

Douglas County

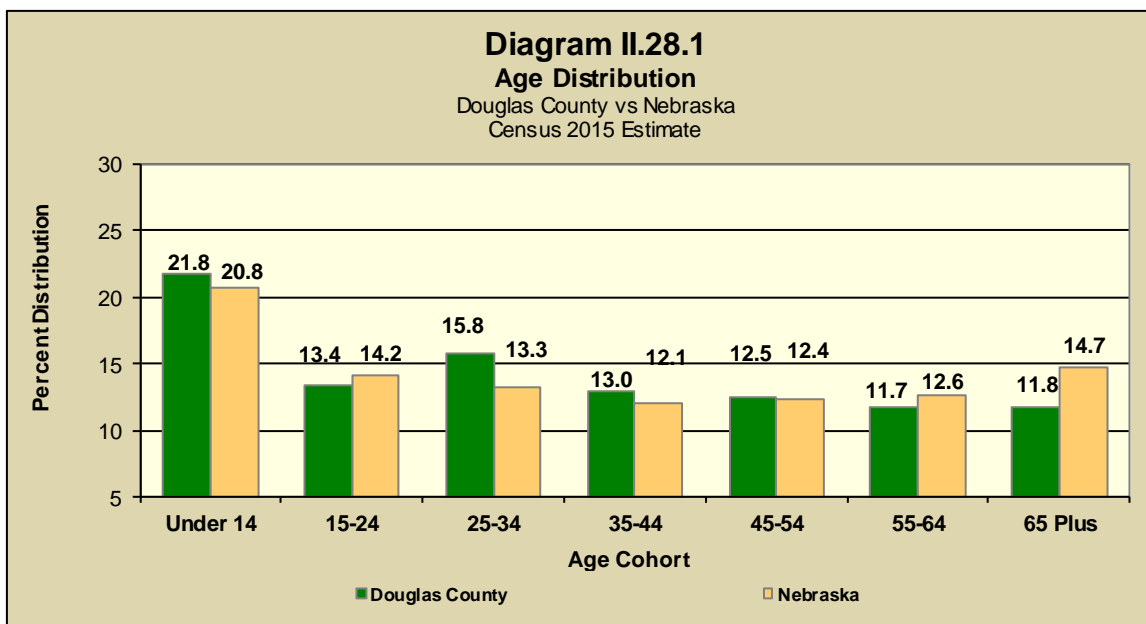
Summary

- Between 2010 and 2015, the county’s population increased by 6.4 percent or by 32,954 persons.
- Between 2010 and 2015, the Hispanic population increased by 16.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 6,779.
- In 2015, average earnings in the county was \$64,384 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.6 percent to 3.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 216 units.
- In 2015, the average real value of new single-family construction was \$158,142.
- In fiscal year 2016, the average price of an existing home was \$195,549.
- In a November 2016 rental survey, the average vacancy rate was 3.78 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Douglas County’s population increased by 6.4 percent, or from 517,110 people to 550,064 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 74,138 in 2010 to 73,477 in 2015, a decline of 0.9 percent. The number of people from 25 to 34 years of age increased by 7.3 percent, and those aged between 35 and 44 increased by 6.8 percent. As shown in Diagram II.28.1, people younger than 25 represented 35.2 percent of the population in 2015, while individuals aged 55 and older represented 23.5 percent of the population in Douglas County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population increased by 5.5 percent, while the black population increased by 2.9 percent. The Hispanic population of any race changed from 57,804 to 67,267 or by 16.4 percent. Table II.28.1, below, presents the details of these population variations.

Table II.28.1						
Population Characteristics						
State of Nebraska vs. Douglas County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Douglas County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	517,110	550,064	6.4%
Age						
Under 14 years	383,542	394,263	2.8%	113,752	120,096	5.6%
15 to 24 years	258,206	268,848	4.1%	74,138	73,477	-0.9%
25 to 34 years	245,176	252,533	3.0%	81,193	87,084	7.3%
35 to 44 years	220,838	228,643	3.5%	67,026	71,606	6.8%
45 to 54 years	258,726	234,477	-9.4%	70,478	68,695	-2.5%
55 to 64 years	213,176	238,715	12.0%	55,648	64,363	15.7%
65 & over	246,677	278,711	13.0%	54,875	64,743	15.7%
Race						
White	1,649,264	1,689,616	2.4%	422,648	445,863	5.5%
Black	85,971	93,900	9.2%	61,634	63,444	2.9%
American Indian or Alaskan Native	23,418	26,492	13.1%	5,829	6,580	12.9%
Asian	33,322	44,479	33.5%	14,222	19,495	37.1%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	577	447	-22.5%
Two or More Races	32,305	39,365	21.9%	12,200	14,235	16.7%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	57,804	67,267	16.4%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.28.2, at right, from April 2000 to July 2009, Douglas County’s natural increase was estimated to be 42,784 people. Douglas County has been experiencing net in-migration, with 3,830 persons arriving in the county in the last nine years.¹⁹⁰ The 2015 population estimates showed a natural increase of 24,067 persons and a net in-migration of 8,887 persons since the 2010 Census. In total, Douglas County’s population increased to 550,064 persons.

Table II.28.2	
Population Change	
Douglas County	
1980–2010 Census and Intercensal Data	
1980 Population	397,038
Natural Increase 80–90	36,901
Net Migration 80–90	-17,495
1990 Population	416,444
Natural Increase 90–00	32,773
Net Migration 90–00	14,368
2000 Population	463,585
Natural Increase 00–09	42,784
Net Migration 00–09	3,830
2009 Population Estimate	510,199
2010 Population	517,110
Natural Increase 10–15	24,067
Net Migration 10–15	8,887
2015 Population Estimate	550,064

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 decreased from 1141 persons in 2014 to 995 persons in 2015, with an additional net movement of 578 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.28.3.

¹⁹⁰ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.28.3
Driver's Licenses Exchanged and Surrendered
Douglas County
2001–First half of 2016 DOT Data

Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	8624	9121	-497
Calendar 2002	9470	7809	1661
Calendar 2003	9180	6903	2277
Calendar 2004	9543	7976	1567
Calendar 2005	9113	7653	1460
Calendar 2006	9215	7643	1572
Calendar 2007	8577	7511	1066
Calendar 2008	9296	6778	2518
Calendar 2009	7879	5287	2592
Calendar 2010	11879	8753	3126
Calendar 2011	8336	5830	2506
Calendar 2012	9027	6702	2325
Calendar 2013	8515	6521	1994
Calendar 2014	8525	7384	1141
Calendar 2015	8796	7801	995
First Half of 2016	4321	3743	578

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 256,361 in 2014 to 261,675 in 2015, as shown in Table II.28.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Douglas County increased by 1.6 percent from 106,351 in 2015 to 108,028 in 2016, as shown below in Table II.28.5. The number of school-age children 5 to 11 years of age increased from 55,197 in 2015 to 56,007 in 2016.

Table II.28.4
Income Tax Returns
Douglas County
1991–2015 DOR Data

Year	Returns
1991	196,888
1992	201,572
1993	198,522
1994	202,506
1995	202,417
1996	205,785
1997	209,375
1998	214,018
1999	215,271
2000	216,434
2001	214,770
2002	215,458
2003	216,012
2004	219,532
2005	200,926
2006	227,974
2007	233,725
2008	241,298
2009	237,853
2010	240,688
2011	244,733
2012	248,745
2013	251,061
2014	256,361
2015	261,675

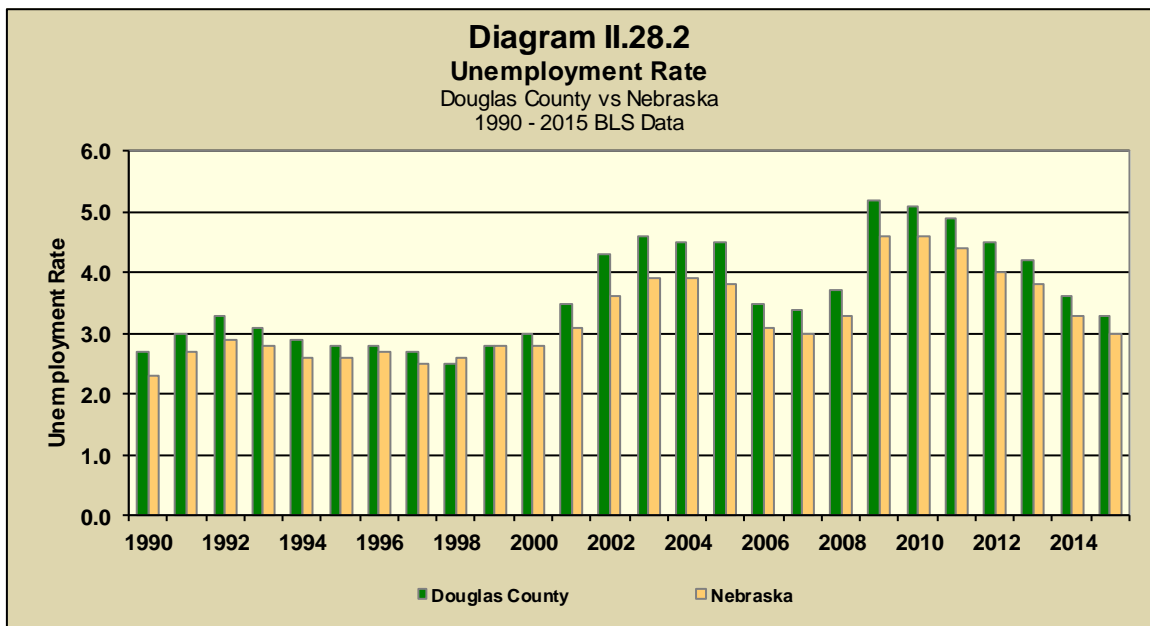
Table II.28.5
School-Age Children
Douglas County
Academic Years 1992–2016 DOE Data

Year	Age Group			Total
	5–11	11–13	14–18	
1992	46,065	11,971	28,705	86,741
1993	45,971	12,392	28,475	86,838
1994	46,219	12,953	28,851	88,023
1995	46,320	13,196	29,582	89,098
1996	46,433	13,196	30,334	89,963
1997	47,108	13,286	31,261	91,655
1998	47,536	13,275	32,260	93,071
1999	47,558	13,300	32,976	93,834
2000	47,855	13,338	33,462	94,655
2001	48,226	13,404	33,807	95,437
2002	47,653	13,540	32,137	93,330
2003	51,768	15,519	33,837	101,124
2004	52,328	15,524	35,366	103,218
2005	49,855	14,242	35,208	99,305
2006	49,004	13,795	34,504	97,303
2007	49,229	13,935	34,450	97,614
2008	49,569	14,058	34,488	98,115
2009	50,435	14,058	34,156	98,649
2010	50,797	13,940	34,128	98,865
2011	51,149	13,841	33,940	98,930
2012	52,773	14,232	34,303	101,308
2013	53,438	14,777	34,440	102,655
2014	54,880	14,951	35,225	105,056
2015	55,197	15,134	36,020	106,351
2016	56,007	15,630	36,391	108,028

ECONOMICS

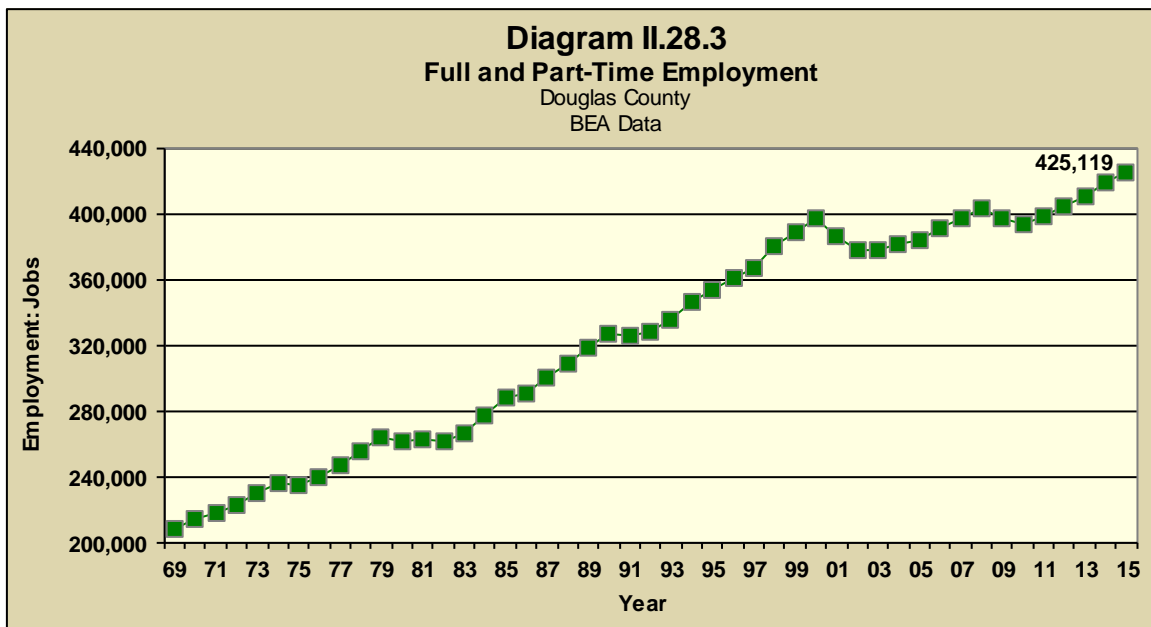
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Douglas County, defined as the number of people working or actively seeking work, increased from 286,920 in 2014 to 287,805 in 2015. The total number of people employed changed from 276,586 in 2014 to 278,356 in 2015. The unemployment rate for the county was 3.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.28.2, below.

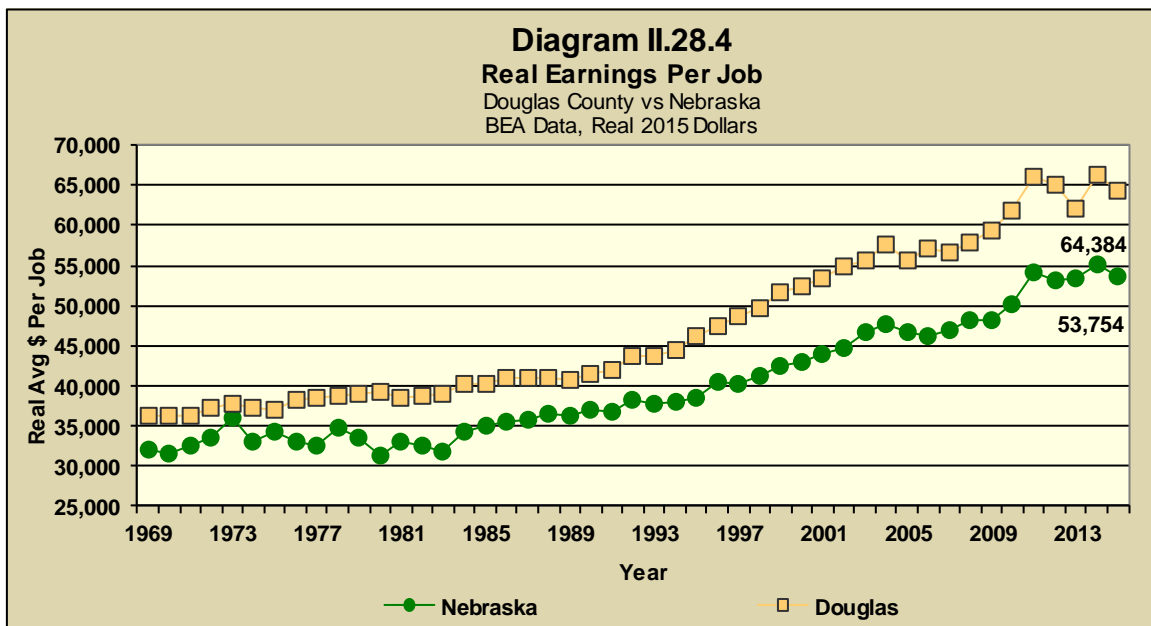


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 425,119 jobs in Douglas County, an increase of 6,779 jobs since 2014. Diagram II.28.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.28.4, below, real average earnings per job in the county was \$64,384 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$30,920,092,000, a decline of 0.9 percent between 2014 and 2015. Table II.28.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.28.6
Total BEA Employment and Real Personal Income
 Douglas County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	7,527,068	533,310	-758,575	1,227,912	592,464	8,055,560	20,896	208,012	36,186
1970	7,780,006	544,037	-736,789	1,281,134	671,196	8,451,510	21,627	214,963	36,192
1971	7,910,986	569,550	-735,867	1,309,960	729,975	8,645,505	21,792	217,623	36,352
1972	8,318,012	626,065	-798,379	1,353,248	772,786	9,019,602	22,364	223,188	37,269
1973	8,728,763	758,808	-853,838	1,422,516	885,363	9,423,995	23,069	230,523	37,865
1974	8,797,001	790,813	-895,464	1,490,916	928,937	9,530,577	23,160	236,145	37,253
1975	8,724,641	761,316	-922,244	1,482,938	1,061,321	9,585,339	23,699	235,281	37,082
1976	9,183,898	817,206	-998,335	1,498,751	1,053,296	9,920,405	24,440	240,189	38,236
1977	9,508,087	845,920	-1,083,593	1,560,875	1,026,596	10,166,046	25,321	246,772	38,530
1978	9,943,185	911,473	-1,187,388	1,601,354	1,069,611	10,515,289	26,170	256,167	38,815
1979	10,326,479	986,614	-1,328,772	1,658,936	1,106,725	10,776,754	26,904	264,466	39,047
1980	10,294,239	981,257	-1,382,341	1,809,509	1,188,616	10,928,766	27,488	262,128	39,272
1981	10,145,371	1,034,975	-1,372,081	2,073,049	1,235,818	11,047,182	27,715	262,951	38,583
1982	10,154,270	1,060,914	-1,368,153	2,397,618	1,261,839	11,384,659	28,478	261,578	38,819
1983	10,392,891	1,100,006	-1,400,542	2,351,250	1,309,759	11,553,351	28,745	265,892	39,087
1984	11,146,975	1,210,597	-1,514,914	2,540,829	1,330,606	12,292,899	30,346	277,763	40,131
1985	11,591,123	1,284,909	-1,578,041	2,572,212	1,361,675	12,662,061	31,076	287,761	40,280
1986	11,936,007	1,361,504	-1,603,044	2,644,711	1,401,025	13,017,195	31,877	290,950	41,024
1987	12,316,147	1,390,308	-1,635,694	2,683,896	1,398,520	13,372,561	32,755	300,366	41,004
1988	12,684,599	1,483,305	-1,655,278	2,839,895	1,415,311	13,801,221	33,593	309,181	41,026
1989	12,994,894	1,514,789	-1,662,065	2,865,397	1,439,925	14,123,363	34,170	318,352	40,819
1990	13,517,905	1,647,544	-1,833,298	3,224,792	1,512,586	14,774,441	35,350	326,534	41,398
1991	13,681,495	1,683,893	-1,873,588	3,205,890	1,592,753	14,922,656	35,240	326,019	41,965
1992	14,375,290	1,738,283	-2,039,172	3,281,974	1,690,265	15,570,073	36,326	328,675	43,737
1993	14,664,885	1,773,539	-2,132,770	3,300,535	1,764,046	15,823,157	36,606	335,964	43,650
1994	15,421,204	1,868,922	-2,268,223	3,452,550	1,816,341	16,552,948	37,987	346,621	44,490
1995	16,325,803	1,946,750	-2,328,008	3,775,458	1,882,496	17,708,999	40,168	353,328	46,206
1996	17,157,889	2,043,363	-2,445,014	3,959,022	1,954,534	18,583,068	41,562	361,417	47,474
1997	17,863,943	2,151,945	-2,669,771	4,174,673	1,982,862	19,199,763	42,470	367,316	48,634
1998	18,899,779	2,254,332	-2,813,148	4,648,306	2,044,937	20,525,541	45,020	380,413	49,682
1999	20,044,720	2,370,619	-3,019,775	4,744,957	2,134,285	21,533,568	46,731	388,116	51,646
2000	20,765,898	2,427,847	-3,284,814	5,100,981	2,178,969	22,333,187	48,060	396,873	52,324
2001	20,615,155	2,390,711	-2,962,913	5,010,085	2,340,349	22,611,964	48,303	385,788	53,436
2002	20,774,305	2,406,188	-3,049,065	5,087,734	2,442,257	22,849,043	48,422	377,921	54,970
2003	21,035,947	2,453,962	-3,132,986	5,109,586	2,518,312	23,076,898	48,410	378,113	55,634
2004	21,962,567	2,503,408	-3,195,684	5,244,591	2,509,999	24,018,065	49,823	381,249	57,607
2005	21,404,882	2,534,153	-3,228,645	5,577,649	2,584,875	23,804,609	48,768	384,143	55,721
2006	22,311,765	2,633,627	-3,291,834	5,986,267	2,704,584	25,077,155	50,789	390,529	57,132
2007	22,518,843	2,643,943	-3,359,541	6,643,074	2,788,159	25,946,591	52,024	397,536	56,646
2008	23,336,702	2,704,397	-3,411,313	6,348,613	3,100,322	26,669,927	52,860	403,240	57,873
2009	23,522,245	2,691,668	-3,321,239	5,200,110	3,201,756	25,911,204	50,618	397,069	59,240
2010	24,339,487	2,739,006	-3,116,610	5,463,449	3,435,199	27,382,520	52,794	393,810	61,805
2011	26,320,546	2,469,907	-3,194,483	5,354,700	3,448,265	29,459,122	56,147	398,718	66,013
2012	26,343,474	2,481,604	-3,070,512	6,159,329	3,407,299	30,357,986	57,112	404,458	65,133
2013	25,503,129	2,785,953	-3,122,558	5,596,476	3,388,124	28,579,218	53,121	410,631	62,107
2014	27,722,977	2,948,715	-3,088,496	6,050,985	3,449,564	31,186,314	57,330	418,340	66,269
2015	27,370,867	3,001,986	-3,188,527	6,138,619	3,601,119	30,920,092	56,212	425,119	64,384

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 2.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 3.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 40.1 percent over the 2010 to 2015 period. Table II.28.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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 ¹⁹¹
1991	53,796	22,676	36,175	24,040	26,641	21,191	6,172	4,960	1,237	196,888
1992	53,412	22,415	37,062	24,189	26,776	23,059	7,325	5,762	1,572	201,572
1993	51,496	21,536	36,421	23,849	26,136	23,477	7,691	6,340	1,576	198,522
1994	51,103	20,728	37,731	23,736	26,882	24,870	8,689	7,109	1,658	202,506
1995	49,418	19,402	37,571	23,860	26,323	26,022	9,774	8,051	1,996	202,417
1996	49,698	17,972	37,654	24,499	26,107	27,255	10,925	9,278	2,397	205,785
1997	48,998	16,851	36,962	25,246	26,575	28,667	12,407	10,944	2,725	209,375
1998	47,750	16,361	36,705	26,399	26,779	29,972	14,028	12,851	3,173	214,018
1999	46,289	15,242	35,875	26,965	27,210	30,600	15,182	14,432	3,476	215,271
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

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 increased from 74,253 in 2010 to 77,869 in 2015, with the poverty rate reaching 14.5 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.28.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	45,294	10.1
1999	44,484	9.7
2000	39,397	8.6
2001	41,875	9.0
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	14.0
2015	77,869	14.5

¹⁹¹ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Business Establishments

The total number of business establishments in Douglas County increased by 5430 between 1980 and 2014, at an annual rate of change of 1.3 percent, as reported by the Census Bureau and as presented in Table II.28.9, at right.¹⁹² This compared to an average annual rate of change of 1.03 percent statewide. Douglas County added 67 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 4.3 percent in Douglas County between 2010 and 2015, from 219,580 to 229,086. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.28.10.

Year	Nebraska	Douglas County
1980	37,727	9,706
1981	37,582	9,827
1982	37,500	9,839
1983	41,889	11,129
1984	43,151	11,525
1985	43,115	11,676
1986	42,538	11,742
1987	42,691	11,939
1988	43,134	12,167
1989	43,302	12,294
1990	43,749	12,450
1991	44,405	12,659
1992	45,269	12,884
1993	46,059	13,070
1994	46,640	13,164
1995	47,128	13,377
1996	47,607	13,504
1997	48,588	13,788
1998	48,655	13,789
1999	48,968	13,867
2000	49,623	14,158
2001	49,710	14,151
2002	50,259	14,252
2003	50,394	14,241
2004	50,928	14,427
2005	51,440	14,621
2006	51,906	14,902
2007	52,517	15,033
2008	52,152	14,905
2009	51,633	14,812
2010	51,886	14,962
2011	51,553	14,761
2012	52,294	14,875
2013	52,585	15,069
2014	52,991	15,136

Subject	Nebraska	% Growth Since Census	Douglas County	% Growth Since Census
2000 Census	722,668	-	192,672	-
2010 Census	796,793	10.3%	219,580	14.0%
July 2011 Estimate	801,129	0.5%	221,387	0.8%
July 2012 Estimate	804,659	1.0%	223,091	1.6%
July 2013 Estimate	809,171	1.5%	224,674	2.3%
July 2014 Estimate	814,970	2.3%	226,891	3.3%
July 2015 Estimate	820,913	3.0%	229,086	4.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Douglas County. As shown in Table II.28.11 on the following page, 7.3 percent of housing units, or 16,505, were vacant in 2015. Of the 208,541 housing units that were occupied in 2015, 61.8 percent, or 128,781, were owner-occupied and the remaining 38.2 percent were renter-occupied.

¹⁹² Totals may not add due to rounding-off of county totals.

Table II.28.11				
Housing Units by Tenure				
Douglas County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	202,411	92.2%	208,541	92.7%
Owner-Occupied	127,399	62.9%	128,781	61.8%
Renter-Occupied	75,012	37.1%	79,760	38.2%
Vacant Housing Units	17,169	7.8%	16,505	7.3%
Total Housing Units	219,580	100.0%	225,046	100.0%

As shown in Table II.28.12, below, there were 159,863 single family dwellings in 2015, which accounted for 71.0 percent of all housing units. Apartment units accounted for 23.7 percent of housing units, with 53,296 units. Mobile homes also accounted for an additional 1.4 percent of housing with 3,045 units.

Table II.28.12				
Housing Units by Type				
Douglas County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁹³		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	154,892	72%	159,863	71.0%
Duplex	3,181	1%	3,877	1.7%
Tri- or Four-Plex	4,832	2%	4,931	2.2%
Apartment	49,959	23%	53,296	23.7%
Mobile Home	2,783	1%	3,045	1.4%
Boat, RV, Van, Etc.	9	0%	34	.0%
Total	215,656	100.0%	225,046	100.0%

Table II.28.13, below, shows the disposition of vacant housing units in Douglas County. The 2015 five-year ACS shows 38.6 percent of vacant units were for rent, 12.8 percent were for sale, and 8.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 3,959 “other vacant” units, or 23.1 percent; this compared to 34.5 percent “other vacant” units in 2015.

Table II.28.13				
Disposition of Vacant Housing Units				
Douglas County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	8,645	50.4%	6,371	38.6%
For Sale	2,512	14.6%	2,109	12.8%
Rented or Sold, Not Occupied	910	5.3%	1,380	8.4%
For Seasonal, Recreational, or Occasional Use	1,138	6.6%	959	5.8%
For Migrant Workers	5	0.0%	0	.0%
Other Vacant	3,959	23.1%	5,686	34.5%
Total	17,169	100.0%	16,505	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁹⁴ In most years for which data are presented, single-

¹⁹³ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Douglas County increased from 1,415 in 2014 to 1,653 in 2015 and the average value of construction was \$158,142 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 2,572 in 2014 to 2,788 in 2015. These changes in residential permit activity in the county compared to an increase in population of 86,479 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.28.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	1,168	188	51	122	1,529	58.20	43.50	37.80	23.50
1981	576	66	19	159	820	56.60	40.50	54.80	23.10
1982	524	90	52	457	1,123	56.00	34.90	40.10	37.60
1983	1,393	126	15	287	1,821	77.70	71.00	72.00	28.90
1984	1,480	166	64	454	2,164	110.00	80.60	62.80	23.60
1985	1,429	120	14	351	1,914	106.90	75.80	73.60	23.50
1986	1,324	102	40	1,572	3,038	109.70	75.50	25.90	20.60
1987	1,275	74	8	577	1,934	114.20	84.00	45.20	27.40
1988	1,291	58	40	487	1,876	139.80	101.50	21.80	21.90
1989	1,334	60	4	684	2,082	127.80	94.30	34.10	19.20
1990	1,451	34	.	937	2,422	124.50	93.60	.	21.10
1991	1,578	26	.	358	1,962	125.20	94.40	.	27.90
1992	1,799	30	.	476	2,305	120.20	98.80	.	30.90
1993	1,839	46	24	530	2,439	123.60	88.20	51.30	33.70
1994	1,514	34	15	297	1,860	123.70	89.60	89.30	27.50
1995	1,497	42	8	706	2,253	121.00	78.60	54.70	29.60
1996	1,778	62	12	1,607	3,459	116.80	86.70	77.40	31.50
1997	1,653	64	36	1,608	3,361	122.70	88.90	56.60	47.30
1998	1,738	52	7	1,424	3,221	135.20	83.80	59.10	60.60
1999	2,067	78	46	560	2,751	134.90	82.60	65.70	54.20
2000	2,087	4	212	585	2,888	126.80	90.50	63.90	53.10
2001	2,267	14	12	495	2,788	128.70	88.90	29.50	59.90
2002	2,409	16	12	801	3,238	151.9	108.2	97.5	72.5
2003	2,741	26	.	308	3,075	152.7	95.3	.	59.0
2004	2,805	20	14	296	3,135	149.5	105.1	93.5	74.1
2005	3,034	48	35	509	3,626	135.4	100.5	96.0	64.5
2006	2,020	48	89	886	3,043	132.9	87.4	72.2	62.9
2007	1,996	22	19	681	2,718	125.7	79.9	66.9	65.8
2008	1,606	26	24	1,117	2,773	118.0	104.6	55.5	72.1
2009	1,603	12	6	319	1,940	118.9	77.4	62.9	83.9
2010	1,250	20	20	626	1,916	148.1	124.4	74.9	71.1
2011	1,218	6	6	915	2,145	146.1	131.4	76.8	72.2
2012	1,375	28	.	606	2,009	153.4	77.6	.	73.5
2013	1,654	22	7	974	2,657	160.1	125.9	99.7	69.3
2014	1,415	10	.	1,147	2,572	159.3	70.7	.	75.3
2015	1,653	.	.	1,135	2,788	158.1	.	.	78.2

¹⁹⁴ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 146,003 property transactions in Douglas County. Of these, 134,329 were for single-family homes during this 18-year period, as shown in Table II.28.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	6,791	0	45	148	2	6,986
2000	7,428	0	66	239	0	7,733
2001	8,001	1	65	312	0	8,379
2002	8,874	0	88	326	0	9,288
2003	8,986	0	79	393	0	9,458
2004	9,903	0	5	468	0	10,376
2005	10,140	0	9	527	122	10,798
2006	9,522	0	8	732	303	10,565
2007	8,479	0	3	744	369	9,595
2008	7,014	0	39	690	337	8,080
2009	5,912	0	31	529	223	6,695
2010	7,049	0	22	679	238	7,988
2011	4,468	0	2	426	163	5,059
2012	5,438	0	4	537	0	6,168
2013	6,418	0	9	698	0	7,125
2014	3,556	0	3	377	141	4,077
2015	7,926	11	6	639	96	8,678
2016	8,424	0	4	527	0	8,955
Total	134,329	12	488	8,991	2,183	146,003

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 22,503 single-family home property transactions for units built before 1930, 10.0 percent of units were of low quality and 34.8 percent were of fair quality. Conversely, of the 26,090 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 12.9 percent of fair quality. Table II.28.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	2,251	714	64	14	1	3	3	0	0	3,050
Fair	7,821	7,276	3,105	2,899	1,978	3,753	3,374	81	1	30,288
Average	11,019	13,254	9,708	8,182	4,722	6,843	12,795	1,109	0	67,632
Good	1,292	2,163	1,792	2,901	3,024	5,872	8,659	3,415	0	29,118
Very Good	113	149	105	220	896	1,185	1,238	179	0	4,085
Excellent	4	3	7	1	2	4	8	0	0	29
Missing	3	9	4	1	65	32	13	0	0	127
Total	22,503	23,568	14,785	14,218	10,688	17,692	26,090	4,784	1	134,329

In regard to the current condition of residential dwellings, of the same 22,503 single-family homes built before 1930, 22.2 percent of the homes were worn out or badly worn, and 62.3

percent were in average condition. Table II.28.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	689	238	35	22	6	5	2	0	0	997
Badly Worn	4,310	2,393	622	223	94	66	19	3	0	7,730
Average	14,011	15,448	9,751	6,145	3,365	3,364	2,934	958	1	55,977
Good	3,142	5,083	4,169	7,616	6,902	13,470	21,938	3,653	0	65,973
Very Good	292	375	185	197	284	690	1,179	167	0	3,369
Excellent	57	30	23	15	37	97	18	3	0	280
Missing	2	1	0	0	0	0	0	0	0	3
Total	22,503	23,568	14,785	14,218	10,688	17,692	26,090	4,784	1	134,329

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$158,431 to \$195,549, a total increase of 23.4 percent, as shown in Table II.28.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Douglas County ranged from \$87,354 for homes built before 1930 to \$203,093 for homes built from 2001 to 2010, and \$265,405 for the newest homes built between 2011 and 2016.¹⁹⁵ Homes built from 2001 through 2010 were also larger, averaging 1,629 square feet per unit. Table II.28.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	112,132
2000	109,472
2001	129,537
2002	129,400
2003	136,482
2004	145,788
2005	151,843
2006	157,814
2007	155,407
2008	154,844
2009	156,783
2010	158,431
2011	169,603
2012	171,328
2013	178,313
2014	182,883
2015	187,779
2016	195,549
Average	152,902

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁹⁶ (\$)
Before 1930	87,354	1,169	74.7
1931-1960	109,470	1,121	97.7
1961-1970	129,748	1,245	104.2
1971-1980	144,563	1,404	103.0
1981-1990	171,916	1,599	107.5
1991-2000	197,343	1,707	115.6
2001-2010	203,093	1,629	124.7
2011-2016	265,405	1,876	141
Average	153,353	1,420	108

¹⁹⁵ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

¹⁹⁶ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.28.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Douglas County. The number of completed surveys decreased from 524 in 2015 to 467 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by .1 percentage point and was at 3.78 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	121	26,903	6.95	21.1
2003	177	32,802	6.02	21.3
2004	180	34,271	5.55	26.2
2005	169	37,969	5.76	27.5
2006	171	38,811	4.98	26.9
2007	231	36,451	5.77	22.8
2008	187	40,551	4.56	18.4
2009	229	39,088	5.96	27.5
2010	208	36,671	4.57	24.2
2011	222	42,806	4.09	22.5
2012	320	39,800	3.56	22.1
2013	528	41,765	4.31	33.9
2014	548	45,976	4.28	29.0
2015	524	48,523	3.9	27
2016	467	50,920	3.78	22.0

Table II.28.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2,661 single family units in Douglas County, with 93 of them available. This translates into a vacancy rate of 3.5 percent in Douglas County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 39,191 apartment units reported in the survey, with 1,545 of them available, which resulted in a vacancy rate of 3.9 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 4.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	2,661	93	3.5%	3.8%
Apartments	39,191	1,545	3.9%	3.7%
Mobile Homes	0	0	%	25.0%
“Other” Units	2	0	.0%	.
Don't Know	9,066	288	3.2%	6.1%
Total	50,920	1,926	3.78%	4.0%

Table II.28.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 687 units. The most common apartment units were one bedroom units, with 9,582 units. Details for additional unit types are reported on the following page.

Table II.28.22						
Rental Units by Number of Bedrooms						
Douglas County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	1,006	0	0	.	1,006
One	15	9,582	0	0	.	9,597
Two	360	8,730	0	0	.	9,090
Three	687	1,030	0	0	.	1,717
Four	135	16	0	0	.	151
Don’t Know	1,464	18,827	0	2	9,066	29,359
Total	2,661	39,191	0	2	9,066	50,920

Table II.28.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 4.5 percent.

Table II.28.23			
Single Family Units by Number of Bedrooms			
Douglas County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	2	13.3%
Two	360	27	7.5%
Three	687	31	4.5%
Four	135	19	14.1%
Don’t know	1,464	14	1.0%
Total	2,661	93	3.5%

Table II.28.24, below, 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 4.5 percent.

Table II.28.24			
Apartment Units by Number of Bedrooms			
Douglas County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1,006	40	4.0%
One	9,582	427	4.5%
Two	8,730	400	4.6%
Three	1,030	37	3.6%
Four	16	1	6.3%
Don’t know	18,827	640	3.4%
Total	39,191	1,545	3.9%

Average market-rate rents by unit type are shown in Table II.28.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.28.25					
Average Market Rate Rents by Number of Bedrooms					
Douglas County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$601.8	\$	\$	\$601.8
One	\$600.0	\$705.3	\$	\$	\$700.6
Two	\$759.9	\$867.0	\$	\$	\$838.7
Three	\$992.5	\$1,048.3	\$	\$	\$1,014.2
Four	\$1,217.7	\$1,090.1	\$	\$	\$1,197.9
Don't know	\$994.6	\$802.7	\$	\$800.0	
Total	\$966.0	\$804.5	\$	\$	\$871.5

Table II.28.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.28.26					
Average Assisted Rate Rents by Number of Bedrooms					
Douglas County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$422.7	\$	\$	\$422.7
One	\$	\$474.1	\$	\$	\$474.1
Two	\$207.1	\$462.0	\$	\$	\$316.4
Three	\$402.0	\$104.0	\$	\$	\$382.1
Four	\$150.5	\$	\$	\$	\$150.5
Total	\$326.3	\$408.2	\$	\$	\$363.6

Table II.28.27, on the following page, shows vacancy rates for single family units by average rental rates for Douglas County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 1.7 percent.

Table II.28.27 Single Family Market Rate Rents by Vacancy Status Douglas County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	6	1	16.7%
\$500 to \$750	309	22	7.1%
\$750 to \$1,000	1,568	27	1.7%
\$1,000 to \$1,250	321	33	10.3%
\$1,250 to \$1,500	175	6	3.4%
Above \$1,500	85	1	1.2%
Missing	197	3	1.5%
Total	2,661	93	3.5%

The average rent and availability of apartment units is displayed in Table II.28.28, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 4.2 percent.

Table II.28.28 Apartment Market Rate Rents by Vacancy Status Douglas County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	483	9	1.9%
\$500 to \$750	11,905	433	3.6%
\$750 to \$1,000	15,438	653	4.2%
\$1,000 to \$1,250	3,344	147	4.4%
\$1,250 to \$1,500	1,736	89	5.1%
Above \$1,500	591	15	2.5%
Missing	5,694	199	3.5%
Total	39,191	1,545	3.9%

Respondents were asked if utilities are included in the rent and, as shown in Table II.28.29 below, 173 respondents, or 45.6 percent, included some sort of utility in the rent.

Table II.28.29 Are there any utilities included with the rent? Douglas County 2016 Survey of Rental Properties	
Period	Respondent
Yes	173
No	206
% Offering Utilities	45.6%

The type of utility included in the rent is shown in Table II.28.30, below. There were 35 respondents who included electricity, 53 respondents who included natural gas, 147 respondents who included water and sewer and 156 respondents included trash collection in the rent.

Table II.28.30 Which utilities are included with the rent? Douglas County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	35
Natural Gas	53
Water/Sewer	147
Trash Collection	156

Table II.28.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 141 respondents said they keep a waitlist, with an estimated 1,430 number of persons on the wait list.

Table II.28.31 Do you keep a waiting list? Douglas County 2016 Survey of Rental Properties	
Period	Respondent
Yes	141
No	239
Waitlist Size	1,430

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.28.32 below, 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 II.28.32 How would you rate the need for renovation of existing units in the city? Douglas County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	30	31	31	8
Low Need	38	38	38	6
Moderate Need	107	107	107	18
High Need	47	47	46	7
Extreme Need	39	38	38	6

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.28.33 below, 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 II.28.33				
How would you rate the need for construction of new units in the city?				
Douglas County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	107	108	107	16
Low Need	67	66	66	15
Moderate Need	52	52	52	7
High Need	28	28	28	3
Extreme Need	22	22	22	2