

**VOLUME II:
DOUGLAS COUNTY**

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Douglas County

DEMOGRAPHICS

Population Estimates

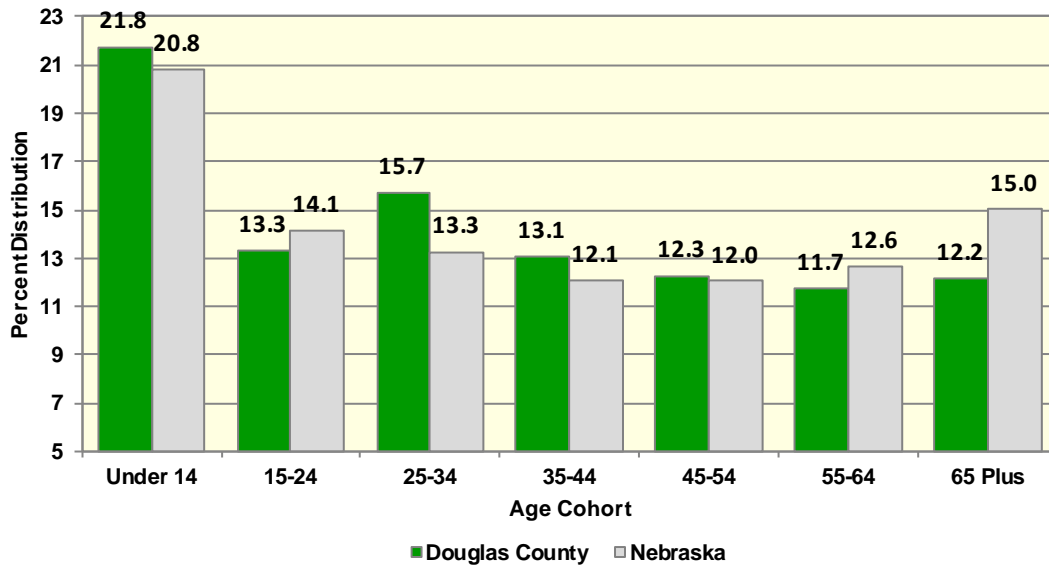
The Census Bureau's current census estimates indicate that Douglas County's population increased from 517,110 in 2010 to 554,995 in 2016, or by 7.3 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 7.4 percent, and the number of people from 55 to 64 years of age increased by 17.1 percent. The white population increased by 6.2 percent, while the black population increased by 2.7 percent. The Hispanic population increased from 57,804 to 69,054 people between 2010 and 2016 or by 19.5 percent. These data are presented in Table II.28.1.

Table II.28.1						
Profile of Population Characteristics						
Douglas County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Douglas County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	517,110	554,995	7.3%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	113,752	120,716	6.1%	383,542	396,601	3.4%
15 to 24 years	74,138	73,895	-0.3%	258,206	269,442	4.4%
25 to 34 years	81,193	87,179	7.4%	245,176	252,946	3.2%
35 to 44 years	67,026	72,497	8.2%	220,838	230,528	4.4%
45 to 54 years	70,478	68,086	-3.4%	258,726	229,683	-11.2%
55 to 64 years	55,648	65,164	17.1%	213,176	241,172	13.1%
65 and Over	54,875	67,458	22.9%	246,677	286,744	16.2%
Race						
White	422,648	448,795	6.2%	1,649,264	1,694,976	2.8%
Black	61,634	63,321	2.7%	85,971	94,620	10.1%
American Indian and Alaskan Native	5,829	6,878	18%	23,418	27,318	16.7%
Asian	14,222	20,877	46.8%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	577	461	-20.1%	2,061	2,425	17.7%
Two or more races	12,200	14,663	20.2%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	57,804	69,054	19.5%	167,405	203,320	21.5%

Table II.28.2, presents the population of Douglas County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 254,164 males, who accounted for 49.2 percent of the population, and the remaining 50.8 percent, or 262,946 persons, were female. In 2016, the number of males was 273,754 persons, and accounted for 49.3 percent of the population, with the remaining 50.7 percent, or 281,241 persons being female.

Table II.28.2 Population by Age and Gender Douglas County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	57,925	55,827	113,752	61,671	59,045	120,716	6.1%
15 to 24 years	36,841	37,297	74,138	37,170	36,725	73,895	-0.3%
25 to 34 years	40,884	40,309	81,193	43,705	43,474	87,179	7.4%
35 to 44 years	33,877	33,149	67,026	36,548	35,949	72,497	8.2%
45 to 54 years	34,841	35,637	70,478	34,161	33,925	68,086	-3.4%
55 to 64 years	26,702	28,946	55,648	31,300	33,864	65,164	17.1%
65 and Over	23,094	31,781	54,875	29,199	38,259	67,458	7.3%
Total	254,164	262,946	517,110	273,754	281,241	554,995	7.3%
% of Total	49.2%	50.8%	.	49.3%	50.7%	.	

Diagram II.28.1
Age Distribution
 Douglas County
 Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

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.28.3, from April 2000 to July 2009, Douglas County 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.¹¹² The 2016 population estimates showed a natural increase of 28,789 persons. Between 2010 and 2016, Douglas County’s population rose to 554,995 persons.

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 II.28.4.

Table II.28.3	
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 10–16	28,789
Net Migration 10–16	9,096
2016 Population Estimate	554,995

Table II.28.4			
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

¹¹² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Douglas County increased by 1.8 percent from 108,028 in 2016 to 110,006 in 2017, as shown in Table II.28.5. The number of school-age children 5 to 11 years of age increased from 56,007 in 2016 to 56,830 in 2017.

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.

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
2017	56,830	15,901	37,275	110,006

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 II.28.6, shows population by age for the 2000 and 2010 Census. The population changed by 11.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 8 percent to a total of 54,875 persons in 2010. Those aged 25 to 34 changed by 15.1 percent, and those aged under 5 changed by 16.9 percent.

Table II.28.6					
Population by Age					
Douglas County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	34,293	7.4%	40,081	7.8%	16.9%
5 to 19	102,436	22.1%	109,034	21.1%	6.4%
20 to 24	34,163	7.4%	38,775	7.5%	13.5%
25 to 34	70,559	15.2%	81,193	15.7%	15.1%
35 to 54	135,630	29.3%	137,504	26.6%	1.4%
55 to 64	35,709	7.7%	55,648	10.8%	55.8%
65 or Older	50,795	11%	54,875	10.6%	8%
Total	463,585	100.0%	517,110	100.0%	11.5%

The elderly population is further explored in Table II.28.7. Those aged 65 to 66 changed by 25.5 percent between 2000 and 2010, resulting in a population of 7,024 persons. Those aged 85 or older changed by 27.4 percent during the same time period, and resulted in 8,078 persons over age 85 in 2010.

Table II.28.7					
Elderly Population by Age					
Douglas County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	5,595	11%	7,024	12.8%	25.5%
67 to 69	8,176	16.1%	9,374	17.1%	14.7%
70 to 74	12,857	25.3%	12,085	22%	-6%
75 to 79	10,696	21.1%	10,262	18.7%	-4.1%
80 to 84	7,130	14%	8,052	14.7%	12.9%
85 or Older	6,341	12.5%	8,078	14.7%	27.4%
Total	50,795	100.0%	54,875	100.0%	8%

Population by race and ethnicity is shown in Table II.28.8, with the white population representing 76.4 percent in 2010. The black population changed by 12.6 percent, representing 11.6 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 2.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 86.9 percent between 2000 and 2010, compared to the 6.2 percent growth rate for non-Hispanics.

Table II.28.8					
Population by Race and Ethnicity					
Douglas County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	375,317	81%	395,025	76.4%	5.3%
Black	53,330	11.5%	60,071	11.6%	12.6%
American Indian	2,809	0.6%	3,731	0.7%	32.8%
Asian	7,944	1.7%	13,755	2.7%	73.1%
Native Hawaiian/ Pacific Islander	250	0.1%	394	0.1%	57.6%
Other	15,760	3.4%	29,645	5.7%	88.1%
Two or More Races	8,175	1.8%	14,489	2.8%	77.2%
Total	463,585	100.0%	517,110	100.0%	11.5%
Hispanic	30,928	6.7%	57,804	11.2%	86.9%
Non-Hispanic	432,657	93.3%	459,306	88.8%	6.2%

Population by race and ethnicity through 2016 is shown in Table II.28.9. The white population represented 79.4 percent of the population in 2016, compared with black population accounting for 11.2 percent of the population. Hispanic population represented 12 percent of the population in 2016.

Table II.28.9				
Population by Race and Ethnicity				
Douglas County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	395,025	76.4%	431,358	79.4%
Black	60,071	11.6%	60,705	11.2%
American Indian	3,731	0.7%	2,834	0.5%
Asian	13,755	2.7%	17,723	3.3%
Native Hawaiian/ Pacific Islander	394	0.1%	239	0%
Other	29,645	5.7%	14,965	2.8%
Two or More Races	14,489	2.8%	15,429	2.8%
Total	517,110	100.0%	543,253	100.0%
Non-Hispanic	459,306	88.8%	478,050	88%
Hispanic	57,804	11.2%	65,203	12%

The population by race is broken down further by ethnicity in Table II.28.10. While the white non-Hispanic population changed by 2.6 percent between 2000 and 2010, the white Hispanic population changed by 79.8 percent. The black non-Hispanic population changed by 12 percent, while the black Hispanic population changed by 75.8 percent.

Table II.28.10					
Population by Race and Ethnicity					
Douglas County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	362,528	83.8%	372,029	81%	2.6%
Black	52,821	12.2%	59,176	12.9%	12%
American Indian	2,411	0.6%	2,532	0.6%	5%
Asian	7,848	1.8%	13,613	3%	73.5%
Native Hawaiian/ Pacific Islander	213	0%	314	0.1%	47.4%
Other	512	0.1%	930	0.2%	81.6%
Two or More Races	6,324	1.5%	10,712	2.3%	69.4%
Total Non-Hispanic	432,657	100.0%	459,306	100.0%	6.2%
Hispanic					
White	12,789	41.4%	22,996	39.8%	79.8%
Black	509	1.6%	895	1.5%	75.8%
American Indian	398	1.3%	1,199	2.1%	201.3%
Asian	96	0.3%	142	0.2%	47.9%
Native Hawaiian/ Pacific Islander	37	0.1%	80	0.1%	116.2%
Other	15,248	49.3%	28,715	49.7%	88.3%
Two or More Races	1,851	6%	3,777	6.5%	104.1%
Total Hispanic	30,928	100.0%	57,804	100.0%	86.9%
Total Population	463,585	100.0%	517,110	100.0%	11.5%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.28.11. During this time, the total non-Hispanic population was 478,050 persons in 2016. The Hispanic population was 65,203.

Table II.28.11				
Population by Race and Ethnicity				
Douglas County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	372,029	81%	383,597	80.2%
Black	59,176	12.9%	59,928	12.5%
American Indian	2,532	0.6%	1,970	0.4%
Asian	13,613	3%	17,601	3.7%
Native Hawaiian/ Pacific Islander	314	0.1%	192	0%
Other	930	0.2%	1,266	0.3%
Two or More Races	10,712	2.3%	13,496	2.8%
Total Non-Hispanic	459,306	100.0%	478,050	100.0%
Hispanic				
White	22,996	39.8%	47,761	73.2%
Black	895	1.5%	777	1.2%
American Indian	1,199	2.1%	864	1.3%
Asian	142	0.2%	122	0.2%
Native Hawaiian/ Pacific Islander	80	0.1%	47	0.1%
Other	28,715	49.7%	13,699	21%
Two or More Races	3,777	6.5%	1,933	3%
Total Hispanic	57,804	100.0	65,203	100.0%
Total Population	517,110	100.0%	543,253	100.0%

Households by type and tenure are shown in Table II.28.12. Family households represented 61.7 percent of households, while non-family households accounted for 38.3 percent. These changed from 62.1 and 37.9 percent, respectively.

Table II.28.12				
Household Type by Tenure				
Douglas County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	125,614	62.1%	130,079	61.7%
Married-Couple Family	90,729	72.2%	94,759	72.8%
Owner-Occupied	76,483	84.3%	78,444	82.8%
Renter-Occupied	14,246	15.7%	16,315	17.2%
Other Family	34,885	27.8%	35,320	26.8%
Male Householder, No Spouse Present	9,355	26.8%	9,319	26.5%
Owner-Occupied	4,887	52.2%	5,164	55.4%
Renter-Occupied	4,468	47.8%	4,155	44.6%
Female Householder, No Spouse Present	25,530	73.2%	26,001	72.3%
Owner-Occupied	11,698	45.8%	11,389	43.8%
Renter-Occupied	13,832	54.2%	14,612	56.2%
Non-Family Households	76,797	37.9%	80,852	38.3%
Owner-Occupied	34,331	44.7%	34,565	42.8%
Renter-Occupied	42,466	55.3%	46,287	57.2%
Total	202,411	100.0%	210,931	100.0%



The group quarters population was 12,188 in 2010, compared to 11,707 in 2000. Institutionalized populations experienced a -20.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 37.2 percent change during this same time period.

Table II.28.13					
Group Quarters Population					
Douglas County					
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	25.1%	2,170	40.1%	27.9%
Juvenile Facilities	-	-	951	17.6%	-
Nursing Homes	3,141	46.4%	2,197	40.6%	-30.1%
Other Institutions	1,932	28.5%	95	1.8%	-95.1%
Total	6,769	100.0%	5,413	100.0%	-20.0%
Non-Institutionalized					
College Dormitories	2,807	56.8%	4,656	68.7%	65.9%
Military Quarters	3	0.1%	0	0%	-100%
Other Non-Institutionalized	2,128	43.1%	2,119	31.3%	-0.4%
Total	4,938	100.0%	6,775	100.0%	37.2%
Group Quarters Population	11,707	100.0%	12,188	100.0%	4.1%

The number of foreign born persons are shown in Table II.28.14. An estimated 3.6 percent of the population was born in Mexico, with 0.7 percent born india, and another 0.4 percent were born in Burma.

Table II.28.14			
Place of Birth for the Foreign-Born Population			
Douglas County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	19,665	3.6%
#2 country of origin	India	3,541	0.7%
#3 country of origin	Burma	2,195	0.4%
#4 country of origin	El Salvador	2,079	0.4%
#5 country of origin	Guatemala	1,930	0.4%
#6 country of origin	China excluding Hong Kong and Taiwan	1,440	0.3%
#7 country of origin	Thailand	1,286	0.2%
#8 country of origin	Other Western Africa	1,142	0.2%
#9 country of origin	Nepal	1,106	0.2%
#10 country of origin	Vietnam	902	0.2%

Limited English Proficiency and the language spoken at home are shown in Table II.28.15. An estimated 4.8 percent of the population speaks Spanish at home, followed by 0.8 percent speaking Other Asian and Pacific Island languages.

Table II.28.15 Limited English Proficiency and Language Spoken at Home Douglas County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	24,172	4.8%
#2 LEP Language	Other Asian and Pacific Island languages	3,799	0.8%
#3 LEP Language	Other Indo-European languages	2,215	0.4%
#4 LEP Language	Other and unspecified languages	1,614	0.3%
#5 LEP Language	Chinese	1,100	0.2%
#6 LEP Language	Arabic	742	0.1%
#7 LEP Language	French, Haitian, or Cajun	715	0.1%
#8 LEP Language	Vietnamese	574	0.1%
#9 LEP Language	Russian, Polish, or other Slavic languages	343	0.1%
#10 LEP Language	Korean	180	0%

Disability

The disability rate from the 2000 Census is shown in Table II.28.16. Some 15.9 percent of the population was disabled in 2000, or a total of 66,969 persons. The disability rate was highest for those over 65, with 36.5 percent disabled.

Table II.28.16 Disability by Age Douglas County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	3,767	5%
16 to 64	45,788	15.3%
65 and older	17,414	36.5%
Total	66,969	15.9%

Table II.28.17 shows disability by type in 2000. There were 27,653 physical disabilities in 2000, some 29,918 employment disabilities, and 21,960 go-outside-home disabilities.

Table II.28.17 Total Disabilities Tallied: Aged 5 and Older Douglas County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	12,624
Physical disability	27,653
Mental disability	15,589
Self-care disability	8,196
Employment disability	29,918
Go-outside-home disability	21,960
Total	115,940



Disability by age, as estimated by the 2016 ACS, is shown in Table II.28.18. The disability rate for females was 10.2 percent, compared to 10.3 percent for males. The disability rate changed precipitously higher with age, with 48 percent of those over 75 experiencing a disability.

Table II.28.18						
Disability by Age						
Douglas County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	97	0.5%	178	0.9%	275	0.7%
5 to 17	2,980	5.9%	1,473	3.1%	4,453	4.5%
18 to 34	4,024	6%	3,424	5%	7,448	5.5%
35 to 64	11,256	11.4%	11,393	11.2%	22,649	11.3%
65 to 74	4,180	25.5%	4,024	21.2%	8,204	23.2%
75 or Older	4,634	46.9%	7,470	48.7%	12,104	48%
Total	27,171	10.3%	27,962	10.2%	55,133	10.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.28.19. Some 5.3 percent have an ambulatory disability, 4.5 have an independent living disability, and 1.8 percent have a self-care disability.

Table II.28.19		
Total Disabilities Tallied: Aged 5 and Older		
Douglas County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	16,184	3%
Vision disability	10,221	1.9%
Cognitive disability	22,002	4.4%
Ambulatory disability	26,134	5.3%
Self-Care disability	9,160	1.8%
Independent living disability	17,846	4.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.28.20 and Table II.28.21. In 2016, some 280,910 persons were employed and 14,550 were unemployed. This totaled a labor force of 295,460 persons. The unemployment rate for Douglas County was estimated to be 4.9 in 2016.

Table II.28.20	
Employment, Labor Force and Unemployment	
Douglas County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	280,910
Unemployed	14,550
Labor Force	295,460
Unemployment Rate	4.9%

In 2016, 91.5 percent of households in Douglas County had a high school education or greater.

Table II.28.21	
High School or Greater Education	
Douglas County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	192,939
Total Households	210,931
Percent High School or Above	91.5%

As seen in Table II.28.22, 22.6 percent of the population had a high school diploma or equivalent, another 32.1 percent have some college, 23.3 percent have a Bachelor's Degree, and 11.4 percent of the population had a graduate or professional degree.

Table II.28.22		
Educational Attainment		
Douglas County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	43,228	10.7%
High School or Equivalent	90,960	22.6%
Some College or Associates Degree	129,070	32.1%
Bachelor's Degree	93,676	23.3%
Graduate or Professional Degree	45,731	11.4%
Total Population Above 18 years	402,665	100.0%

ECONOMICS

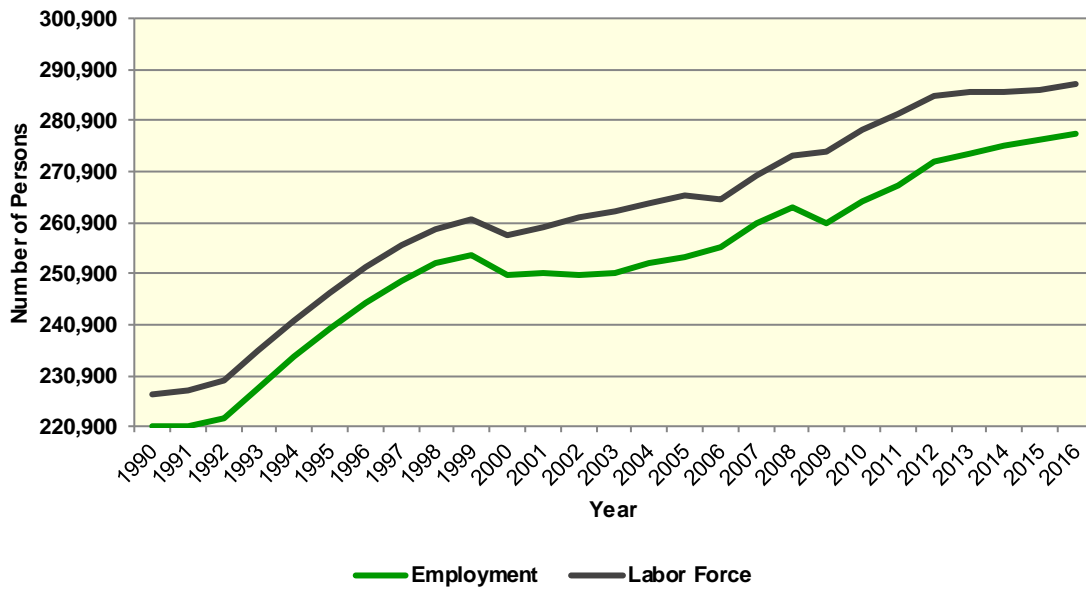
Labor Force

Table II.28.23, shows the labor force statistics for Douglas County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1998 with a rate of 2.5. The highest level of unemployment occurred during 2009 rising to a rate of 5.2. 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 Douglas County increased from 3.4 percent in 2015 to 3.5 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.28.23 Labor Force Statistics Douglas County 1990 - 2016 BLS Data					
Year	Douglas County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	6,028	221,000	227,028	2.7%	2.3%
1991	6,908	220,929	227,837	3%	2.7%
1992	7,513	222,470	229,983	3.3%	2.9%
1993	7,317	228,339	235,656	3.1%	2.8%
1994	7,129	234,612	241,741	2.9%	2.6%
1995	7,004	240,070	247,074	2.8%	2.6%
1996	7,032	245,188	252,220	2.8%	2.7%
1997	6,849	249,639	256,488	2.7%	2.5%
1998	6,547	252,991	259,538	2.5%	2.6%
1999	7,225	254,438	261,663	2.8%	2.8%
2000	7,819	250,752	258,571	3%	2.8%
2001	9,150	250,988	260,138	3.5%	3.1%
2002	11,256	250,512	261,768	4.3%	3.6%
2003	12,013	251,038	263,051	4.6%	3.9%
2004	11,805	252,793	264,598	4.5%	3.9%
2005	11,890	254,196	266,086	4.5%	3.8%
2006	9,328	256,013	265,341	3.5%	3.1%
2007	9,147	260,826	269,973	3.4%	3%
2008	10,137	264,071	274,208	3.7%	3.3%
2009	14,173	260,623	274,796	5.2%	4.6%
2010	14,294	264,986	279,280	5.1%	4.6%
2011	13,807	268,236	282,043	4.9%	4.4%
2012	12,763	272,913	285,676	4.5%	4%
2013	11,970	274,595	286,565	4.2%	3.8%
2014	10,414	275,983	286,397	3.6%	3.3%
2015	9,617	277,350	286,967	3.4%	3%
2016	9,971	278,273	288,244	3.5%	3.2%

Diagram II.28.2, shows the employment and labor force for Douglas County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 278,273 persons, with the labor force reaching 288,244, indicating there were a total of 9,971 unemployed persons.

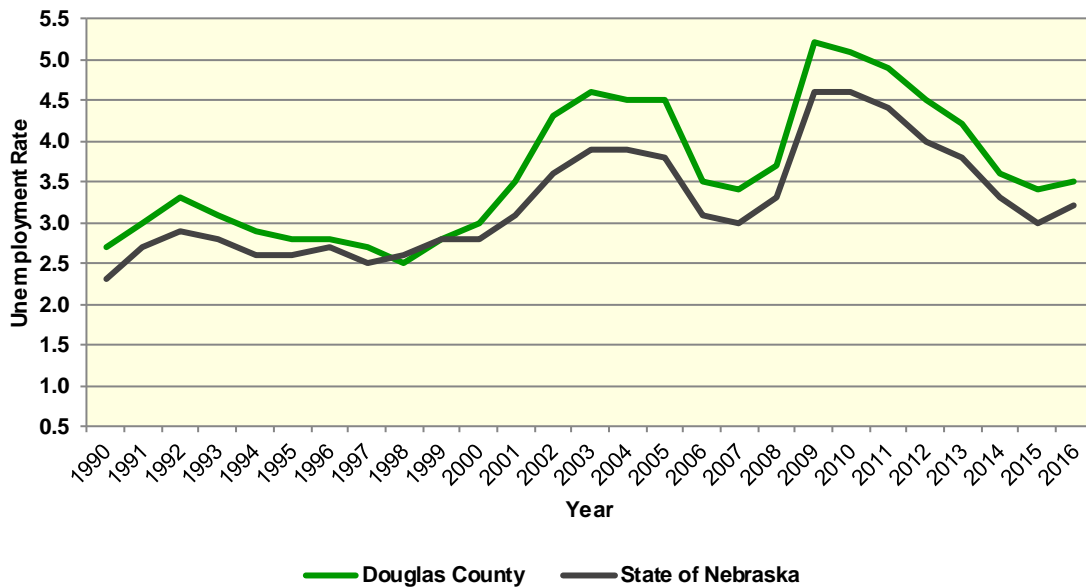
Diagram II.28.2
Employment and Labor Force
 Douglas County
 1990 – 2016 BLS Data



Unemployment

Diagram II.28.3, shows the unemployment rate for both the State and Douglas County. During the 1990’s the average rate for Douglas County was 2.9, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 4, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.2. Over the course of the entire period Douglas County had an average unemployment rate higher than the state, 3.7 percent for Douglas County, versus 3.3 statewide.

Diagram II.28.3
Annual Unemployment Rate
 Douglas County
 1990 – 2016 BLS Data



Earnings and Employment

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. Table II.28.24, shows total real earnings by industry for Douglas County. In the most recent 2016 estimate, the health care and social assistance industry had the largest total real earnings, with total real earnings reaching 3,463,421,000 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 98.6 percent.

Table II.28.24
Real Earnings by Industry
 Douglas County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	11,840	14,216	23,647	13,906	24,360	10,946	9,892	9,922	0.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	127,164	1,082,373	1,388,249	1,575,529	962,639	797,259	1,253,870	2,489,929	98.6
Construction	1,521,715	2,641,053	2,892,688	2,797,938	2,438,976	2,039,634	1,877,245	1,841,493	-1.9
Manufacturing	1,800,342	1,383,173	1,477,874	1,405,190	1,420,652	1,535,326	1,491,372	1,437,245	-3.6
Wholesale trade	1,302,189	1,645,389	1,472,948	1,391,777	1,340,340	1,733,208	1,800,251	1,838,558	2.1
Retail trade	1,406,220	1,246,453	1,182,179	1,222,530	1,305,879	1,283,726	1,326,327	1,367,640	3.1
Transportation and warehousing	1,305,629	1,281,879	2,725,872	2,124,994	1,971,943	3,661,263	2,906,992	2,066,380	-28.9
Information	1,055,428	767,746	818,454	824,274	801,163	812,017	858,913	883,626	2.9
Finance and insurance	2,165,504	2,309,513	2,346,792	2,401,135	2,386,111	2,490,997	2,645,598	2,746,471	3.8
Real estate and rental and leasing	364,327	220,296	224,845	252,615	335,552	395,917	410,284	425,072	3.6
Professional and technical services	1,556,778	2,270,983	2,249,279	2,419,194	2,260,404	2,288,963	2,314,739	2,314,716	0
Management of companies and enterprises	891,780	1,099,191	1,125,793	1,242,382	1,540,836	1,660,586	1,889,147	1,735,691	-8.1
Administrative and waste services	1,225,453	972,730	1,019,134	1,078,671	1,159,013	1,259,947	1,339,405	1,408,124	5.1
Educational services	339,707	459,012	461,611	475,351	420,211	394,895	406,848	431,816	6.1
Health care and social assistance	2,123,130	2,945,330	2,992,189	3,145,997	3,160,168	3,175,834	3,288,631	3,463,421	5.3
Arts, entertainment, and recreation	127,120	160,575	159,435	174,961	179,995	193,514	190,049	198,601	4.5
Accommodation and food services	512,758	512,826	535,522	591,615	613,950	654,346	678,435	695,917	2.6
Other services, except public administration	700,731	708,967	668,793	692,212	693,898	733,219	758,424	778,443	2.6
Government and government enterprises	2,292,029	2,985,953	2,950,264	2,901,733	2,854,516	2,897,469	3,005,039	3,053,994	1.6
Total	20,931,067	24,710,466	26,723,290	26,745,873	25,897,792	28,058,979	28,481,801	29,207,100	2.5



Table II.28.25, shows the total employment by industry for Douglas County. The most recent estimates show the health care and social assistance industry was the largest employer in Douglas County, with employment reaching 56,367 jobs in 2016. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 10.2 percent.

Table II.28.25
Employment by Industry
Douglas County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	469	445	443	420	424	420	452	439	-2.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	1,078	752	724	734	433	383	324	357	10.2
Construction	20,973	19,128	18,354	19,083	19,934	20,694	21,363	21,869	2.4
Manufacturing	27,121	22,374	22,790	22,336	22,828	22,919	22,925	22,841	-0.4
Wholesale trade	17,355	13,932	14,019	13,740	13,788	14,215	13,751	13,932	1.3
Retail trade	46,748	39,975	39,745	40,178	40,491	41,119	41,547	42,008	1.1
Transportation and warehousing	13,044	13,987	14,568	15,157	15,316	15,640	16,425	16,007	-2.5
Information	14,316	9,883	10,235	10,148	9,936	9,965	10,468	10,728	2.5
Finance and insurance	31,276	33,755	35,127	34,529	35,138	35,051	35,789	36,355	1.6
Real estate and rental and leasing	12,091	15,997	16,787	16,606	17,168	17,805	18,345	19,089	4.1
Professional and technical services	21,272	29,334	29,304	30,312	29,852	29,881	30,323	30,502	0.6
Management of companies and enterprises	8,994	9,628	9,739	10,031	12,388	13,454	14,448	14,079	-2.6
Administrative and waste services	34,749	26,631	27,612	28,580	29,941	31,362	32,259	32,743	1.5
Educational services	9,164	11,165	11,082	11,017	10,361	10,276	10,608	10,738	1.2
Health care and social assistance	40,109	49,596	50,653	53,074	53,139	54,279	54,313	56,367	3.8
Arts, entertainment, and recreation	6,713	8,742	8,806	9,084	9,316	9,536	9,585	9,522	-0.7
Accommodation and food services	23,477	25,863	26,411	27,210	27,843	28,156	28,861	29,522	2.3
Other services, except public administration	17,540	18,454	19,057	19,386	19,460	20,040	20,483	20,627	0.7
Government and government enterprises	38,447	43,461	42,639	42,051	42,059	42,507	42,726	43,368	1.5
Total	385,788	393,810	398,718	404,458	410,631	418,578	425,798	431,838	1.4



Table II.28.26, shows the real average earnings per job by industry for Douglas County. These figures are calculated by dividing the Total Real Earning displayed in Table II.28.24 and Table II.28.25, by Industry. In 2016, the utilities industry had the highest average earnings reaching 6,974,591 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 80.2 percent.

Table II.28.26
Real Earnings Per Job by Industry
Douglas County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	25,246	31,945	53,380	33,110	57,454	26,062	21,884	22,601	3.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	117,963	1,439,325	1,917,471	2,146,497	2,223,186	2,081,615	3,869,970	6,974,591	80.2
Construction	72,556	138,073	157,605	146,619	122,353	98,562	87,874	84,206	-4.2
Manufacturing	66,382	61,821	64,847	62,911	62,233	66,989	65,054	62,924	-3.3
Wholesale trade	75,032	118,101	105,068	101,294	97,211	121,928	130,918	131,967	0.8
Retail trade	30,081	31,181	29,744	30,428	32,251	31,220	31,924	32,557	2
Transportation and warehousing	100,094	91,648	187,114	140,199	128,751	234,096	176,986	129,092	-27.1
Information	73,724	77,684	79,966	81,225	80,632	81,487	82,051	82,366	0.4
Finance and insurance	69,239	68,420	66,809	69,540	67,907	71,068	73,922	75,546	2.2
Real estate and rental and leasing	30,132	13,771	13,394	15,212	19,545	22,236	22,365	22,268	-0.4
Professional and technical services	73,184	77,418	76,757	79,810	75,720	76,603	76,336	75,887	-0.6
Management of companies and enterprises	99,153	114,166	115,596	123,854	124,381	123,427	130,755	123,282	-5.7
Administrative and waste services	35,266	36,526	36,909	37,742	38,710	40,174	41,520	43,005	3.6
Educational services	37,070	41,112	41,654	43,147	40,557	38,429	38,353	40,214	4.9
Health care and social assistance	52,934	59,386	59,072	59,276	59,470	58,509	60,550	61,444	1.5
Arts, entertainment, and recreation	18,936	18,368	18,105	19,260	19,321	20,293	19,828	20,857	5.2
Accommodation and food services	21,841	19,829	20,276	21,743	22,050	23,240	23,507	23,573	0.3
Other services, except public administration	39,950	38,418	35,094	35,707	35,658	36,588	37,027	37,739	1.9
Government and government enterprises	59,615	68,704	69,192	69,005	67,869	68,165	70,333	70,420	0.1
Total	54,255	62,747	67,023	66,128	63,068	67,034	66,890	67,634	1.1

Table II.28.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$32,778,766,000 a 1.8 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 393,810 and 431,838 in 2016.



Table II.28.27
Total Employment and Real Personal Income
 Douglas County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	7,641,916	541,447	-770,149	1,246,648	601,504	8,178,471	21,215	208,012	36,735
1970	7,900,548	552,466	-748,205	1,300,983	681,595	8,582,456	21,962	214,963	36,751
1971	8,032,798	578,319	-747,197	1,330,130	741,215	8,778,627	22,128	217,623	36,913
1972	8,446,243	635,716	-810,687	1,374,110	784,699	9,158,648	22,709	223,188	37,845
1973	8,863,055	770,482	-866,974	1,444,401	898,984	9,568,984	23,424	230,523	38,447
1974	8,929,852	802,756	-908,987	1,513,432	942,966	9,674,507	23,509	236,145	37,814
1975	8,858,120	772,964	-936,354	1,505,625	1,077,559	9,731,986	24,062	235,281	37,647
1976	9,322,876	829,572	-1,013,442	1,521,431	1,069,235	10,070,529	24,810	240,189	38,814
1977	9,652,445	858,763	-1,100,044	1,584,573	1,042,182	10,320,393	25,706	246,772	39,115
1978	10,095,308	925,418	-1,205,554	1,625,854	1,085,975	10,676,165	26,571	256,167	39,410
1979	10,483,088	1,001,577	-1,348,924	1,684,095	1,123,509	10,940,192	27,312	264,466	39,639
1980	10,451,512	996,248	-1,403,461	1,837,155	1,206,775	11,095,733	27,908	262,128	39,872
1981	10,299,793	1,050,728	-1,392,965	2,104,603	1,254,628	11,215,331	28,137	262,951	39,171
1982	10,309,064	1,077,087	-1,389,010	2,434,167	1,281,075	11,558,209	28,912	261,578	39,412
1983	10,552,659	1,116,916	-1,422,072	2,387,395	1,329,894	11,730,959	29,186	265,892	39,688
1984	11,317,342	1,229,100	-1,538,067	2,579,662	1,350,942	12,480,780	30,810	277,763	40,745
1985	11,768,695	1,304,593	-1,602,216	2,611,618	1,382,535	12,856,040	31,552	287,761	40,898
1986	12,118,019	1,382,265	-1,627,489	2,685,040	1,422,389	13,215,695	32,363	290,950	41,651
1987	12,505,593	1,411,694	-1,660,854	2,725,180	1,420,032	13,578,256	33,259	300,366	41,634
1988	12,877,736	1,505,890	-1,680,482	2,883,136	1,436,861	14,011,361	34,105	309,181	41,650
1989	13,193,358	1,537,923	-1,687,449	2,909,159	1,461,916	14,339,060	34,692	318,352	41,443
1990	13,723,556	1,672,608	-1,861,188	3,273,852	1,535,597	14,999,209	35,888	326,534	42,028
1991	13,890,724	1,709,645	-1,902,240	3,254,917	1,617,110	15,150,866	35,779	326,019	42,607
1992	14,595,463	1,764,907	-2,070,404	3,332,241	1,716,153	15,808,545	36,883	328,675	44,406
1993	14,888,697	1,800,606	-2,165,320	3,350,907	1,790,969	16,064,646	37,165	335,964	44,316
1994	15,656,366	1,897,422	-2,302,812	3,505,199	1,844,039	16,805,369	38,567	346,621	45,168
1995	16,575,005	1,976,465	-2,363,543	3,833,088	1,911,231	17,979,315	40,781	353,328	46,911
1996	17,420,760	2,074,669	-2,482,473	4,019,677	1,984,478	18,867,774	42,198	361,417	48,201
1997	18,137,144	2,184,856	-2,710,601	4,238,519	2,013,187	19,493,393	43,120	367,316	49,377
1998	19,188,824	2,288,809	-2,856,172	4,719,395	2,076,211	20,839,450	45,708	380,413	50,442
1999	20,351,882	2,406,946	-3,066,050	4,817,668	2,166,991	21,863,545	47,447	388,116	52,437
2000	21,082,628	2,464,878	-3,334,916	5,178,783	2,212,203	22,673,821	48,793	396,873	53,122
2001	20,931,067	2,427,347	-3,008,318	5,086,861	2,376,213	22,958,476	49,043	385,788	54,255
2002	21,090,719	2,442,837	-3,095,505	5,165,226	2,479,455	23,197,058	49,160	377,921	55,807
2003	21,356,871	2,491,399	-3,180,782	5,187,538	2,556,731	23,428,959	49,148	378,113	56,483
2004	22,297,665	2,541,604	-3,244,443	5,324,612	2,548,296	24,384,525	50,583	381,249	58,486
2005	21,732,404	2,572,928	-3,278,047	5,662,994	2,624,427	24,168,849	49,514	384,143	56,574
2006	22,652,030	2,673,791	-3,342,036	6,077,560	2,745,830	25,459,593	51,563	390,529	58,003
2007	22,863,307	2,684,386	-3,410,931	6,744,691	2,830,808	26,343,489	52,820	397,536	57,512
2008	23,694,458	2,745,856	-3,463,609	6,445,938	3,147,851	27,078,782	53,670	403,240	58,760
2009	23,881,924	2,732,826	-3,372,024	5,279,624	3,250,714	26,307,412	51,392	397,069	60,146
2010	24,710,466	2,780,753	-3,164,113	5,546,722	3,487,558	27,799,880	53,598	393,810	62,747
2011	26,723,290	2,507,700	-3,243,364	5,436,635	3,501,029	29,909,891	57,019	398,718	67,023
2012	26,745,873	2,519,511	-3,117,414	6,253,414	3,459,345	30,821,707	58,011	404,458	66,128
2013	25,897,792	2,829,066	-3,170,880	5,683,081	3,440,556	29,021,483	53,996	410,631	63,068
2014	28,058,979	2,924,571	-3,124,525	6,271,272	3,503,182	31,784,336	58,501	418,578	67,034
2015	28,481,801	3,031,877	-3,314,767	6,395,752	3,657,126	32,188,034	58,612	425,798	66,891
2016	29,207,100	3,086,376	-3,368,996	6,290,757	3,736,281	32,778,766	59,061	431,838	67,634



Diagram II.28.4, shows real average earnings per job for Douglas County from 1990 to 2016. Over this period the average earning per job for Douglas County was 55,391 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram II.28.4
Real Average Earnings Per Job
 Douglas County
 BEA Data 1990 - 2016

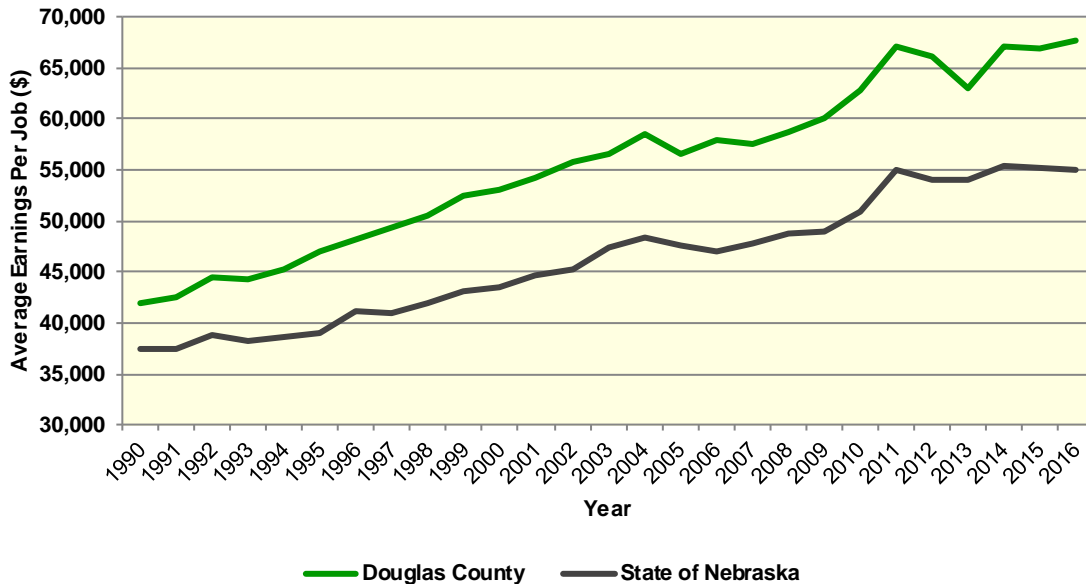
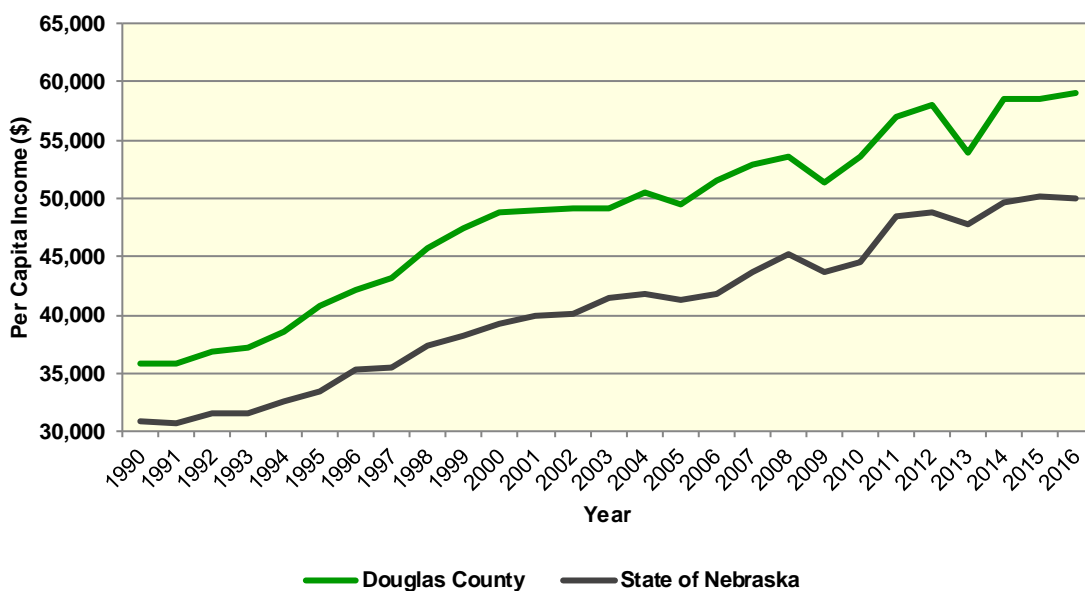


Diagram II.28.5, shows real per capita income in Douglas County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Douglas County was 48,445 dollars, which was higher than the statewide average of 40,548 dollars over the same period.

Diagram II.28.5
Real Per Capita Income
 Douglas County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.28.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 332,191 persons in 2015 to 337,049 in 2016, a change of 1 percent.

Table II.28.28
Total Monthly Employment
 Douglas County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	306,240	309,846	315,810	311,929	303,908	306,432	309,595	313,893	321,436	323,716	329,699
Feb	306,714	310,139	316,166	311,044	303,418	306,428	309,355	314,213	322,240	324,548	330,282
Mar	308,599	311,510	317,695	310,737	304,602	307,495	311,754	315,487	323,033	326,426	332,469
Apr	311,049	315,375	320,307	312,321	310,159	312,003	315,381	318,796	326,016	330,190	336,164
May	314,414	318,799	324,074	314,262	313,100	314,332	318,648	322,851	329,233	333,444	338,728
Jun	316,541	320,926	323,920	314,296	313,565	313,703	318,931	322,213	328,148	333,571	338,207
Jul	314,346	317,777	321,219	312,514	312,120	312,440	317,553	321,025	326,974	331,531	338,143
Aug	314,582	319,205	323,054	313,012	313,755	313,237	318,789	323,719	328,678	335,476	340,325
Sep	314,933	319,075	321,305	311,251	311,241	311,942	317,000	322,846	327,131	333,571	339,329
Oct	315,651	320,699	322,857	312,243	314,205	313,805	319,837	325,499	329,991	337,143	340,299
Nov	318,144	323,150	324,024	313,708	315,407	315,951	321,773	327,455	331,616	337,947	340,267
Dec	318,686	323,225	322,957	312,463	315,654	315,769	321,730	327,100	332,429	338,724	340,676
Annual	313,325	317,477	321,116	312,482	310,928	311,961	316,696	321,258	327,244	332,191	337,049
% Change	1%	1%	1%	-3%	(ND)%	(ND)%	2%	1%	2%	2%	1%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$944 in 2015. In 2016, average weekly wages saw an increase of 1 percent over the prior year, rising to 956 dollars, or by 12 dollars. These data are shown in Table II.28.29.

Table II.28.29						
Average Weekly Wages						
Douglas County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	646	604	621	657	632	
2002	672	628	654	688	660	4%
2003	694	658	678	704	683	3%
2004	712	669	702	757	710	4%
2005	708	691	741	789	733	3%
2006	782	748	733	815	770	5%
2007	793	767	782	860	801	4%
2008	814	789	820	842	816	2%
2009	854	783	795	875	827	1%
2010	827	799	816	881	831	(ND)%
2011	854	813	862	859	847	2%
2012	898	810	854	904	866	2%
2013	914	829	887	889	880	2%
2014	933	850	885	932	900	2%
2015	960	890	933	993	944	5%
2016(p)	943	912	982	986	956	1%

Total business establishments reported by the QCEW are displayed in Table II.28.30. Between 2015 and 2016, the total number of business establishments in Douglas County increased from 18,477 to 19,135 establishments.

Table II.28.30						
Number of Business Establishments						
Douglas County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	14,275	14,417	14,534	14,379	14,401	
2002	14,671	14,779	14,902	14,815	14,792	3%
2003	14,683	14,730	14,876	14,733	14,756	(ND)%
2004	14,618	14,718	14,910	14,816	14,766	(ND)%
2005	14,935	15,029	15,241	15,314	15,130	2%
2006	15,181	15,318	15,448	15,393	15,335	1%
2007	15,511	15,621	15,749	15,678	15,640	2%
2008	15,706	15,785	15,973	15,813	15,819	1%
2009	15,666	15,708	15,751	15,633	15,690	-1%
2010	15,534	15,678	15,772	15,675	15,665	(ND)%
2011	15,769	15,869	15,683	15,971	15,823	1%
2012	16,947	17,306	17,476	17,771	17,375	10%
2013	17,956	18,243	17,890	18,228	18,079	4%
2014	18,315	18,506	18,115	18,398	18,334	1%
2015	18,430	18,631	18,276	18,571	18,477	1%
2016	18,712	19,024	19,245	19,559	19,135	4%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 4.8 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 13.2 percent over the period. On the other hand, by 2016 there were 48,534 returns for AGIs of \$100,000 or more. Table II.28.31 presents AGI distribution for the years 1991 through 2016.

Table II.28.31 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	\$100,001–\$250,000	More than \$250,000	Total ¹¹³
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
2016	34,662	17,825	33,915	32,295	35,166	36,786	24,370	40,041	8,493	263,553

¹¹³ 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.

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 II.28.32 presents poverty data for the county.

Table II.28.32 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%

The rate of poverty for Douglas County is shown in Table II.28.33. In 2016, there were an estimated 75,422 persons living in poverty. This represented a 14.2 percent poverty rate, compared to 9.8 percent poverty in 2000. In 2016, some 15.1 percent of those in poverty were under age 6, and 6.4 percent were 65 or older.

Table II.28.33 Poverty by Age Douglas County 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	5,889	13.2%	11,366	15.1%
6 to 17	10,190	22.9%	15,576	20.7%
18 to 64	25,036	56.2%	43,646	57.9%
65 or Older	3,438	7.7%	4,834	6.4%
Total	44,553	100.0%	75,422	100.0%
Poverty Rate	9.8%	.	14.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 5.4 percent in Douglas County between 2010 and 2016, from 219,580 to 231,442. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.28.34.

Table II.28.34 Housing Units State of Nebraska vs. Douglas County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Douglas County	% Growth Since Census
2000 Census Base	722,656	.	192,685	.
2010 Census	796,793	10.3	219,580	14
July 2011 Estimate	801,068	0.5	221,396	0.8
July 2012 Estimate	804,586	1	223,108	1.6
July 2013 Estimate	809,062	1.5	224,698	2.3
July 2014 Estimate	814,835	2.3	226,914	3.3
July 2015 Estimate	820,725	3	229,061	4.3
July 2016 Estimate	827,156	3.8	231,442	5.4

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 Douglas County decreased from 1,653 authorizations in 2015 to 1,567 in 2016.

The real value of single-family building permits decreased from \$160,225 in 2015 to \$152,478 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 II.28.35.

Table II.28.35							
Building Permits and Valuation							
Douglas County							
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	1,168	188	51	122	1,529	59,121	23,899
1981	576	66	19	159	820	57,493	23,473
1982	524	90	52	457	1,123	56,826	38,217
1983	1,393	126	15	287	1,821	78,901	29,377
1984	1,480	166	64	454	2,164	111,663	24,003
1985	1,429	120	14	351	1,914	108,543	23,857
1986	1,324	102	40	1,572	3,038	111,383	20,948
1987	1,275	74	8	577	1,934	115,956	27,801
1988	1,291	58	40	487	1,876	141,961	22,211
1989	1,334	60	4	684	2,082	129,732	19,533
1990	1,451	34	0	937	2,422	126,438	21,374
1991	1,578	26	0	358	1,962	127,112	28,283
1992	1,799	30	0	476	2,305	122,088	31,373
1993	1,839	46	24	530	2,439	125,447	34,226
1994	1,514	34	15	297	1,860	125,626	27,893
1995	1,497	42	8	706	2,253	122,834	30,097
1996	1,778	62	12	1,607	3,459	118,563	32,006
1997	1,653	64	36	1,608	3,361	124,573	48,025
1998	1,738	52	7	1,424	3,221	137,302	61,517
1999	2,067	78	46	560	2,751	137,012	55,073
2000	2,087	4	212	585	2,888	128,691	53,864
2001	2,267	14	12	495	2,788	130,707	60,835
2002	2,409	16	12	801	3,238	154,241	73,624
2003	2,741	26	0	308	3,075	155,072	59,918
2004	2,805	20	14	296	3,135	151,767	75,194
2005	3,034	48	35	509	3,626	137,442	65,521
2006	2,020	48	89	886	3,043	134,889	63,901
2007	1,996	22	19	681	2,718	127,584	66,809
2008	1,606	26	24	1,117	2,773	119,781	73,238
2009	1,603	12	6	319	1,940	120,724	85,179
2010	1,250	20	20	626	1,916	150,370	72,194
2011	1,218	6	6	915	2,145	148,296	73,299
2012	1,375	28	0	606	2,009	155,772	74,610
2013	1,654	22	7	974	2,657	162,552	70,393
2014	1,415	10	0	1,147	2,572	161,567	76,325
2015	1,653	0	0	1,135	2,788	160,225	79,189
2016	1,567	36	3	1,098	2,704	152,478	61,481

Diagram II.28.6
Single-Family Permits
 Douglas County
 Census Bureau Data, 1980–2016

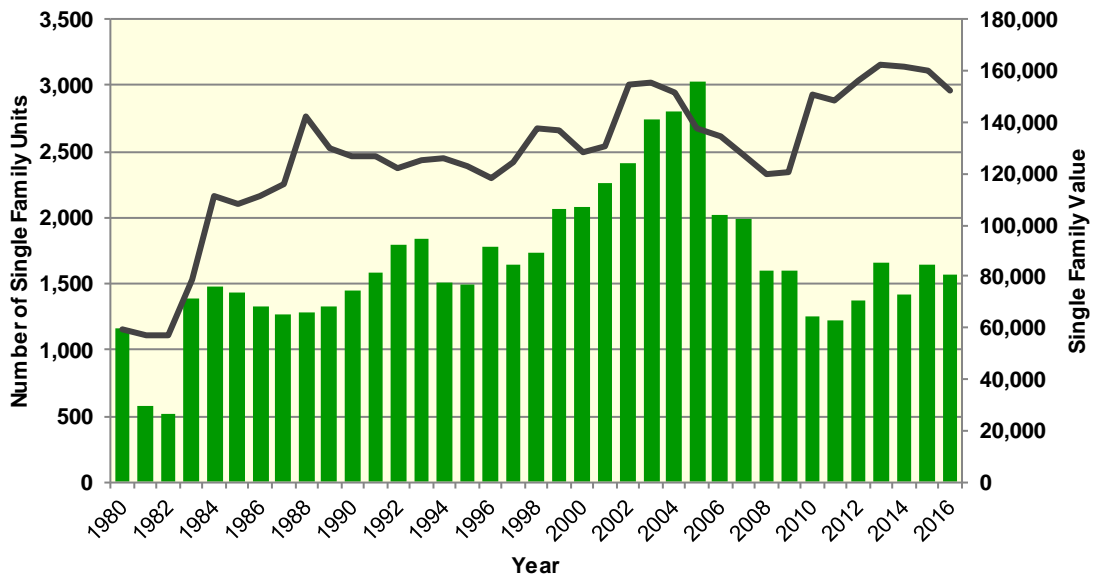
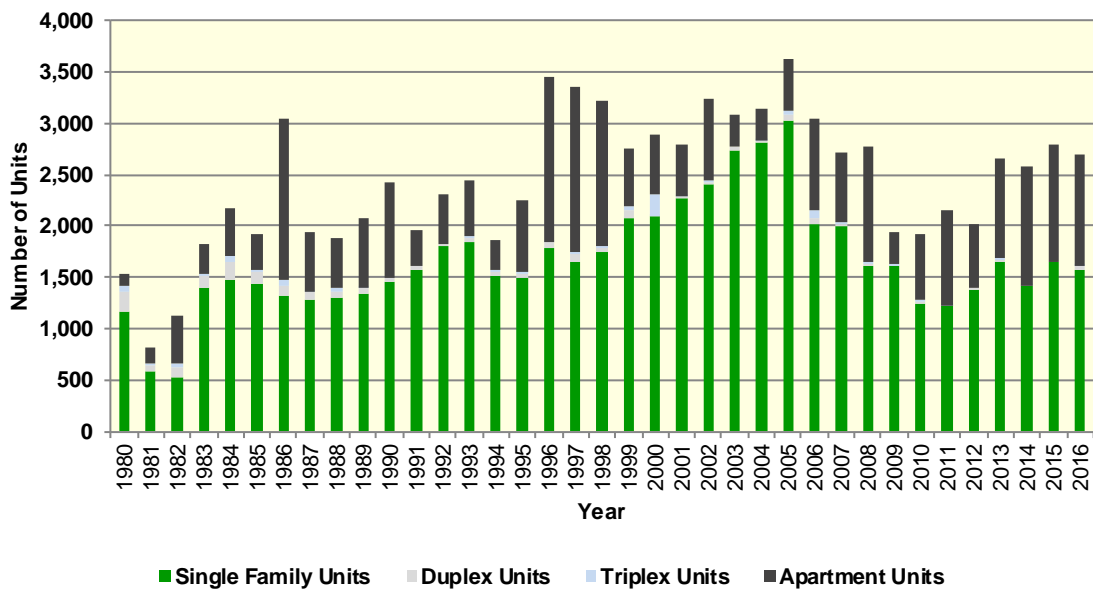


Diagram II.28.7
Total Permits by Unit Type
 Douglas County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.28.36. In 2016, there were 227,013 housing units, up from 192,672 in 2000. Single-family units accounted for 71.1 percent of units in 2016, compared to 68.8 in 2000. Apartment units accounted for 23.6 percent in 2016, compared to 24.6 percent in 2000.

Table II.28.36 Housing Units by Type Douglas County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	132,605	68.8%	161,507	71.1%
Duplex	4,397	2.3%	3,821	1.7%
Tri- or Four-Plex	5,291	2.7%	5,043	2.2%
Apartment	47,334	24.6%	53,480	23.6%
Mobile Home	2,999	1.6%	3,072	1.4%
Boat, RV, Van, Etc.	46	0%	90	0%
Total	192,672	100.0%	227,013	100.0%

Some 92.2 percent of housing was occupied in 2010, compared to 94.6 percent in 2000. Owner-occupied housing changed 10.5 percent between 2000 and 2010, ending with owner-occupied units representing 62.9 percent of units. Vacant units changed by 63.9 percent, resulting in 17,169 vacant units in 2010.

Table II.28.37 Housing Units by Tenure Douglas County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	182,194	94.6%	202,411	92.2%	11.1%
Owner-Occupied	115,254	63.3%	127,399	62.9%	10.5%
Renter-Occupied	66,940	36.7%	75,012	37.1%	12.1%
Vacant Housing Units	10,478	5.4%	17,169	7.8%	63.9%
Total Housing Units	192,672	100.0%	219,580	100.0%	14%

Table II.28.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 227,013 housing units. An estimated 61.4 percent were owner-occupied, and 7.1 percent were vacant.

Table II.28.38 Housing Units by Tenure Douglas County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	202,411	92.2%	210,931	92.9%
Owner-Occupied	127,399	62.9%	129,562	61.4%
Renter-Occupied	75,012	37.1%	81,369	38.6%
Vacant Housing Units	17,169	7.8%	16,082	7.1%
Total Housing Units	219,580	100.0%	227,013	100.0%



Households by household size are shown in Table II.28.39. There were a total of 202,411 households in 2010, up from 182,194 in 2000. One person households changed by 12.2 percent between 2000 and 2010, while two person households changed by 10.9 percent. Three and four person households changed by 9 and 6.5 respectively, representing 15 percent and 12.6 percent of the population in 2010.

Table II.28.39					
Households by Household Size					
Douglas County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	54,276	29.8%	60,892	30.1%	12.2%
Two Persons	57,894	31.8%	64,186	31.7%	10.9%
Three Persons	27,873	15.3%	30,381	15%	9%
Four Persons	24,017	13.2%	25,586	12.6%	6.5%
Five Persons	11,468	6.3%	12,828	6.3%	11.9%
Six Persons	4,224	2.3%	5,050	2.5%	19.6%
Seven Persons or More	2,442	1.3%	3,488	1.7%	42.8%
Total	182,194	100.0%	202,411	100.0%	11.1%

Households by income is shown in Table II.28.40. Households earning more than \$100,000 per year represented 24.7 percent of households in 2016, compared to 11.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18 percent of households in 2016, compared to 20.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.3 percent of households in 2016, compared to 13.2 percent in 2000.

Table II.28.40				
Households by Income				
Douglas County				
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	24,132	13.2%	23,924	11.3%
\$15,000 to \$19,999	11,473	6.3%	9,694	4.6%
\$20,000 to \$24,999	12,295	6.7%	11,425	5.4%
\$25,000 to \$34,999	24,910	13.6%	19,948	9.5%
\$35,000 to \$49,999	30,855	16.9%	29,766	14.1%
\$50,000 to \$74,999	37,197	20.4%	37,882	18%
\$75,000 to \$99,999	19,910	10.9%	26,110	12.4%
\$100,000 or More	21,781	11.9%	52,182	24.7%
Total	182,553	100.0%	210,931	100.0%

Table II.28.41 shows households by year home built. Housing units built between 2000 and 2009, account for 13.4 percent and those built in 2010 or later accounted for 3.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 15.4 percent, 10.4 percent, and 11.9, respectively. Housing units built prior to 1939 represented 17.4 percent of households in 2016.

Table II.28.41				
Households by Year Home Built				
Douglas County				
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	34,901	19.2%	36,713	17.4%
1940 to 1949	12,464	6.8%	8,852	4.2%
1950 to 1959	23,272	12.8%	22,405	10.6%
1960 to 1969	30,220	16.6%	28,067	13.3%
1970 to 1979	34,921	19.2%	32,473	15.4%
1980 to 1989	20,725	11.4%	21,856	10.4%
1990 to 1999	25,691	14.1%	25,170	11.9%
2000 to 2009	.	.	28,206	13.4%
2010 or Later	.	.	7,189	3.4%
Total	182,194	100.0%	210,931	100.0%

The distribution of unit types by race are shown in Table II.28.42. An estimated 75.6 percent of white households occupy single-family homes, while 61.4 percent of black households do. Some 20.1 percent of white households occupy apartments, while 31.9 percent of black households do. An estimated 47.7 percent of Asian, and 66.1 percent of American Indian households occupy single-family homes.

Table II.28.42							
Distribution of Units in Structure by Race							
Douglas County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	75.6%	61.4%	66.1%	47.7%	50%	68.5%	59%
Duplex	1.4%	2.4%	4.3%	0.9%	0%	4.3%	1.7%
Tri- or Four-Plex	1.7%	3.5%	6.8%	3.5%	0%	4.5%	2.4%
Apartment	20.1%	31.9%	19.8%	46.6%	50%	18.1%	36.2%
Mobile Home	1.2%	0.8%	2.4%	1.2%	0%	3%	0.6%
Boat, RV, Van, Etc.	0%	0%	0.6%	0%	0%	1.7%	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 II.28.43. An estimated 50.4 percent of vacant units were for rent in 2010, a 58.6 percent change since 2000. In addition, some 14.6 percent of vacant units were for sale, a change of 114.7 percent between 2000 and 2010. "Other" vacant units represented 23.1 percent of vacant units in 2010. This is a change of 76.9 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 II.28.43					
Disposition of Vacant Housing Units					
Douglas County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	5,451	52%	8,645	50.4%	58.6%
For Sale	1,170	11.2%	2,512	14.6%	114.7%
Rented or Sold, Not Occupied	713	6.8%	910	5.3%	27.6%
For Seasonal, Recreational, or Occasional Use	884	8.4%	1,138	6.6%	28.7%
For Migrant Workers	22	0.2%	5	0%	-77.3%
Other Vacant	2,238	21.4%	3,959	23.1%	76.9%
Total	10,478	100.0%	17,169	100.0%	63.9%

The disposition of vacant units between 2010 and 2016 are shown in Table II.28.44. By 2016, for rent units accounted for 38.7 percent of vacant units, while for sale units accounted for 11.7 percent. "Other" vacant units accounted for 37.1 percent of vacant units, representing a total of 5,964 "other" vacant units.

Table II.28.44				
Disposition of Vacant Housing Units				
Douglas County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	8,645	50.4%	6,220	38.7%
For Sale	2,512	14.6%	1,879	11.7%
Rented Not Occupied	379	2.2%	629	3.9%
Sold Not Occupied	531	3.1%	598	3.7%
For Seasonal, Recreational, or Occasional Use	1,138	6.6%	792	4.9%
For Migrant Workers	5	0%	0	0%
Other Vacant	3,959	23.1%	5,964	37.1%
Total	17,169	100.0%	16,082	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 155,288 property transactions in Douglas County. Of these, 143,037 were for single-family homes during this 19-year period, as shown in Table II.28.45.

Table II.28.45						
Residential Property Transactions						
Douglas County						
Fiscal Years 1999–2017 PAD Data						
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	8,545	0	4	558	0	9,107
2017	8,587	7	9	530	0	9,133
Total	143,037	19	497	9,552	2,183	155,288

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 23,698 single-family home property transactions for units built before 1930, 9.5 percent of units were of low quality and 35.1 percent were of fair quality. Conversely, of the 27,591 homes built from 2001 through 2010, 0 percent of units were of low quality and 12.3 percent of fair quality. Table II.28.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.28.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Douglas County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	2,251	717	65	15	2	3	3	0	0	3,056
Fair	8,316	8,033	3,247	2,921	1,983	3,759	3,381	86	1	31,727
Average	11,692	13,919	10,650	9,152	5,182	7,360	14,190	2,235	0	74,380
Good	1,281	2,147	1,715	2,841	3,132	6,143	8,589	3,423	0	29,271
Very Good	135	139	100	224	925	1,256	1,405	243	0	4,427
Excellent	20	2	7	1	3	6	10	0	0	49
Missing	3	9	4	1	65	32	13	0	0	127
Total	23,698	24,966	15,788	15,155	11,292	18,559	27,591	5,987	1	143,037

In regard to the current condition of residential dwellings, of the same 23,698 single-family homes built before 1930, 20.4 percent of the homes were worn out or badly worn, and 62.8 percent were in average condition. Table II.28.47 provides details about the condition of single-family residential dwellings by year built.

Table II.28.47 Single-Family Homes by Year Built and Condition Douglas County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	693	240	36	22	6	5	2	0	0	1,004
Badly Worn	4,153	2,136	571	217	92	65	19	3	0	7,256
Average	14,882	16,509	10,381	6,640	3,710	3,817	3,069	573	1	59,582
Good	3,575	5,610	4,560	8,048	7,168	13,899	23,353	5,287	0	71,500
Very Good	346	440	216	213	279	677	1,134	121	0	3,426
Excellent	47	30	24	15	37	96	14	3	0	266
Missing	2	1	0	0	0	0	0	0	0	3
Total	23,698	24,966	15,788	15,155	11,292	18,559	27,591	5,987	1	143,037

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$158,431 to \$200,617, a total increase of 26.6 percent, as shown in Table II.28.48.

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 \$82,244 for homes built before 1930 to \$211,406 for homes built from 2001 to 2010, and \$282,855 for the newest homes built between 2011 and 2017.¹¹⁴ Homes built from 2001 through 2010 were also larger, averaging 1,712 square feet per unit. Table II.28.49, provides additional details about single-family homes.

Table II.28.48 Average Sales Price of Single-Family Homes Douglas County Fiscal Years 1999–2017 PAD Data	
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	199,210
2017	200,617
Average	156,022

Table II.28.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Douglas County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹¹⁵ (\$)
Before 1931	82,244	1,140	72.15
1931-1960	111,268	1,123	99.09
1961-1970	132,646	1,255	105.71
1971-1980	146,997	1,414	103.98
1981-1990	178,357	1,648	108.19
1991-2000	200,852	1,734	115.83
2001-2010	211,406	1,712	123.46
2011-2017	282,855	1,959	144.42
Average	156,022	1,441	108.31

¹¹⁴ 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.

¹¹⁵ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



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 II.28.50. In 2016, an estimated 1.8 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table II.28.50 Overcrowding and Severe Overcrowding Douglas County 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	113,517	98.5%	1,103	1%	579	0.5%	115,199
2016 Five-Year ACS	128,055	98.8%	1,360	1%	147	0.1%	129,562
Renter							
2000 Census	62,697	93.6%	2,049	3.1%	2,249	3.4%	66,995
2016 Five-Year ACS	77,975	95.8%	2,387	2.9%	1,007	1.2%	210,931
Total							
2000 Census	176,214	96.7%	3,152	1.7%	2,828	1.6%	182,194
2016 Five-Year ACS	206,030	97.7%	3,747	1.8%	1,154	0.5%	210,931

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 624 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Douglas County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.28.51 Households with Incomplete Plumbing Facilities Douglas County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	181,546	210,307
Lacking Complete Plumbing Facilities	648	624
Total Households	182,194	210,931
Percent Lacking	0.4%	0.3%

There were 2,138 households lacking complete kitchen facilities in 2016, compared to 1,190 households in 2000. This was a change from 0.7 percent of households in 2000 to 1 percent in 2016.



Table II.28.52 Households with Incomplete Kitchen Facilities Douglas County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	181,004	208,793
Lacking Complete Kitchen Facilities	1,190	2,138
Total Households	182,194	210,931
Percent Lacking	0.7%	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 Douglas County, 17 percent percent of households had a cost burden and 13.4 percent had a severe cost burden. Some 22.6 percent of renters were cost burdened, and 22.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 15.8 percent, and severe cost burden at 8.1 percent.

Table II.28.53 Cost Burden and Severe Cost Burden by Tenure Douglas County 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	62,605	79.9%	10,539	13.4%	4,906	6.3%	329	0.4%	78,379
2016 Five-Year ACS	69,288	75.7%	14,474	15.8%	7,450	8.1%	329	0.4%	91,541
Owner Without a Mortgage									
2000 Census	25,047	90.2%	1,530	5.5%	825	3%	356	1.3%	27,758
2016 Five-Year ACS	32,396	85.2%	3,041	8%	2,193	5.8%	391	1%	38,021
Renter									
2000 Census	41,996	62.9%	12,311	18.4%	9,674	14.5%	2,795	4.2%	66,776
2016 Five-Year ACS	39,931	49.1%	18,413	22.6%	18,634	22.9%	4,391	5.4%	81,369
Total									
2000 Census	129,648	75%	24,380	14.1%	15,405	8.9%	3,480	2%	172,913
2016 Five-Year ACS	141,615	67.1%	35,928	17%	28,277	13.4%	5,111	2.4%	210,931



Housing Problems by Income

Table II.28.54, 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 II.28.54 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 II.28.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 16,960 owner-occupied and 15,325 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 9,715 owner-occupied 16,700 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 137,605 households without a housing problem.

Table II.28.55
Housing Problems by Income and Tenure
 Douglas County
 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	70	80	25	175	430
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	20	55	60	45	180
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	235	355	420	200	280	1,490
Housing cost burden greater than 50% of income (and none of the above problems)	4,430	2,910	1,625	315	435	9,715
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	985	3,525	5,890	2,925	3,635	16,960
Zero/negative income (and none of the above problems)	750	0	0	0	0	750
Has none of the 4 housing problems	1,040	3,975	11,165	10,030	72,045	98,255
Total	7,520	10,855	19,235	13,555	76,615	127,780
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	660	445	305	90	365	1,865
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	155	395	240	60	70	920
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	925	695	555	130	185	2,490
Housing cost burden greater than 50% of income (and none of the above problems)	13,030	3,135	415	70	50	16,700
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	2,330	7,755	4,630	375	235	15,325
Zero/negative income (and none of the above problems)	2,090	0	0	0	0	2,090
Has none of the 4 housing problems	2,055	3,265	12,325	6,790	14,915	39,350
Total	21,245	15,690	18,470	7,515	15,820	78,740
Total						
Lacking complete plumbing or kitchen facilities	740	515	385	115	540	2,295
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	155	415	295	120	115	1,100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,160	1,050	975	330	465	3,980
Housing cost burden greater than 50% of income (and none of the above problems)	17,460	6,045	2,040	385	485	26,415
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	3,315	11,280	10,520	3,300	3,870	32,285
Zero/negative income (and none of the above problems)	2,840	0	0	0	0	2,840
Has none of the 4 housing problems	3,095	7,240	23,490	16,820	86,960	137,605
Total	28,765	26,545	37,705	21,070	92,435	206,520

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.28.56, of the 16,561 loans in 2016, 8,675 loans were for Home Purchases, 1,293 were for Home Improvement and 6,593 were for refinancing.



Table II.28.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Douglas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	6,528	1,342	5,640	13,510
2009	7,386	1,057	14,108	22,551
2010	5,593	992	13,851	20,436
2011	5,112	923	9,952	15,987
2012	6,006	1,062	14,856	21,924
2013	6,865	1,289	9,302	17,456
2014	7,017	1,189	3,524	11,730
2015	8,551	1,177	5,724	15,452
2016	8,675	1,293	6,593	16,561

Table II.28.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$148,685 and \$162,408 in 2012 and \$184,712 in 2016. Overall, average loans were \$137,290 in 2008 and \$173,543 in 2016.

Table II.28.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Douglas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$148,685	\$35,275	\$148,376	\$137,290
2009	\$144,709	\$52,800	\$162,081	\$151,269
2010	\$154,066	\$44,439	\$157,905	\$151,347
2011	\$156,683	\$46,202	\$156,100	\$149,941
2012	\$162,408	\$55,182	\$159,474	\$155,226
2013	\$166,312	\$49,337	\$149,229	\$148,571
2014	\$172,121	\$42,551	\$147,375	\$151,553
2015	\$174,375	\$55,736	\$167,501	\$162,792
2016	\$184,712	\$73,080	\$178,550	\$173,543

Table II.28.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$970,614,000 and \$975,424,000 in 2012 and \$1,602,375,000 in 2016. Overall, average loans were \$1,854,794,000 in 2008 and \$2,874,046,000 in 2016.

Table II.28.58
Total Volume of Owner-Occupied Single-Family Loans
 Douglas County
 2008 – 2016 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	970,614,000	47,339,000	836,841,000	1,854,794,000
2009	1,068,817,000	55,810,000	2,286,634,000	3,411,261,000
2010	861,691,000	44,083,000	2,187,145,000	3,092,919,000
2011	800,963,000	42,644,000	1,553,506,000	2,397,113,000
2012	975,424,000	58,603,000	2,369,149,000	3,403,176,000
2013	1,141,730,000	63,596,000	1,388,124,000	2,593,450,000
2014	1,207,775,000	50,593,000	519,348,000	1,777,716,000
2015	1,491,081,000	65,601,000	958,774,000	2,515,456,000
2016	1,602,375,000	94,492,000	1,177,179,000	2,874,046,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.28.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Douglas County. The number of completed surveys remained unchanged from 467 in 2016 to 467 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.2 percentage points and was at 4 percent in 2017.

Table II.28.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2,352 single-family units in Douglas County, with 84 of them available. This translates into a vacancy rate of 3.6 percent in Douglas County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 36,829 apartment units reported in the survey, with 1,497 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 unit types over the last five years was 4 percent.

Table II.28.59
Survey of Rental Properties
 Douglas County
 2002–2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	121	26,903	7	21.1
2003	177	32,802	6	21.3
2004	180	34,271	5.5	26.2
2005	169	37,969	5.8	27.5
2006	171	38,811	5	26.9
2007	231	36,451	5.8	22.8
2008	187	40,551	4.6	18.4
2009	229	39,088	6	27.5
2010	208	36,671	4.6	24.2
2011	222	42,806	4.1	22.5
2012	320	39,800	3.6	22.1
2013	528	41,765	4.3	33.9
2014	548	45,976	4.3	29
2015	524	48,523	3.9	26.6
2016	467	50,920	3.8	22.5
2017	467	41,599	4	21.6

Table II.28.60 Rental Vacancy Survey by Type Douglas County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	2,352	84	3.6%	3.8%
Apartments	36,829	1,497	4.1%	3.7%
Mobile Homes	0	0	%	25%
“Other” Units	1,210	57	4.7%	.
Don't Know	1,208	38	3.1%	6%
Total	41,599	1,676	4%	4%

Table II.28.61, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 762 units. The most common apartment units were one bedroom units, with 8,744 units.

Table II.28.61 Rental Units by Number of Bedrooms Douglas County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	646	0	0	.	646
One	15	8,744	0	0	.	8,759
Two	316	7,963	0	110	.	8,389
Three	762	1,209	0	110	.	2,081
Four	193	62	0	0	.	255
Don't Know	1,066	18,205	0	990	1,208	21,469
Total	2,352	36,829	0	1,210	1,208	41,599

Table II.28.62 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 3.4 percent.

Table II.28.62 Single-Family Units by Number of Bedrooms Douglas County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	1	6.7%
Two	316	11	3.5%
Three	762	26	3.4%
Four	193	14	7.3%
Don't know	1,066	32	3%
Total	2,352	84	3.6%

Table II.28.63 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 II.28.63 Apartment Units by Number of Bedrooms Douglas County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	646	70	10.8%
One	8,744	309	3.5%
Two	7,963	340	4.3%
Three	1,209	61	5%
Four	62	0	0%
Don't know	18,205	717	3.9%
Total	36,829	1,497	4.1%

Average market-rate rents by unit type are shown in Table II.28.64. 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.28.64 Average Market Rate Rents by Number of Bedrooms Douglas County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$400	\$616.9	\$	\$550	\$611.5
One	\$576.7	\$723.4	\$	\$637	\$716.6
Two	\$778	\$882.4	\$	\$737	\$854.9
Three	\$994.1	\$1,079.20	\$	\$	\$1,033.30
Four	\$1,231.80	\$1,117.20	\$	\$	\$1,219.30
Don't know	\$1,074.50	\$774.4	\$	\$1,052.00	
Total	\$1,000.60	\$822.5	\$	\$641.3	\$890.1

Table II.28.65 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 \$999 dollars and units in this price range had a vacancy rate of 3.1 percent.

Table II.28.65 Single-Family Market Rate Rents by Vacancy Status Douglas County 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	748	23	3.1%
\$1,000 to \$1,249	547	16	2.9%
\$1,250 to \$1,499	247	7	2.8%
Above \$1,500	110	3	2.7%
Missing	193	8	4.1%
Total	2,352	84	3.6%



The average rent and availability of apartment units is displayed in Table II.28.66. 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 II.28.66 Apartment Market Rate Rents by Vacancy Status Douglas County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	137	3	2.2%
\$500 to \$749	10,733	377	3.5%
\$750 to \$999	13,053	477	3.7%
\$1,000 to \$1,249	4,466	262	5.9%
\$1,250 to \$1,499	3,032	118	3.9%
Above \$1,500	617	50	8.1%
Missing	4,791	210	4.4%
Total	36,829	1,497	4.1%

Respondents were asked if utilities are included in the rent and, as shown in Table II.28.67, 175 respondents, or 45.9 percent, included some sort of utility in the rent.

Table II.28.67 Are there any utilities included with the rent? Douglas County 2017 Survey of Rental Properties	
Period	Respondent
Yes	175
No	206
% Offering Utilities	45.9%

The type of utility included in the rent is shown in Table II.28.68. There were 36 respondents who included electricity, 55 respondents who included natural gas, 141 respondents who included water and sewer and 158 respondents included trash collection in the rent.

Table II.28.68 Which utilities are included with the rent? Douglas County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	36
Natural Gas	55
Water/Sewer	141
Trash Collection	158

Table II.28.69 shows the number of survey respondents who keep a waiting list. As can be seen, 131 respondents said they keep a waitlist, with an estimated 1,632 persons on the wait list.

Table II.28.69 Do you keep a waiting list? Douglas County 2017 Survey of Rental Properties	
Period	Respondent
Yes	131
No	244
Waitlist Size	1,632

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.28.70 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.28.70 How would you rate the need for renovation of existing units in the city? Douglas County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	34	38	36	32
Low Need	62	63	58	57
Moderate Need	109	115	105	101
High Need	50	53	49	49
Extreme Need	20	20	18	16

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.28.71 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.28.71 How would you rate the need for construction of new units in the city? Douglas County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	144	149	142	135
Low Need	48	48	42	41
Moderate Need	45	50	44	43
High Need	34	36	33	32
Extreme Need	16	17	14	13

