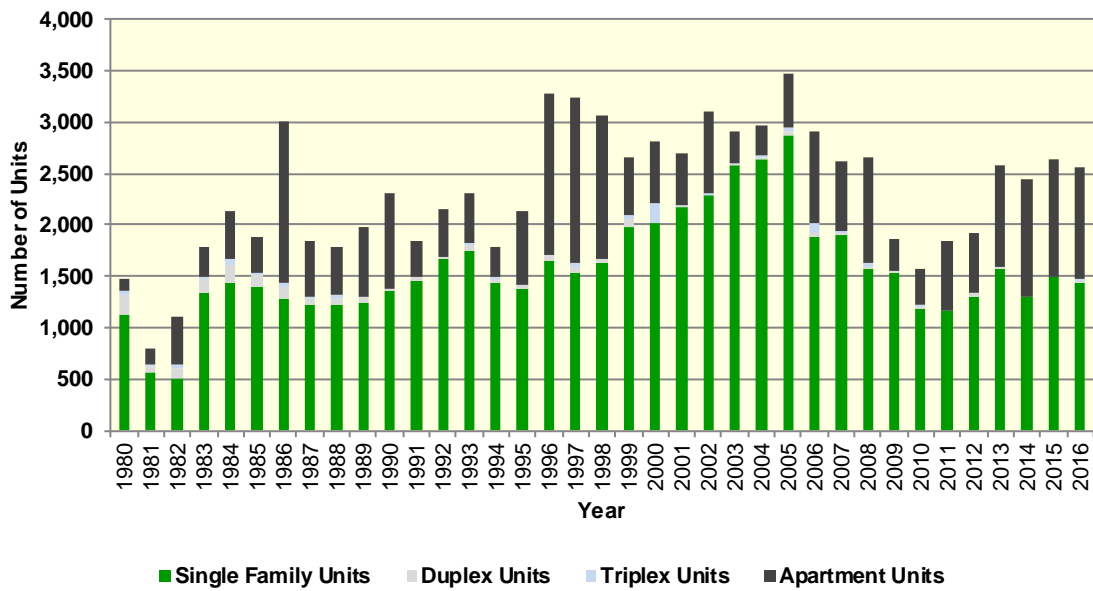


Diagram III.23.6 Total Permits by Unit Type

Omaha
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.23.25. In 2016, there were 189,070 housing units, up from 165,809 in 2000. Single-family units accounted for 68.4 percent of units in 2016, compared to 66.3 in 2000. Apartment units accounted for 26.1 percent in 2016, compared to 27 percent in 2000.

Table III.23.25 Housing Units by Type				
Omaha 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	109,893	66.3%	129,309	68.4%
Duplex	4,256	2.6%	3,436	1.8%
Tri- or Four-Plex	5,033	3%	4,642	2.5%
Apartment	44,773	27%	49,283	26.1%
Mobile Home	1,816	1.1%	2,310	1.2%
Boat, RV, Van, Etc.	38	0%	90	0%
Total	165,809	100.0%	189,070	100.0%

Some 91.6 percent of housing was occupied in 2010, compared to 94.6 percent in 2000. Owner-occupied housing changed 1.5 percent between 2000 and 2010, ending with owner-occupied units representing 58.3 percent of units. Vacant units changed by 65.6 percent, resulting in 14,891 vacant units in 2010.

Table III.23.26 Housing Units by Tenure					
Omaha 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	156,738	94.6%	162,627	91.6%	3.8%
Owner-Occupied	93,449	59.6%	94,815	58.3%	1.5%
Renter-Occupied	63,289	40.4%	67,812	41.7%	7.1%
Vacant Housing Units	8,993	5.4%	14,891	8.4%	65.6%
Total Housing Units	165,731	100.0%	177,518	100.0%	7.1%

Table III.23.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 189,070 housing units. An estimated 57.5 percent were owner-occupied, and 7.5 percent were vacant.

Table III.23.27 Housing Units by Tenure				
Omaha 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	162,627	91.6%	174,828	92.5%
Owner-Occupied	94,815	58.3%	100,503	57.5%
Renter-Occupied	67,812	41.7%	74,325	42.5%
Vacant Housing Units	14,891	8.4%	14,242	7.5%
Total Housing Units	177,518	100.0%	189,070	100.0%

Households by household size are shown in Table III.23.28. There were a total of 162,627 households in 2010, up from 156,738 in 2000. One person households changed by 5.1 percent between 2000 and 2010, while two person households changed by 2.6 percent. Three and four person households changed by 0.8 and -0.6 respectively, representing 14.5 percent and 11.5 percent of the population in 2010.

Table III.23.28					
Households by Household Size					
Omaha					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	50,067	31.9%	52,609	32.3%	5.1%
Two Persons	49,572	31.6%	50,858	31.3%	2.6%
Three Persons	23,344	14.9%	23,533	14.5%	0.8%
Four Persons	18,808	12%	18,702	11.5%	-0.6%
Five Persons	9,153	5.8%	9,730	6%	6.3%
Six Persons	3,575	2.3%	4,060	2.5%	13.6%
Seven Persons or More	2,219	1.4%	3,135	1.9%	41.3%
Total	156,738	100.0%	162,627	100.0%	3.8%

Households by income is shown in Table III.23.29. Households earning more than \$100,000 per year represented 21 percent of households in 2016, compared to 10 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.2 percent of households in 2010, compared to 19.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.7 percent of households in 2016, compared to 14.7 percent in 2000.

Table III.23.29				
Households by Income				
Omaha				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	23,045	14.7%	22,192	12.7%
\$15,000 to \$19,999	10,845	6.9%	8,908	5.1%
\$20,000 to \$24,999	11,474	7.3%	10,594	6.1%
\$25,000 to \$34,999	23,026	14.7%	18,210	10.4%
\$35,000 to \$49,999	27,310	17.4%	26,070	14.9%
\$50,000 to \$74,999	30,643	19.5%	31,739	18.2%
\$75,000 to \$99,999	14,953	9.5%	20,337	11.6%
\$100,000 or More	15,738	10%	36,778	21%
Total	157,034	100.0%	174,828	100.0%

Table III.23.30 shows households by year home built. Housing units built between 2000 and 2009, account for 5.8 percent and those built in 2010 or later accounted for 1.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 16.9 percent, 11.4 percent, and 11.7, respectively. Housing units built prior to 1939 represented 20.2 percent of households in 2016.

Table III.23.30				
Households by Year Home Built				
Omaha				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	33,475	21.3%	35,294	20.2%
1940 to 1949	12,072	7.7%	8,522	4.9%
1950 to 1959	22,243	14.2%	21,369	12.2%
1960 to 1969	28,629	18.3%	26,757	15.3%
1970 to 1979	30,453	19.4%	29,562	16.9%
1980 to 1989	15,751	10%	19,960	11.4%
1990 to 1999	14,235	9.1%	20,441	11.7%
2000 to 2009	.	.	10,129	5.8%
2010 or Later	.	.	2,794	1.6%
Total	156,858	100.0%	174,828	100.0%

The distribution of unit types by race are shown in Table III.23.31. An estimated 73 percent of white households occupy single-family homes, while 60.3 percent of black households do. Some 22.5 percent of white households occupy apartments, while 33.2 percent of black households do. An estimated 40.9 percent of Asian, and 62.5 percent of American Indian households occupy single-family homes.

Table III.23.31							
Distribution of Units in Structure by Race							
Omaha							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	73%	60.3%	62.5%	40.9%	41%	67.2%	55.8%
Duplex	1.5%	2.3%	5.1%	1%	0%	4.5%	1.9%
Tri- or Four-Plex	2%	3.3%	7.9%	4.3%	0%	4.7%	2.7%
Apartment	22.5%	33.2%	20.9%	52.5%	59%	18.6%	38.7%
Mobile Home	1%	0.8%	2.9%	1.4%	0%	3.2%	0.7%
Boat, RV, Van, Etc.	0%	0%	0.7%	0%	0%	1.8%	0.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.23.32. An estimated 52.8 percent of vacant units were for rent in 2010, a 60.8 percent change since 2000. In addition, some 13 percent of vacant units were for sale, a change of 108.3 percent between 2000 and 2010. "Other" vacant units represented 24.9 percent of vacant units in 2010. This is a change of 76 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.23.32					
Disposition of Vacant Housing Units					
Omaha					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	4,890	54.4%	7,862	52.8%	60.8%
For Sale	927	10.3%	1,931	13%	108.3%
Rented or Sold, Not Occupied	580	6.4%	756	5.1%	30.3%
For Seasonal, Recreational, or Occasional Use	472	5.2%	636	4.3%	34.7%
For Migrant Workers	21	0.2%	5	0%	-76.2%
Other Vacant	2,103	23.4%	3,701	24.9%	76%
Total	8,993	100.0%	14,891	100.0%	65.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.23.33. By 2016, for rent units accounted for 39.3 percent of vacant units, while for sale units accounted for 11.1 percent. “Other” vacant units accounted for 39.4 percent of vacant units, representing a total of 5,615 “other” vacant units.

Table III.23.33				
Disposition of Vacant Housing Units				
Omaha				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	7,862	52.8%	5,591	39.3%
For Sale	1,931	13%	1,578	11.1%
Rented Not Occupied	347	2.3%	620	4.4%
Sold Not Occupied	409	2.7%	445	3.1%
For Seasonal, Recreational, or Occasional Use	636	4.3%	393	2.8%
For Migrant Workers	5	0%	0	0%
Other Vacant	3,701	24.9%	5,615	39.4%
Total	14,891	100.0%	14,242	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.23.34. In 2016, an estimated 2 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table III.23.34
Overcrowding and Severe Overcrowding

Omaha

2000 Census SF3 & 2016 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	91,898	98.4%	965	1%	567	0.6%	93,430
2016 Five-Year ACS	99,073	98.6%	1,296	1.3%	134	0.1%	100,503
Renter							
2000 Census	59,227	93.4%	1,983	3.1%	2,218	3.5%	63,428
2016 Five-Year ACS	71,222	95.8%	2,150	2.9%	953	1.3%	174,828
Total							
2000 Census	151,125	96.3%	2,948	1.9%	2,785	1.8%	156,858
2016 Five-Year ACS	170,295	97.4%	3,446	2%	1,087	0.6%	174,828

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 513 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Omaha. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table III.23.35
Households with Incomplete Plumbing Facilities

Omaha

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	156,258	174,315
Lacking Complete Plumbing Facilities	600	513
Total Households	156,858	174,828
Percent Lacking	0.4%	0.3%

There were 1,905 households lacking complete kitchen facilities in 2016, compared to 1,078 households in 2000. This was a change from 0.7 percent of households in 2000 to 1.1 percent in 2016.

Table III.23.36
Households with Incomplete Kitchen Facilities

Omaha

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	155,780	172,923
Lacking Complete Kitchen Facilities	1,078	1,905
Total Households	156,858	174,828
Percent Lacking	0.7%	1.1%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a



mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Omaha, 17.7 percent percent of households had a cost burden and 14.5 percent had a severe cost burden. Some 22.9 percent of renters were cost burdened, and 23.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.1 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 16.4 percent, and severe cost burden at 8.9 percent.

Table III.23.37
Cost Burden and Severe Cost Burden by Tenure

Omaha
2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	48,920	79.4%	8,260	13.4%	4,122	6.7%	320	0.5%	61,622
2016 Five-Year ACS	51,077	74.3%	11,273	16.4%	6,084	8.9%	303	0.4%	68,737
Owner Without a Mortgage									
2000 Census	22,574	90.3%	1,351	5.4%	740	3%	347	1.4%	25,012
2016 Five-Year ACS	27,019	85.1%	2,570	8.1%	1,831	5.8%	346	1.1%	31,766
Renter									
2000 Census	39,724	62.7%	11,687	18.4%	9,310	14.7%	2,629	4.1%	63,350
2016 Five-Year ACS	35,852	48.2%	17,020	22.9%	17,404	23.4%	4,049	5.4%	74,325
Total									
2000 Census	111,218	74.2%	21,298	14.2%	14,172	9.4%	3,296	2.2%	149,984
2016 Five-Year ACS	113,948	65.2%	30,863	17.7%	25,319	14.5%	4,698	2.7%	174,828

Housing Problems by Income

Table III.23.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Douglas County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

Table III.23.38
Median Family Income

Douglas County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200



Table III.23.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 13,430 owner-occupied and 14,370 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 7,900 owner-occupied and 15,545 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 111,495 households without a housing problem.

Table III.23.39						
Housing Problems by Income and Tenure						
Omaha						
2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	80	60	65	15	95	315
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	50	60	45	165
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	215	325	405	180	275	1,400
Housing cost burden greater than 50% of income (and none of the above problems)	3,870	2,290	1,265	210	265	7,900
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	900	3,275	4,870	1,970	2,415	13,430
Zero/negative income (and none of the above problems)	705	0	0	0	0	705
Has none of the 4 housing problems	990	3,585	9,950	8,520	52,960	76,005
Total	6,760	9,545	16,605	10,955	56,055	99,920
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	575	375	260	70	245	1,525
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	155	395	205	55	25	835
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	910	665	545	90	150	2,360
Housing cost burden greater than 50% of income (and none of the above problems)	12,335	2,775	345	60	30	15,545
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	2,245	7,385	4,225	335	180	14,370
Zero/negative income (and none of the above problems)	1,975	0	0	0	0	1,975
Has none of the 4 housing problems	1,950	3,130	11,480	6,155	12,775	35,490
Total	20,145	14,725	17,060	6,765	13,405	72,100
Total						
Lacking complete plumbing or kitchen facilities	655	435	325	85	340	1,840
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	155	405	255	115	70	1,000
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,125	990	950	270	425	3,760
Housing cost burden greater than 50% of income (and none of the above problems)	16,205	5,065	1,610	270	295	23,445
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	3,145	10,660	9,095	2,305	2,595	27,800
Zero/negative income (and none of the above problems)	2,680	0	0	0	0	2,680
Has none of the 4 housing problems	2,940	6,715	21,430	14,675	65,735	111,495
Total	26,905	24,270	33,665	17,720	69,460	172,020



Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.23.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Omaha. The number of completed surveys decreased from 442 in 2016 to 433 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.3 percentage points and was at 4.1 percent in 2017.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	117	24,365	7.4	20.9
2003	152	19,388	5.5	35.4
2004	167	20,153	6.5	43
2005	166	37,839	5.7	27.1
2006	168	38,924	5	27.1
2007	214	35,209	5.8	25.8
2008	175	39,941	4.6	20.1
2009	207	37,671	5.9	30
2010	194	36,655	4.7	24
2011	207	41,422	4.2	23.2
2012	298	38,399	3.6	21.4
2013	505	40,183	4.4	34.2
2014	526	44,713	4.3	28.9
2015	496	46,534	3.9	25.7
2016	442	47,975	3.8	22.4
2017	433	39,286	4.1	21.4

Table III.23.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2,254 single-family units in Omaha, with 81 of them available. This translates into a vacancy rate of 3.6 percent in Omaha, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 35,106 apartment units reported in the survey, with 1,445 of them available, which resulted in a vacancy rate of 4.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 4.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	2,254	81	3.6%	4.2%
Apartments	35,106	1,445	4.1%	4.1%
Mobile Homes	0	0	%	0%
“Other” Units	1,207	57	4.7%	.
Don't Know	719	27	3.8%	4.3%
Total	39,286	1,610	4.1%	4.1%

Table III.23.42, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 717 units. The most common apartment units were one bedroom units, with 8,345 units.

Table III.23.42 Rental Units by Number of Bedrooms Omaha 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	564	0	0	.	564
One	14	8,345	0	0	.	8,359
Two	303	7,445	0	110	.	7,858
Three	717	1,111	0	110	.	1,938
Four	191	62	0	0	.	253
Don’t Know	1,029	17,579	0	987	719	20,314
Total	2,254	35,106	0	1,207	719	39,286

Table III.23.43 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 3.6 percent.

Table III.23.43 Single-Family Units by Number of Bedrooms Omaha 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	14	1	7.1%
Two	303	10	3.3%
Three	717	26	3.6%
Four	191	13	6.8%
Don’t know	1,029	31	3%
Total	2,254	81	3.6%

Table III.23.44 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 3.5 percent.

Table III.23.44 Apartment Units by Number of Bedrooms Omaha 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	564	65	11.5%
One	8,345	292	3.5%
Two	7,445	319	4.3%
Three	1,111	59	5.3%
Four	62	0	0%
Don’t know	17,579	710	4%
Total	35,106	1,445	4.1%

Average market-rate rents by unit type are shown in Table III.23.45. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.23.45					
Average Market Rate Rents by Number of Bedrooms					
Omaha					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$400	\$613.7	\$	\$550	\$607.9
One	\$576.7	\$725.2	\$	\$637	\$717.9
Two	\$770.8	\$882.3	\$	\$737	\$852.4
Three	\$994.4	\$1,092.60	\$	\$	\$1,038.10
Four	\$1,219.80	\$1,117.20	\$	\$	\$1,207.90
Don't know	\$1,073.10	\$750.8	\$	\$1,052.00	
Total	\$999.8	\$820.8	\$	\$641.3	\$892.6

Table III.23.46 shows vacancy rates for single-family units by average rental rates for Omaha. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 3.1 percent.

Table III.23.46			
Single-Family Market Rate Rents by Vacancy Status			
Omaha			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	31	0	0%
\$500 to \$749	476	27	5.7%
\$750 to \$999	742	23	3.1%
\$1,000 to \$1,249	492	14	2.8%
\$1,250 to \$1,499	242	7	2.9%
Above \$1,500	95	2	2.1%
Missing	176	8	4.5%
Total	2,254	81	3.6%

The average rent and availability of apartment units is displayed in Table III.23.47. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 3.7 percent.

Table III.23.47 Apartment Market Rate Rents by Vacancy Status Omaha 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	130	3	2.3%
\$500 to \$749	10,242	357	3.5%
\$750 to \$999	12,533	462	3.7%
\$1,000 to \$1,249	4,340	254	5.9%
\$1,250 to \$1,499	3,031	118	3.9%
Above \$1,500	617	50	8.1%
Missing	4,213	201	4.8%
Total	35,106	1,445	4.1%

Respondents were asked if utilities are included in the rent and, as shown in Table III.23.48, 162 respondents, or 45.5 percent, included some sort of utility in the rent.

Table III.23.48 Are there any utilities included with the rent? Omaha 2017 Survey of Rental Properties	
Period	Respondent
Yes	162
No	194
% Offering Utilities	45.5%

The type of utility included in the rent is shown in Table III.23.49. There were 35 respondents who included electricity, 52 respondents who included natural gas, 133 respondents who included water and sewer and 145 respondents included trash collection in the rent.

Table III.23.49 Which utilities are included with the rent? Omaha 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	35
Natural Gas	52
Water/Sewer	133
Trash Collection	145

Table III.23.50 shows the number of survey respondents who keep a waiting list. As can be seen, 114 respondents said they keep a waitlist, with an estimated 1,093 persons on the wait list.

Table III.23.50 Do you keep a waiting list? Omaha 2017 Survey of Rental Properties	
Period	Respondent
Yes	114
No	236
Waitlist Size	1,093

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.23.51 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table III.23.51 How would you rate the need for renovation of existing units in the city? Omaha 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	30	34	32	28
Low Need	58	59	55	54
Moderate Need	101	107	98	94
High Need	50	51	49	49
Extreme Need	19	19	17	15

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.23.52 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table III.23.52 How would you rate the need for construction of new units in the city? Omaha 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	135	140	134	127
Low Need	46	46	40	39
Moderate Need	38	43	38	37
High Need	35	36	34	33
Extreme Need	15	15	13	12