

**VOLUME III:  
RALSTON**

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# Ralston

## DEMOGRAPHICS

### Population Estimates

Table III.24.1, at right shows the population for the City of Ralston. As can be seen, the population in Ralston increased from 5,943 persons in 2010 to 7,329 person in 2016, or by 23.3 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 Ralston. 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.24.2.

<b>Year</b>	<b>Population</b>	<b>Percent Yearly Change</b>
2000	6,314	.
2001	6,166	-2.3%
2002	6,117	-0.8%
2003	6,084	-0.5%
2004	6,059	-0.4%
2005	6,039	-0.3%
2006	6,014	-0.4%
2007	5,980	-0.6%
2008	5,956	-0.4%
2009	5,951	-0.1%
2010	5,943	-0.1%
2011	6,722	13.1%
2012	7,318	8.9%
2013	7,349	0.4%
2014	7,343	-0.1%
2015	7,340	0%
2016	7,329	-0.1%

<b>Table III.24.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Douglas County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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.24.3, shows population by age for the 2000 and 2010 Census. The population changed by -5.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 34.1 percent to a total of 968 persons in 2010. Those aged 25 to 34 changed by -15.9 percent, and those aged under 5 changed by -1.8 percent.

**Table III.24.3**  
**Population by Age**  
Ralston

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	395	6.3%	388	6.5%	-1.8%
5 to 19	1,328	21%	1,072	18%	-19.3%
20 to 24	373	5.9%	374	6.3%	0.3%
25 to 34	955	15.1%	803	13.5%	-15.9%
35 to 54	1,994	31.6%	1,532	25.8%	-23.2%
55 to 64	547	8.7%	806	13.6%	47.3%
65 or Older	722	11.4%	968	16.3%	34.1%
<b>Total</b>	<b>6,314</b>	<b>100.0%</b>	<b>5,943</b>	<b>100.0%</b>	<b>-5.9%</b>

The elderly population is further explored in Table III.24.4. Those aged 65 to 66 changed by 67.1 percent between 2000 and 2010, resulting in a population of 127 persons. Those aged 85 or older changed by 183.3 percent during the same time period, and resulted in 119 persons over age 85 in 2010.

**Table III.24.4**  
**Elderly Population by Age**  
Ralston

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	76	10.5%	127	13.1%	67.1%
67 to 69	171	23.7%	135	13.9%	-21.1%
70 to 74	197	27.3%	221	22.8%	12.2%
75 to 79	158	21.9%	223	23%	41.1%
80 to 84	78	10.8%	143	14.8%	83.3%
85 or Older	42	5.8%	119	12.3%	183.3%
<b>Total</b>	<b>722</b>	<b>100.0%</b>	<b>968</b>	<b>100.0%</b>	<b>34.1%</b>

Population by race and ethnicity is shown in Table III.24.5 representing 89.7 percent of the white population in 2010. The black population changed by 98.7 percent, representing 2.6 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 115.2 percent between 2000 and 2010, compared to the -11.4 percent growth rate for non-Hispanics.

**Table III.24.5**  
**Population by Race and Ethnicity**  
Ralston

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	5,996	95%	5,330	89.7%	-11.1%
Black	78	1.2%	155	2.6%	98.7%
American Indian	10	0.2%	21	0.4%	110%
Asian	73	1.2%	46	0.8%	-37%
Native Hawaiian/ Pacific Islander	3	0%	2	0%	-33.3%
Other	100	1.6%	274	4.6%	174%
Two or More Races	54	0.9%	115	1.9%	113%
<b>Total</b>	<b>6,314</b>	<b>100.0%</b>	<b>5,943</b>	<b>100.0%</b>	<b>-5.9%</b>
<b>Hispanic</b>	277	4.4%	596	10%	115.2%
<b>Non-Hispanic</b>	6,037	95.6%	5,347	90%	-11.4%

Population by race and ethnicity through 2016 is shown in Table III.24.6. The white population represented 93.5 percent of the population in 2016, compared with black households accounting for 1.1 percent of the population. Hispanic households represented 14.7 percent of the population in 2016.

<b>Table III.24.6</b>				
<b>Population by Race and Ethnicity</b>				
Ralston				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,330	89.7%	6,860	93.5%
Black	155	2.6%	80	1.1%
American Indian	21	0.4%	27	0.4%
Asian	46	0.8%	70	1%
Native Hawaiian/ Pacific Islander	2	0%	12	0.2%
Other	274	4.6%	164	2.2%
Two or More Races	115	1.9%	121	1.6%
<b>Total</b>	<b>5,943</b>	<b>100.0%</b>	<b>7,334</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>5,347</b>	<b>90%</b>	<b>6,255</b>	<b>85.3%</b>
<b>Hispanic</b>	<b>596</b>	<b>10%</b>	<b>1,079</b>	<b>14.7%</b>

The population by race is broken down further by ethnicity in Table III.24.7. While the white non-Hispanic population changed by -13 percent between 2000 and 2010, the white Hispanic population changed by 56.4 percent. The black non-Hispanic population changed by 85.7 percent, while the black Hispanic population changed by 1100 percent.

<b>Table III.24.7</b>					
<b>Population by Race and Ethnicity</b>					
Ralston					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	5,833	96.6%	5,075	94.9%	-13%
Black	77	1.3%	143	2.7%	85.7%
American Indian	9	0.1%	17	0.3%	88.9%
Asian	73	1.2%	41	0.8%	-43.8%
Native Hawaiian/ Pacific Islander	3	0%	1	0%	-66.7%
Other	4	0.1%	1	0%	-75%
Two or More Races	38	0.6%	69	1.3%	81.6%
<b>Total Non-Hispanic</b>	<b>6,037</b>	<b>100.0%</b>	<b>5,347</b>	<b>100.0%</b>	<b>-11.4%</b>
<b>Hispanic</b>					
White	163	58.8%	255	42.8%	56.4%
Black	1	0.4%	12	2%	1100%
American Indian	1	0.4%	4	0.7%	300%
Asian	0	0%	5	0.8%	
Native Hawaiian/ Pacific Islander	0	0%	1	0.2%	
Other	96	34.7%	273	45.8%	184.4%
Two or More Races	16	5.8%	46	7.7%	187.5%
<b>Total Hispanic</b>	<b>277</b>	<b>100.0%</b>	<b>596</b>	<b>100.0%</b>	<b>-11.4%</b>
<b>Total Population</b>	<b>6,314</b>	<b>100.0%</b>	<b>5,943</b>	<b>100.0%</b>	<b>-5.9%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.24.8. During this time, the total non-Hispanic population was 6,255 persons in 2016. The Hispanic population was 1,079.

<b>Table III.24.8</b>				
<b>Population by Race and Ethnicity</b>				
Ralston				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	5,075	94.9%	5,968	95.4%
Black	143	2.7%	80	1.3%
American Indian	17	0.3%	27	0.4%
Asian	41	0.8%	70	1.1%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1	0%	0	0%
Two or More Races	69	1.3%	110	1.8%
<b>Total Non-Hispanic</b>	<b>5,347</b>	<b>100.0%</b>	<b>6,255</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	255	42.8%	892	82.7%
Black	12	2%	0	0%
American Indian	4	0.7%	0	0%
Asian	5	0.8%	0	0%
Native Hawaiian/ Pacific Islander	1	0.2%	12	1.1%
Other	273	45.8%	164	15.2%
Two or More Races	46	7.7%	11	1%
<b>Total Hispanic</b>	<b>596</b>	<b>100.0</b>	<b>1,079</b>	<b>100.0%</b>
<b>Total Population</b>	<b>5,943</b>	<b>100.0%</b>	<b>7,334</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.24.9. Family households represented 58.6 percent of households, while non-family households accounted for 41.4 percent. These changed from 60.4 and 39.6 percent, respectively.

<b>Table III.24.9</b>				
<b>Household Type by Tenure</b>				
Ralston				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,560	60.4%	1,941	58.6%
Married-Couple Family	1,176	75.4%	1,295	66.7%
Owner-Occupied	1,010	85.9%	1,091	84.2%
Renter-Occupied	166	14.1%	204	15.8%
Other Family	384	24.6%	646	19.8%
Male Householder, No Spouse Present	104	27.1%	209	16.1%
Owner-Occupied	54	51.9%	81	38.8%
Renter-Occupied	50	48.1%	128	61.2%
Female Householder, No Spouse Present	280	72.9%	437	43.3%
Owner-Occupied	149	53.2%	182	41.6%
Renter-Occupied	131	46.8%	255	58.4%
Non-Family Households	1,021	39.6%	1,370	41.4%
Owner-Occupied	521	51%	616	45%
Renter-Occupied	500	49%	754	55%
<b>Total</b>	<b>2,581</b>	<b>100.0%</b>	<b>3,311</b>	<b>100.0%</b>



The group quarters population was 0 in 2010, compared to 79 in 2000. Institutionalized populations experienced a 0.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -100 percent change during this same time period.

<b>Table III.24.10</b>					
<b>Group Quarters Population</b>					
Ralston					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	0	%	0	%	%
Juvenile Facilities	.	.	0	%	.
Nursing Homes	0	%	0	%	%
Other Institutions	0	%	0	%	%
<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	%	%
Military Quarters	0	0%	0	%	%
Other Non-Institutionalized	79	100%	0	%	-100%
<b>Total</b>	<b>79</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>-100%</b>
<b>Group Quarters Population</b>	<b>79</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>-100%</b>

The number of foreign-born persons is shown in Table III.24.11. An estimated 5.1 percent of the population was born in Mexico, with 0.6 percent born in India, and another 0.5 percent were born in Colombia.

<b>Table III.24.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Ralston			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	372	5.1%
#2 country of origin	India	43	0.6%
#3 country of origin	Colombia	35	0.5%
#4 country of origin	England	18	0.2%
#5 country of origin	Taiwan	14	0.2%
#6 country of origin	Philippines	13	0.2%
#7 country of origin	Afghanistan	0	0%
#8 country of origin	Africa n.e.c	0	0%
#9 country of origin	Albania	0	0%
#10 country of origin	Argentina	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.24.12. An estimated 6.4 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Other Indo-European languages.



**Table III.24.12**  
**Limited English Proficiency and Language Spoken at Home**  
 Ralston  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	445	6.4%
#2 LEP Language	Other Indo-European languages	21	0.3%
#3 LEP Language	Chinese	14	0.2%
#4 LEP Language	French, Haitian, or Cajun	8	0.1%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

## Disability

The disability rate from the 2000 Census is shown in Table III.24.13. Some 21.4 percent of the population was disabled in 2000, or a total of 1,269 persons. The disability rate was highest for those over 65, with 37.4 percent disabled.

**Table III.24.13**  
**Disability by Age**  
 Ralston  
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	26	2.8%
16 to 64	952	22.5%
65 and older	291	37.4%
<b>Total</b>	<b>1,269</b>	<b>21.4%</b>

Table III.24.14 shows disability by type in 2000. There were 433 physical disabilities in 2000, some 688 employment disabilities, and 407 go-outside-home disabilities reported.

**Table III.24.14**  
**Total Disabilities Tallied: Aged 5 and Older**  
 Ralston  
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	166
Physical disability	433
Mental disability	315
Self-care disability	130
Employment disability	688
Go-outside-home disability	407
<b>Total</b>	<b>2,139</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.24.15. The disability rate for females was 11.4 percent, compared to 14.8 percent for males. The disability rate changed precipitously higher with age, with 35.2 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	22	7.1%	34	5.5%	56	6%
18 to 34	98	8.8%	74	8.2%	172	8.5%
35 to 64	180	13.9%	114	7.7%	294	10.6%
65 to 74	149	46.4%	89	22.7%	238	33.4%
75 or Older	75	33.9%	121	36%	196	35.2%
<b>Total</b>	<b>524</b>	<b>14.8%</b>	<b>432</b>	<b>11.4%</b>	<b>956</b>	<b>13%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.24.16. Some 6.3 percent have an ambulatory disability, 3.8 have an independent living disability, and 1.5 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	407	5.5%
Vision disability	117	1.6%
Cognitive disability	262	3.8%
Ambulatory disability	440	6.3%
Self-Care disability	102	1.5%
Independent living disability	232	3.8%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.24.17 and Table III.24.18. In 2016, some 4,427 persons were employed and 248 were unemployed. This totaled a labor force of 4,675 persons. The unemployment rate for Ralston was estimated to be 5.3 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	4,427
Unemployed	248
<b>Labor Force</b>	<b>4,675</b>
Unemployment Rate	5.3%



In 2016, 92.6 percent of households in Ralston had a high school education or greater.

<b>Table III.24.18</b>	
<b>High School or Greater Education</b>	
Ralston	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	3,067
Total Households	3,311
<b>Percent High School or Above</b>	<b>92.6%</b>

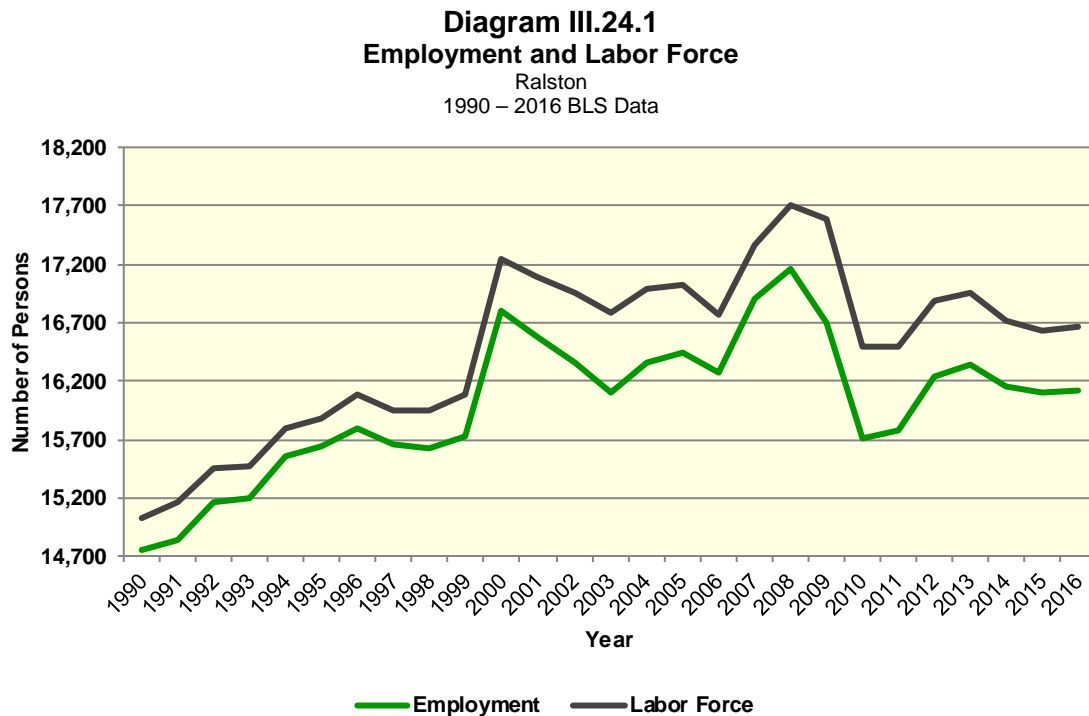
As seen in Table III.24.19, 29 percent of the population had a high school diploma or equivalent, another 30.8 percent have some college, 23.8 percent have a Bachelor's Degree, and 6.3 percent of the population had a graduate or professional degree.

<b>Table III.24.19</b>		
<b>Educational Attainment</b>		
Ralston		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	610	10.1%
High School or Equivalent	1,756	29%
Some College or Associates Degree	1,865	30.8%
Bachelor's Degree	1,444	23.8%
Graduate or Professional Degree	384	6.3%
<b>Total Population Above 18 years</b>	<b>6,059</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Diagram III.24.1, shows the employment and labor force for Ralston. The difference between the two lines represents the number of unemployed persons.



### 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.24.2, shows real average earnings per job for Douglas County from 1990 to 2016. Over this period the average earnings per job for Ralston was 55,391 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

**Diagram III.24.2**  
**Real Average Earnings Per Job**  
 Douglas County  
 BEA Data 1990 - 2016

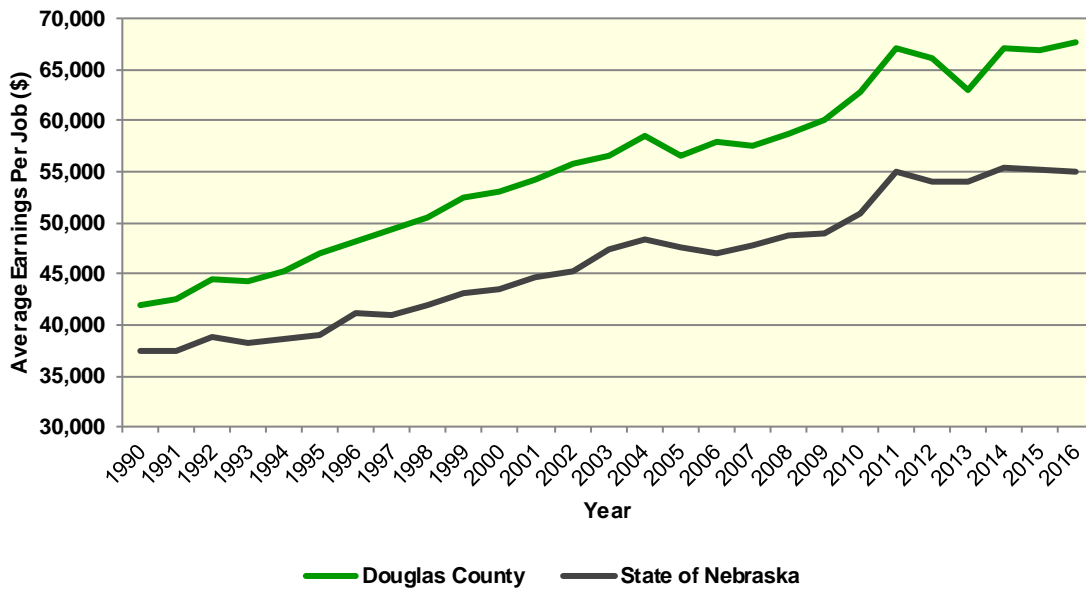
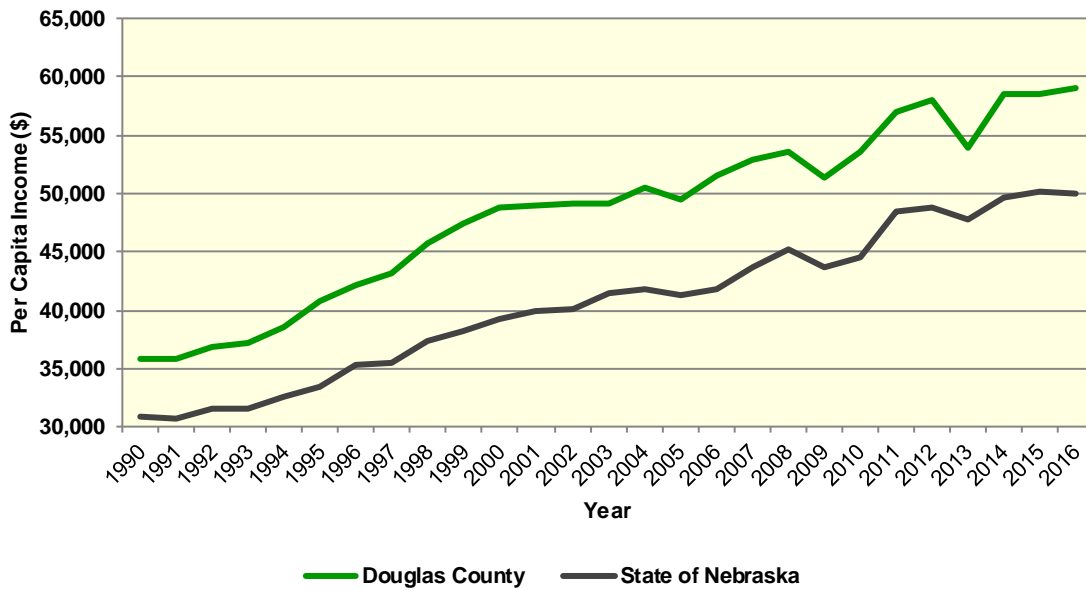


Diagram III.24.3, shows real per capita income Ralston from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Ralston was 48,445 dollars, which was higher than the statewide average of 40,548 dollars over the same period.

**Diagram III.24.3**  
**Real Per Capita Income**  
 Ralston  
 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.24.20 presents AGI distribution for the years 2000 through 2016.

Table III.24.20 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 <sup>48</sup>
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.24.21 presents poverty data for Douglas County.

The rate of poverty for Ralston is shown in Table III.24.22. In 2016, there were an estimated 545 persons living in poverty. This represented a 7.4 percent poverty rate, compared to 1.9 percent poverty in 2000. In 2016, some 5.9 percent of those in poverty were under age 6, and 12.7 percent were 65 or older.

Table III.24.21 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%

<sup>48</sup> 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.

<b>Table III.24.22</b>				
<b>Poverty by Age</b>				
Ralston				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	0	0%	32	5.9%
6 to 17	5	4.2%	98	18%
18 to 64	88	74.6%	346	63.5%
65 or Older	25	21.2%	69	12.7%
<b>Total</b>	<b>118</b>	<b>100.0%</b>	<b>545</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>1.9%</b>	<b>.</b>	<b>7.4%</b>	<b>.</b>

## 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 Ralston increased from 0 authorizations in 2015 to 1 in 2016.

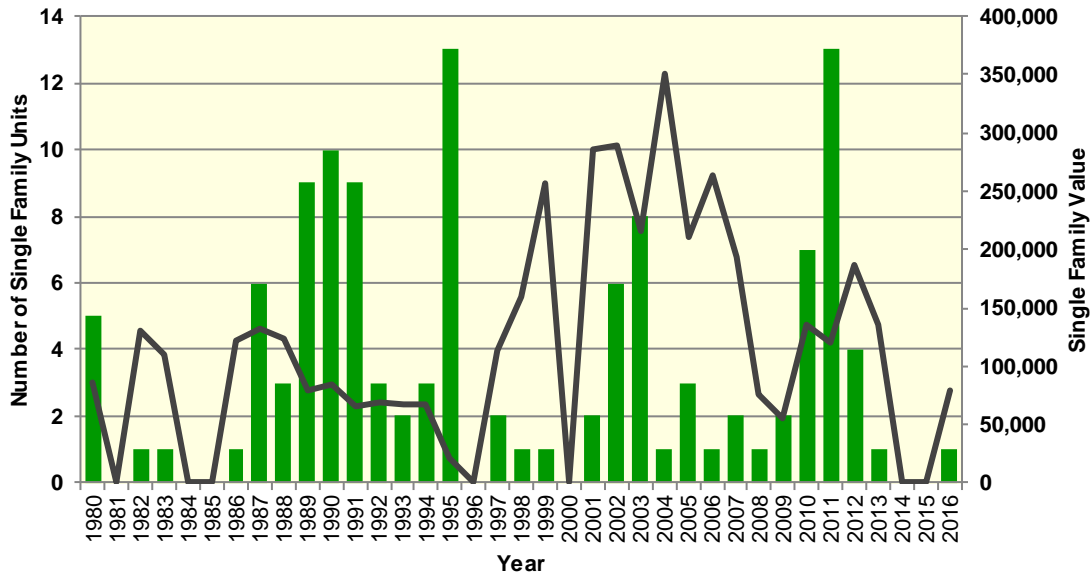
The real value of single-family building permits increased from \$0 in 2015 to \$80,000 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.24.23.



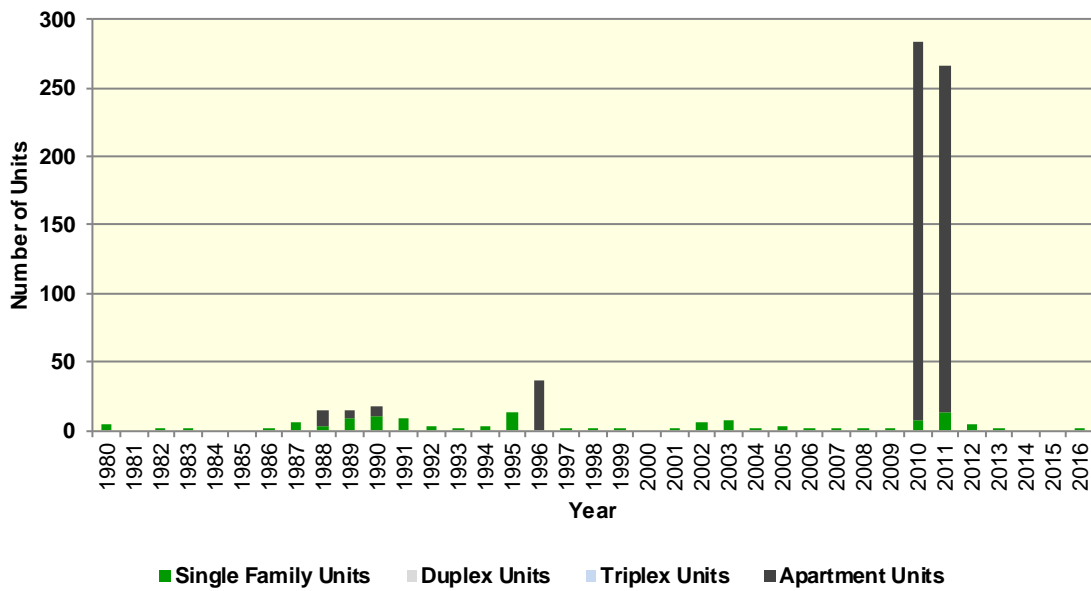
**Table III.24.23**  
**Building Permits and Valuation**  
 Ralston  
 Census Bureau Data, 1980–2016

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	5	0	0	0	5	85,408	0
1981	0	0	0	0	0	0	0
1982	1	0	0	0	1	129,758	0
1983	1	0	0	0	1	110,279	0
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0
1986	1	0	0	0	1	122,137	0
1987	6	0	0	0	6	131,889	0
1988	3	0	0	12	15	123,389	38,955
1989	9	0	0	6	15	79,281	77,882
1990	10	0	0	7	17	84,646	44,106
1991	9	0	0	0	9	64,789	0
1992	3	0	0	0	3	69,646	0
1993	2	0	0	0	2	68,024	0
1994	3	0	0	0	3	66,606	0
1995	13	0	0	0	13	20,649	0
1996	0	0	0	36	36	0	48,436
1997	2	0	0	0	2	112,857	0
1998	1	0	0	0	1	159,695	0
1999	1	0	0	0	1	257,517	0
2000	0	0	0	0	0	0	0
2001	2	0	0	0	2	285,230	0
2002	6	0	0	0	6	288,807	0
2003	8	0	0	0	8	215,006	0
2004	1	0	0	0	1	350,131	0
2005	3	0	0	0	3	210,403	0
2006	1	0	0	0	1	264,457	0
2007	2	0	0	0	2	194,177	0
2008	1	0	0	0	1	75,239	0
2009	2	0	0	0	2	55,723	0
2010	7	0	0	276	283	136,357	65,154
2011	13	0	0	253	266	120,829	63,840
2012	4	0	0	0	4	186,273	0
2013	1	0	0	0	1	135,515	0
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	1	0	0	0	1	80,000	0

**Diagram III.24.4**  
**Single-Family Permits**  
 Ralston  
 Census Bureau Data, 1980–2016



**Diagram III.24.5**  
**Total Permits by Unit Type**  
 Ralston  
 Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.24.24. In 2016, there were 3,421 housing units, up from 2,589 in 2000. Single-family units accounted for 69.9 percent of units in 2016, compared to 74.4 in 2000. Apartment units accounted for 26.7 percent in 2016, compared to 20.9 percent in 2000.

<b>Table III.24.24</b>				
<b>Housing Units by Type</b>				
Ralston				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,925	74.4%	2,391	69.9%
Duplex	66	2.5%	48	1.4%
Tri- or Four-Plex	48	1.9%	39	1.1%
Apartment	541	20.9%	912	26.7%
Mobile Home	9	0.3%	31	0.9%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>2,589</b>	<b>100.0%</b>	<b>3,421</b>	<b>100.0%</b>

Some 95.2 percent of housing was occupied in 2010, compared to 97.6 percent in 2000. Owner-occupied housing changed -2.7 percent between 2000 and 2010, ending with owner-occupied units representing 67.2 percent of units. Vacant units changed by 106.3 percent, resulting in 130 vacant units in 2010.

<b>Table III.24.25</b>					
<b>Housing Units by Tenure</b>					
Ralston					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,538	97.6%	2,581	95.2%	1.7%
Owner-Occupied	1,782	70.2%	1,734	67.2%	-2.7%
Renter-Occupied	756	29.8%	847	32.8%	12%
Vacant Housing Units	63	2.4%	130	4.8%	106.3%
<b>Total Housing Units</b>	<b>2,601</b>	<b>100.0%</b>	<b>2,711</b>	<b>100.0%</b>	<b>4.2%</b>

Table III.24.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,421 housing units. An estimated 59.5 percent were owner-occupied, and 3.2 percent were vacant.

<b>Table III.24.26</b>				
<b>Housing Units by Tenure</b>				
Ralston				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,581	95.2%	3,311	96.8%
Owner-Occupied	1,734	67.2%	1,970	59.5%
Renter-Occupied	847	32.8%	1,341	40.5%
Vacant Housing Units	130	4.8%	110	3.2%
<b>Total Housing Units</b>	<b>2,711</b>	<b>100.0%</b>	<b>3,421</b>	<b>100.0%</b>

Households by household size are shown in Table III.24.27. There were a total of 2,581 households in 2010, up from 2,538 in 2000. One person households changed by 23.6 percent between 2000 and 2010, while two person households changed by 3.1 percent. Three and four person households changed by -14.3 and -21.8 respectively, representing 13.9 percent and 10.8 percent of the population in 2010.

<b>Table III.24.27</b>					
<b>Households by Household Size</b>					
Ralston					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	686	27%	848	32.9%	23.6%
Two Persons	866	34.1%	893	34.6%	3.1%
Three Persons	419	16.5%	359	13.9%	-14.3%
Four Persons	358	14.1%	280	10.8%	-21.8%
Five Persons	153	6%	130	5%	-15%
Six Persons	44	1.7%	48	1.9%	9.1%
Seven Persons or More	12	0.5%	23	0.9%	91.7%
<b>Total</b>	<b>2,538</b>	<b>100.0%</b>	<b>2,581</b>	<b>100.0%</b>	<b>1.7%</b>

Households by income is shown in Table III.24.28. Households earning more than \$100,000 per year represented 15.4 percent of households in 2016, compared to 8.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.5 percent of households in 2010, compared to 28.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.4 percent of households in 2016, compared to 7.5 percent in 2000.

<b>Table III.24.28</b>				
<b>Households by Income</b>				
Ralston				
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	193	7.5%	279	8.4%
\$15,000 to \$19,999	102	3.9%	142	4.3%
\$20,000 to \$24,999	160	6.2%	117	3.5%
\$25,000 to \$34,999	402	15.5%	295	8.9%
\$35,000 to \$49,999	512	19.8%	761	23%
\$50,000 to \$74,999	727	28.1%	712	21.5%
\$75,000 to \$99,999	264	10.2%	495	15%
\$100,000 or More	227	8.8%	510	15.4%
<b>Total</b>	<b>2,587</b>	<b>100.0%</b>	<b>3,311</b>	<b>100.0%</b>

Table III.24.29 shows households by year home built. Housing units built between 2000 and 2009, account for 2.8 percent and those built in 2010 or later accounted for 12.2 percent of households. Households built in the 1970's, 1980's, and 1990's account for 27.1 percent, 12.3 percent, and 3.9, respectively. Housing units built prior to 1939 represented 8.4 percent of households in 2016.

<b>Table III.24.29</b> <b>Households by Year Home Built</b> Ralston 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	226	8.9%	277	8.4%
1940 to 1949	114	4.5%	58	1.8%
1950 to 1959	347	13.7%	470	14.2%
1960 to 1969	625	24.7%	577	17.4%
1970 to 1979	689	27.2%	896	27.1%
1980 to 1989	392	15.5%	406	12.3%
1990 to 1999	139	5.5%	128	3.9%
2000 to 2009	.	.	94	2.8%
2010 or Later	.	.	405	12.2%
<b>Total</b>	<b>2,532</b>	<b>100.0%</b>	<b>3,311</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.24.30. An estimated 72.3 percent of white households occupy single-family homes, while 100 percent of black households do. Some 23.9 percent of white households occupy apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

<b>Table III.24.30</b> <b>Distribution of Units in Structure by Race</b> Ralston 2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72.3%	100%	100%	0%	%	60%	86%
Duplex	1.5%	0%	0%	0%	%	0%	0%
Tri- or Four-Plex	1.2%	0%	0%	0%	%	0%	0%
Apartment	23.9%	0%	0%	100%	%	40%	14%
Mobile Home	1%	0%	0%	0%	%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.24.31. An estimated 51.5 percent of vacant units were for rent in 2010, a 91.4 percent change since 2000. In addition, some 16.2 percent of vacant units were for sale, a change of 250 percent between 2000 and 2010. "Other" vacant units represented 23.8 percent of vacant units in 2010. This is a change of 181.8 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.

<b>Table III.24.31</b> <b>Disposition of Vacant Housing Units</b> Ralston 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	35	55.6%	67	51.5%	91.4%
For Sale	6	9.5%	21	16.2%	250%
Rented or Sold, Not Occupied	6	9.5%	4	3.1%	-33.3%
For Seasonal, Recreational, or Occasional Use	5	7.9%	7	5.4%	40%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	11	17.5%	31	23.8%	181.8%
<b>Total</b>	<b>63</b>	<b>100.0%</b>	<b>130</b>	<b>100.0%</b>	<b>106.3%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.24.32. By 2016, for rent units accounted for 90.9 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 9.1 percent of vacant units, representing a total of 10 “other” vacant units.

<b>Table III.24.32</b> <b>Disposition of Vacant Housing Units</b> Ralston 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	67	51.5%	100	90.9%
For Sale	21	16.2%	0	0%
Rented Not Occupied	1	0.8%	0	0%
Sold Not Occupied	3	2.3%	0	0%
For Seasonal, Recreational, or Occasional Use	7	5.4%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	31	23.8%	10	9.1%
<b>Total</b>	<b>130</b>	<b>100.0%</b>	<b>110</b>	<b>100.0%</b>

### 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.24.33. In 2016, an estimated 0.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table III.24.33</b> <b>Overcrowding and Severe Overcrowding</b> Ralston 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	
<b>Owner</b>							
2000 Census	1,763	100%	0	0%	0	0%	1,763
2016 Five-Year ACS	1,970	100%	0	0%	0	0%	1,970
<b>Renter</b>							
2000 Census	746	97%	12	1.6%	11	1.4%	769
2016 Five-Year ACS	1,311	97.8%	30	2.2%	0	0%	3,311
<b>Total</b>							
2000 Census	2,509	99.1%	12	0.5%	11	0.4%	2,532
2016 Five-Year ACS	3,281	99.1%	30	0.9%	0	0%	3,311

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 41 households with incomplete plumbing facilities in 2016, representing 1.2 percent of households in Ralston. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.24.34</b> <b>Households with Incomplete Plumbing Facilities</b> Ralston 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,514	3,270
Lacking Complete Plumbing Facilities	18	41
<b>Total Households</b>	<b>2,532</b>	<b>3,311</b>
<b>Percent Lacking</b>	<b>0.7%</b>	<b>1.2%</b>

There were 41 households lacking complete kitchen facilities in 2016, compared to 10 households in 2000. This was a change from 0.4 percent of households in 2000 to 1.2 percent in 2016.

<b>Table III.24.35</b> <b>Households with Incomplete Kitchen Facilities</b> Ralston 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,522	3,270
Lacking Complete Kitchen Facilities	10	41
<b>Total Households</b>	<b>2,532</b>	<b>3,311</b>
<b>Percent Lacking</b>	<b>0.4%</b>	<b>1.2%</b>

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 Ralston, 17.5 percent percent of households had a cost burden and 8.2 percent had a severe cost burden. Some 27.4 percent of renters were cost burdened, and 14.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.3 percent and a severe cost burden rate of 1.9 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 5.5 percent.

**Table III.24.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Ralston  
 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	
<b>Owner With a Mortgage</b>									
2000 Census	1,071	84.7%	166	13.1%	28	2.2%	0	0%	1,265
2016 Five-Year ACS	972	79.8%	179	14.7%	67	5.5%	0	0%	1,218
<b>Owner Without a Mortgage</b>									
2000 Census	429	96.2%	17	3.8%	0	0%	0	0%	446
2016 Five-Year ACS	706	93.9%	32	4.3%	14	1.9%	0	0%	752
<b>Renter</b>									
2000 Census	549	71.4%	122	15.9%	72	9.4%	26	3.4%	769
2016 Five-Year ACS	751	56%	367	27.4%	190	14.2%	33	2.5%	1,341
<b>Total</b>									
2000 Census	2,049	82.6%	305	12.3%	100	4%	26	1%	2,480
2016 Five-Year ACS	2,429	73.4%	578	17.5%	271	8.2%	33	1%	3,311

**Housing Problems by Income**

Table III.24.37, 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.24.37**  
**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.24.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 215 owner-occupied and 270 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 90 owner-occupied and 240 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,049 households without a housing problem.

<b>Table III.24.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Ralston						
2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	10	0	0	25	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	55	35	0	0	0	90
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	40	90	30	40	215
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	0	50	205	235	1,070	1,560
<b>Total</b>	<b>70</b>	<b>135</b>	<b>295</b>	<b>265</b>	<b>1,135</b>	<b>1,900</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	20	0	0	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	200	40	0	0	0	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	145	80	0	0	270
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	4	30	295	70	90	489
<b>Total</b>	<b>274</b>	<b>235</b>	<b>375</b>	<b>70</b>	<b>90</b>	<b>1,044</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	10	0	0	25	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	20	0	0	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	255	75	0	0	0	330
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	185	170	30	40	485
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	4	80	500	305	1,160	2,049
<b>Total</b>	<b>344</b>	<b>370</b>	<b>670</b>	<b>335</b>	<b>1,225</b>	<b>2,944</b>



### 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.24.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Ralston. The number of completed surveys increased from 5 in 2016 to 7 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.2 percentage points and was at 2.1 percent in 2017.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	4	551	2	
2013	5	628	4.6	25
2014	2	374	2.1	14
2015	6	544	5.7	71.3
2016	5	537	1.9	19.5
2017	7	579	2.1	

Table III.24.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2 single-family units in Ralston, with 0 of them available. This translates into a vacancy rate of 0 percent in Ralston, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 574 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 2.1 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 3.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	2	0	0%	0%
Apartments	574	12	2.1%	3.7%
Mobile Homes	0	0	%	%
"Other" Units	0	0	0%	.
Don't Know	3	0	0%	6.3%
<b>Total</b>	<b>579</b>	<b>12</b>	<b>2.1%</b>	<b>3.3%</b>

Table III.24.41, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 2 units. The most common apartment units were one bedroom units, with 62 units.

<b>Table III.24.41</b> <b>Rental Units by Number of Bedrooms</b> Ralston 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	32	0	0	·	32
One	0	62	0	0	·	62
Two	2	24	0	0	·	26
Three	0	0	0	0	·	0
Four	0	0	0	0	·	0
Don’t Know	0	456	0	0	3	459
<b>Total</b>	<b>2</b>	<b>574</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>579</b>

Table III.24.42 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

<b>Table III.24.42</b> <b>Single-Family Units by Number of Bedrooms</b> Ralston 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	2	0	0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>2</b>	<b>0</b>	<b>0%</b>

Table III.24.43 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 8.1 percent.

<b>Table III.24.43</b> <b>Apartment Units by Number of Bedrooms</b> Ralston 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	32	0	0%
One	62	5	8.1%
Two	24	5	20.8%
Three	0	0	%
Four	0	0	%
Don’t know	456	2	0.4%
<b>Total</b>	<b>574</b>	<b>12</b>	<b>2.1%</b>

Average market-rate rents by unit type are shown in Table III.24.44. 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.



<b>Table III.24.44</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Ralston					
2017 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single-Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$650.5	\$	\$	\$650.5
One	\$	\$706.8	\$	\$	\$706.8
Two	\$950	\$741.3	\$	\$	\$793.5
Three	\$	\$1,086.00	\$	\$	\$1,086.00
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$950</b>	<b>\$743</b>	<b>\$</b>	<b>\$</b>	<b>\$784.4</b>

Table III.24.45 shows vacancy rates for single-family units by average rental rates for Ralston. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 0 percent.

<b>Table III.24.45</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Ralston			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single-Family Units</b>	<b>Available Single-Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$749	0	0	%
\$750 to \$999	2	0	0%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>2</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.24.46. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 4.3 percent.

<b>Table III.24.46</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Ralston			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$749	234	10	4.3%
\$750 to \$999	64	0	0%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	276	2	0.7%
<b>Total</b>	<b>574</b>	<b>12</b>	<b>2.1%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.24.47, 3 respondents, or 50 percent, included some sort of utility in the rent.

<b>Table III.24.47</b>	
<b>Are there any utilities included with the rent?</b>	
Ralston	
2017 Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	3
No	3
<b>% Offering Utilities</b>	<b>50%</b>

The type of utility included in the rent is shown in Table III.24.48. There were 1 respondents who included electricity, 1 respondents who included natural gas, 1 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table III.24.48</b>	
<b>Which utilities are included with the rent?</b>	
Ralston	
2017 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	3

Table III.24.49 shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 30 persons on the wait list.

<b>Table III.24.49</b> <b>Do you keep a waiting list?</b> Ralston 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	3
<b>Waitlist Size</b>	<b>30</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.24.50 most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

<b>Table III.24.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> Ralston 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	2	2	1	1
Moderate Need	1	1	1	1
High Need	0	1		
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.24.51 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.

<b>Table III.24.51</b> <b>How would you rate the need for construction of new units in the city?</b> Ralston 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	0	0		
Moderate Need	1	1		
High Need	0	0		
Extreme Need	1	2	1	1