

# City of Omaha

## Summary

- From 2010 to 2015, population increased by 8.5 percent, or by 34,927 persons.
- Between 2014 and 2015, the unemployment rate decreased to 3.1 percent.
- In 2015, 2,633 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$146,147.
- The vacancy rate in the Fall 2016 Rental Survey was 3.8 percent, which compared to a vacancy rate of 3.9 percent one year ago.

## DEMOGRAPHICS

### Population Characteristics

According to Census Bureau data, Omaha’s population increased by 13.81 percent between 2000 and 2015, from 390,007 to 443,885 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 1,569 persons in Omaha between 2014 and 2015, as shown below in Table III.21.1.

Subject	Nebraska	% Growth Since 2000	Omaha	% Growth Since 2000
2000 Census	1,711,263		390,007	
July 2001 Estimate	1,719,836	0.5%	406,829	4.3
July 2002 Estimate	1,728,292	1.0%	405,496	4.0
July 2003 Estimate	1,738,643	1.6%	405,116	3.9
July 2004 Estimate	1,749,370	2.2%	405,173	3.9
July 2005 Estimate	1,761,497	2.9%	405,819	4.1
July 2006 Estimate	1,772,693	3.6%	406,125	4.1
July 2007 Estimate	1,783,440	4.2%	405,904	4.1
July 2008 Estimate	1,796,378	5.0%	406,320	4.2
July 2009 Estimate	1,812,683	5.9%	407,985	4.6
2010 Census	1,826,341	6.7%	408,958	4.9
July 2011 Estimate	1,842,383	7.7%	435,178	11.6
July 2012 Estimate	1,855,973	8.5%	438,188	12.4
July 2013 Estimate	1,869,300	9.2%	440,870	13.0
July 2014 Estimate	1,882,980	10.0%	442,316	13.4
July 2015 Estimate	1,896,190	10.8%	443,885	13.8

Table III.21.2, on the following page, shows the population of Omaha by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 76.8 percent of the population, with a total of 338,111 persons. There were also 56,421 black and 2,888 Native American persons residing in the City of Omaha. In 2010 the Hispanic population accounted for 13.1 percent of the population, with 53,553 persons, which compared to a population share of 13.7 percent in 2015 and a Hispanic population of 60,101.

<b>Table III.21.2</b>				
<b>Population by Race and Ethnicity</b>				
City of Omaha				
2010 Census and 2015 5-year ACS Data				
<b>Race</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	298,815	73.1%	338,111	76.8%
Black	55,950	13.7%	56,421	12.8%
American Indian	3,391	.8%	2,888	.7%
Asian	10,014	2.4%	13,441	3.1%
Native Hawaiian/ Pacific Islander	326	.1%	173	.0%
Other	28,193	6.9%	16,334	3.7%
Two or More Races	12,269	3.0%	12,666	2.9%
<b>Total</b>	<b>408,958</b>	<b>100.0%</b>	<b>440,034<sup>76</sup></b>	<b>100.0%</b>
<b>Hispanic</b>	53,553	13.1%	60,101	13.7%

Table III.21.3, below, shows the population of Omaha by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 15.2 percent of the total population in 2010 to 14.2 percent in 2015. The number of people from 25 to 34 years of age accounted for 16.0 percent of the population in 2015, or 70,420 persons. The percentage of people aged 65 or Older changed from 11.4 percent of the total population in 2010 to 11.8 percent in 2015. Additional age details are shown below.

<b>Table III.21.3</b>				
<b>Population by Age</b>				
City of Omaha				
2010 Census and 2015 5-year ACS Data				
<b>Age</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
Under 14	86,520	21.2%	92,822	21.1%
15 - 24	62,261	15.2%	62,349	14.2%
25 - 34	63,555	15.5%	70,420	16.0%
35 - 44	50,249	12.3%	54,369	12.4%
45 - 54	55,277	13.5%	56,634	12.9%
55 - 64	44,584	10.9%	51,395	11.7%
65 or Older	46,512	11.4%	52,045	11.8%
<b>Total</b>	<b>408,958</b>	<b>100.0%</b>	<b>440,034</b>	<b>100.0%</b>

<sup>76</sup> The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

**School Enrollment**

Between 2010 and 2016, the number of children enrolled in schools in the City of Omaha increased by 4.4 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 5.9 percent to 27,633 persons, while the enrollment for those aged 5 to 10 increased by 1.8 percent, to 41,141 persons. Between 2015 and 2016, school enrollment rose by 0.5 percent or from 96,843 to 97,354 persons. These results can be seen in Table III.21.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	36,866	26,751	24,459	88,076
2001	36,693	26,995	24,887	88,575
2002	36,590	27,086	24,672	88,348
2003	36,652	27,030	24,748	88,430
2004	36,910	26,658	25,594	89,162
2005	37,129	26,519	25,948	89,596
2006	37,619	26,473	26,435	90,527
2007	39,069	26,340	25,894	91,303
2008	39,526	26,472	25,731	91,729
2009	40,404	26,606	25,621	92,631
2010	40,402	26,740	26,084	93,226
2011	40,923	27,151	26,099	94,173
2012	40,727	27,501	26,400	94,628
2013	41,066	27,819	26,414	95,299
2014	41,151	28,259	26,735	96,145
2015	41,178	28,356	27,309	96,843
2016	41,141	28,580	27,633	97,354

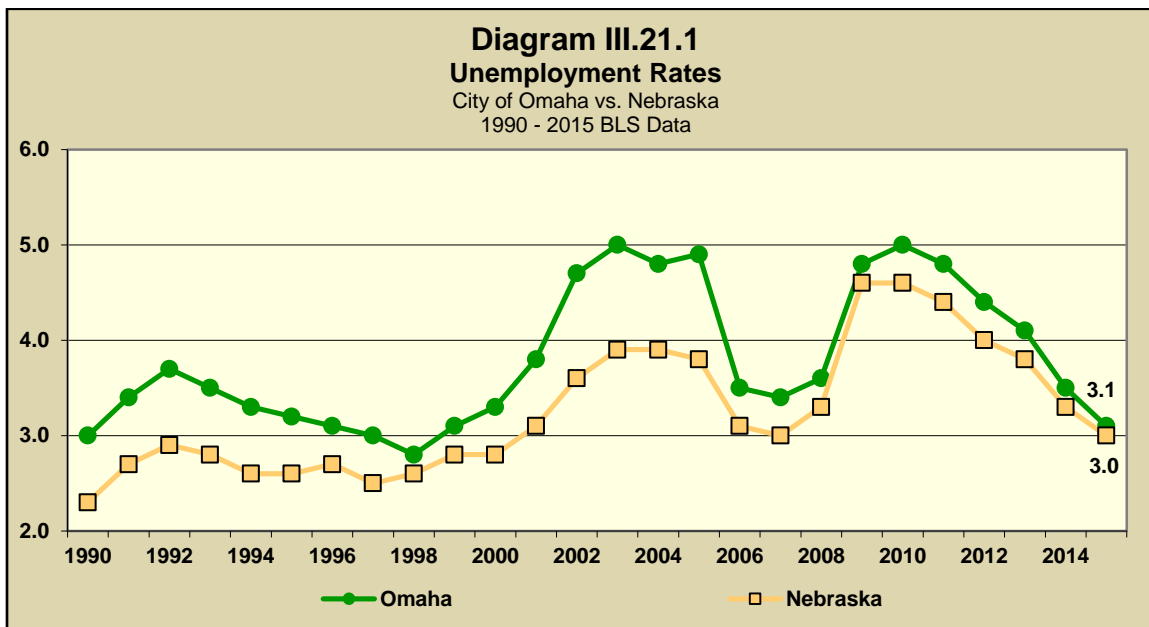
**ECONOMICS**

**Labor Force**

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Omaha. As shown in Table III.21.5, on the following page, the labor force, defined as people working or seeking work, increased by 52,288 persons between 1990 and 2015, to 232,675 persons. Between 2014 and 2015, the total labor force increased by 600 individuals. Between 2014 and 2015 the number of people working increased by 1,434 persons. This translated to a decrease in the unemployment rate from 3.5 percent in 2014 to 3.1 percent in 2015.

<b>Table III.21.5</b> <b>Labor Force Statistics</b> City of Omaha Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	180,387	175,022	5,365	3.0
1991	181,113	174,965	6,148	3.4
1992	182,873	176,186	6,687	3.7
1993	187,348	180,835	6,513	3.5
1994	192,147	185,802	6,345	3.3
1995	196,359	190,125	6,234	3.2
1996	200,437	194,178	6,259	3.1
1997	203,799	197,703	6,096	3.0
1998	206,186	200,358	5,828	2.8
1999	207,933	201,503	6,430	3.1
2000	215,232	208,158	7,074	3.3
2001	216,632	208,354	8,278	3.8
2002	218,143	207,959	10,184	4.7
2003	219,264	208,396	10,868	5.0
2004	220,533	209,853	10,680	4.8
2005	225,135	214,014	11,121	4.9
2006	223,704	215,929	7,775	3.5
2007	227,852	220,165	7,687	3.4
2008	237,024	228,569	8,455	3.6
2009	242,062	230,413	11,649	4.8
2010	221,740	210,563	11,177	5.0
2011	224,004	213,157	10,847	4.8
2012	227,287	217,177	10,110	4.4
2013	228,290	218,955	9,335	4.1
2014	232,075	223,992	8,083	3.5
2015	232,675	225,426	7,249	3.1

Diagram III.21.1, below, shows the unemployment rates for Nebraska and the City of Omaha.



## HOUSING

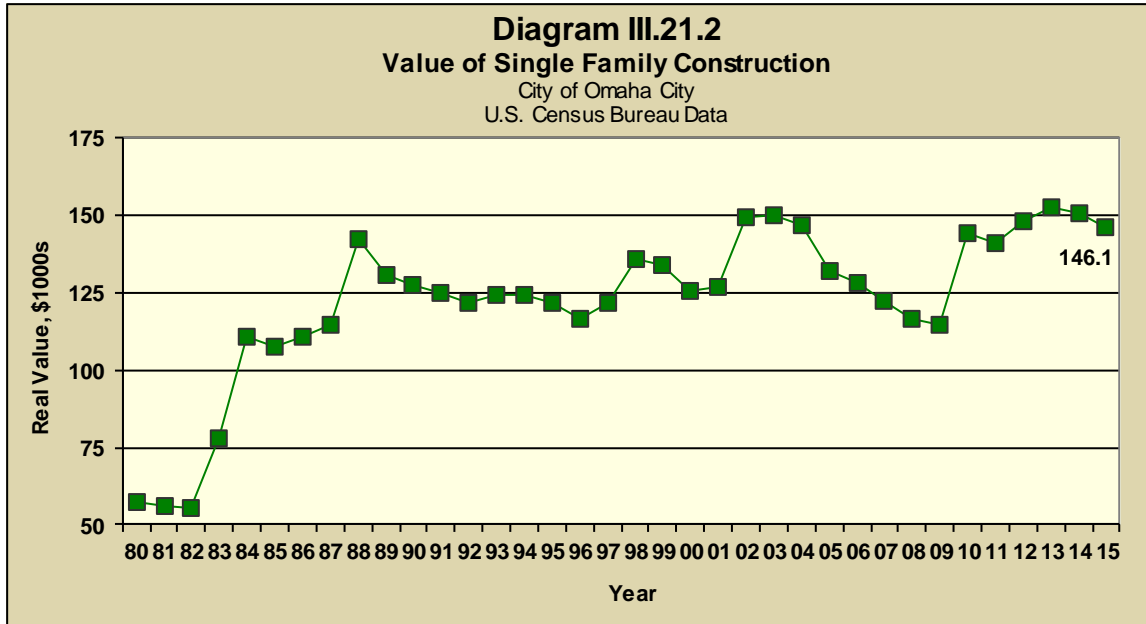
### Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.<sup>77</sup> In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Omaha numbering 1,134 in 1980, 1,351 in 1990, 2,008 in 2000, and 1,576 in 2008. Between 2014 and 2015, single-family permits increased to 1,498 units. Additional details of permit activity and per-unit valuations are shown in Table III.21.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	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	1,134	188	27	122	1,471	57	44	34	24
1981	561	66	19	159	805	56	41	55	23
1982	508	90	48	457	1,103	56	35	41	38
1983	1,348	126	15	287	1,776	78	71	72	29
1984	1,445	162	64	454	2,125	111	82	63	24
1985	1,405	112	14	351	1,882	108	79	74	23
1986	1,290	102	40	1,572	3,004	111	76	26	21
1987	1,219	68	8	553	1,848	115	84	45	26
1988	1,219	58	40	475	1,792	142	101	22	21
1989	1,248	56	4	666	1,974	131	97	34	18
1990	1,351	28	0	930	2,309	128	101	0	21
1991	1,461	26	0	358	1,845	125	94	0	28
1992	1,667	28	0	464	2,159	122	102	0	31
1993	1,755	46	24	488	2,313	124	88	51	33
1994	1,445	28	15	297	1,785	124	90	89	27
1995	1,377	40	8	706	2,131	121	78	55	30
1996	1,647	54	12	1,571	3,284	117	85	77	31
1997	1,533	58	36	1,608	3,235	122	88	57	47
1998	1,623	40	4	1,400	3,067	136	82	62	60
1999	1,980	68	46	560	2,654	134	83	66	54
2000	2,008	0	212	585	2,805	126	0	64	53
2001	2,175	8	12	495	2,690	127	85	29	60
2002	2,282	16	12	801	3,111	149	108	98	73
2003	2,581	26	0	308	2,915	150	95	0	59
2004	2,646	18	14	296	2,974	147	108	93	74
2005	2,870	48	35	509	3,462	132	101	96	65
2006	1,879	48	89	886	2,902	128	87	72	63
2007	1,905	22	19	681	2,627	122	80	67	67
2008	1,576	22	24	1,035	2,657	116	111	55	67
2009	1,542	6	6	314	1,868	115	87	63	83
2010	1,191	18	20	350	1,579	144	131	75	77
2011	1,160	6	6	662	1,834	141	131	77	76
2012	1,305	28	0	582	1,915	148	78	0	73
2013	1,567	22	7	974	2,570	153	126	100	69
2014	1,306	0	0	1,147	2,453	151	0	0	75
2015	1,498	0	0	1,135	2,633	146	0	0	78.2

<sup>77</sup> 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.

As shown in Diagram III.21.2, below, the average value of newly constructed single-family units in 2000 was \$125,728, \$132,234 in 2005, and \$144,026 in 2010. In 2015, the value of single family units fell to \$146,147 from \$150,818 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Omaha. As shown in Table III.21.7, below, 7.7 percent, or 14,588 housing units were vacant in 2015. Of the 173,764 housing units that were occupied in 2015, 57.8 percent, or 100,484 units, were owner-occupied, and the remaining 42.2 percent were renter-occupied. This compares to 162,627 housing units that were occupied in 2010 with 94,815 units, or 58.3 percent, being owner-occupied, and the remaining 41.7 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	162,627	91.6%	173,764	92.3%
Owner-Occupied	94,815	58.3%	100,484	57.8%
Renter-Occupied	67,812	41.7%	73,280	42.2%
Vacant Housing Units	14,891	8.4%	14,588	7.7%
<b>Total Housing Units</b>	<b>177,518</b>	<b>100.0%</b>	<b>188,352</b>	<b>100.0%</b>

As shown in Table III.21.8, on the following page, there were 128,497 single family dwellings in 2015, which accounted for 68.2 percent of all housing units. Apartment units accounted for 26.3 percent of housing units, with 49,539 units. Mobile homes also accounted for an additional 1.2 percent of housing with 2,191 units.

<b>Table III.21.8</b>				
<b>Housing Units by Type</b>				
City of Omaha				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	122,769	69%	128,497	68.2%
Duplex	3,093	2%	3,495	1.9%
Tri- or Four-Plex	4,544	3%	4,596	2.4%
Apartment	45,784	26%	49,539	26.3%
Mobile Home	1,847	1%	2,191	1.2%
Boat, RV, Van, Etc.	9	0%	34	.0%
<b>Total</b>	<b>178,046</b>	<b>100.0%</b>	<b>188,352</b>	<b>100.0%</b>

Table III.21.9, below, shows the disposition of vacant housing units in Omaha. At the time of the 2015 five-year ACS, 39.9 percent of vacant units were for rent, 11.9 percent were for sale, and 8.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 3,701 “other vacant” units, representing 24.9 percent of vacant units, which compared to 36.9 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

<b>Table III.21.9</b>				
<b>Disposition of Vacant Housing Units</b>				
City of Omaha				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	7,862	52.8%	5,816	39.9%
For Sale	1,931	13.0%	1,735	11.9%
Rented or Sold, Not Occupied	756	5.1%	1,209	8.3%
For Seasonal, Recreational, or Occasional Use	636	4.3%	443	3.0%
For Migrant Workers	5	0.0%	0	.0%
Other Vacant	3,701	24.9%	5,385	36.9%
<b>Total</b>	<b>14,891</b>	<b>100.0%</b>	<b>14,588</b>	<b>100.0%</b>

**Rental Property Survey**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.21.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Omaha. The number of completed surveys decreased from 496 in 2015 to 442 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 0.1 percentage points and was at 3.8 percent in 2016.

Table III.21.11 on the following page, shows the amount of total and vacant units with

<b>Table III.21.10</b>				
<b>Survey of Rental Properties</b>				
City of Omaha				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	117	24,365	7.4	20.9
2003	152	19,388	5.5	35.4
2004	167	20,153	6.5	43.0
2005	166	37,839	5.7	27.1
2006	168	38,924	5.0	27.1
2007	214	35,209	5.8	25.8
2008	175	39,941	4.6	20.1
2009	207	37,671	5.9	30.0
2010	194	36,655	4.7	24.0
2011	207	41,422	4.2	23.2
2012	298	38,399	3.6	21.4
2013	505	40,183	4.4	34.2
2014	526	44,713	4.3	28.9
2015	496	44,713	3.9	25.7
2016	442	47,975	3.8	22.0

their associated vacancy rates. At the time of the survey, there were an estimated 2,543 single family units in City of Omaha, with 93 of them available. This translates into a vacancy rate of 3.7 percent in City of Omaha, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 36,407 apartment units reported in the survey, with 1,455 of them available, which resulted in a vacancy rate of 4.0 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.

<b>Table III.21.11</b>				
<b>Rental Vacancy Survey by Type</b>				
City of Omaha				
2016 Survey of Rental Properties				
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>	<b>5-Year Vacancy Rate Average</b>
Single Family	2,543	93	3.7%	3.8%
Apartments	36,407	1,455	4.0%	3.9%
Mobile Homes	0	0	0	.0%
“Other” Units	2	0	.0%	.
Don't Know	9,023	285	3.2%	4.7%
<b>Total</b>	<b>47,975</b>	<b>1,833</b>	<b>3.8%</b>	<b>4.0%</b>

Table III.21.12, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 596 units. The most common apartment units were one bedroom units, with 9,059 units. Details for additional unit types are reported below.

<b>Table III.21.12</b>						
<b>Rental Units by Number of Bedrooms</b>						
City of Omaha						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	1,000	0	0	.	1,000
One	14	9,059	0	0	.	9,073
Two	350	8,058	0	0	.	8,408
Three	596	1,009	0	0	.	1,605
Four	124	12	0	0	.	136
Don't Know	1,459	17,269	0	2	9,023	27,753
<b>Total</b>	<b>2,543</b>	<b>36,407</b>	<b>0</b>	<b>2</b>	<b>9,023</b>	<b>47,975</b>



Table III.21.13, 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 5.2 percent.

<b>Table III.21.13</b> <b>Single Family Units by Number of Bedrooms</b> City of Omaha 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	14	2	14.3%
Two	350	27	7.7%
Three	596	31	5.2%
Four	124	19	15.3%
Don't know	1,459	14	1.0%
<b>Total</b>	<b>2,543</b>	<b>93</b>	<b>3.7%</b>

Table III.21.14, 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.

<b>Table III.21.14</b> <b>Apartment Units by Number of Bedrooms</b> City of Omaha 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1,000	40	4.0%
One	9,059	412	4.5%
Two	8,058	372	4.6%
Three	1,009	37	3.7%
Four	12	1	8.3%
Don't know	17,269	593	3.4%
<b>Total</b>	<b>36,407</b>	<b>1,455</b>	<b>4.0%</b>

Average market-rate rents by unit type are shown in Table III.21.15, 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.

<b>Table III.21.15</b> <b>Average Market Rate Rents by Number of Bedrooms</b> City of Omaha 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$599	\$	\$	\$599
One	\$581	\$704	\$	\$	\$699
Two	\$754	\$871	\$	\$	\$840
Three	\$981	\$1,058	\$	\$	\$1,011
Four	\$1,205	\$1,001	\$	\$	\$1,175
<b>Average</b>	<b>\$959</b>	<b>\$803</b>	<b>\$</b>	<b>\$</b>	<b>\$868</b>

Table III.21.16, below, shows vacancy rates for single family units by average rental rates for the City of Omaha. 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 1.8 percent.

<b>Table III.21.16</b> <b>Single Family Market Rate Rents by Vacancy Status</b> City of Omaha 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	1	33.3%
\$500 to \$750	309	22	7.1%
\$750 to \$1,000	1,520	27	1.8%
\$1,000 to \$1,250	274	33	12.0%
\$1,250 to \$1,500	170	6	3.5%
Above \$1,500	70	1	1.4%
Missing	197	3	1.5%
<b>Total</b>	<b>2,543</b>	<b>93</b>	<b>3.7%</b>

The average rent and availability of apartment units is displayed in Table III.21.17, 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 4.4 percent.

<b>Table III.21.17</b> <b>Apartment Market Rate Rents by Vacancy Status</b> City of Omaha 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	477	8	1.7%
\$500 to \$750	11,637	424	3.6%
\$750 to \$1,000	13,340	585	4.4%
\$1,000 to \$1,250	3,138	137	4.4%
\$1,250 to \$1,500	1,736	89	5.1%
Above \$1,500	587	15	2.6%
Missing	5,492	197	3.6%
<b>Total</b>	<b>36,407</b>	<b>1,455</b>	<b>4.0%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.21.18, on the following page, 165 respondents, or 46.3 percent, included some sort of utility in the rent.

<b>Table III.21.18</b> <b>Are there any utilities included with the rent?</b> City of Omaha 2016 Survey of Rental Properties	
Period	Respondent
Yes	165
No	191
<b>% Offering Utilities</b>	<b>46.3%</b>

The type of utility included in the rent is shown in Table III.21.19, below. There were 34 respondents who included electricity, 52 respondents who included natural gas, 139 respondents who included water and sewer and 147 respondents included trash collection in the rent.

<b>Table III.21.19</b> <b>Which utilities are included with the rent?</b> City of Omaha 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	34
Natural Gas	52
Water/Sewer	139
Trash Collection	147

Table III.21.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 127 respondents said they keep a waiting list, with an estimated 1,151 number of persons on the waiting list.

<b>Table III.21.20</b> <b>Do you keep a waiting list?</b> City of Omaha 2016 Survey of Rental Properties	
Period	Respondent
Yes	127
No	230
<b>Waiting list Size</b>	<b>1,151</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.21.21, below, 27 respondents said there was no need for renovating single family units, with 36 respondents saying there was extreme need for renovating single family units. Likewise, 28 respondents indicated no need for renovating existing apartment units, with 35 respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.21.21</b> <b>How would you rate the need for renovation of existing units in the city?</b> City of Omaha 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	27	28	28	6
Low Need	35	35	35	5
Moderate Need	101	101	101	18
High Need	47	47	46	7
Extreme Need	36	35	35	6

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.21.22, below, 97 respondents said there was no need for new single family units, with 20 respondents saying there was extreme need for constructing new single family units. Likewise, 98 respondents indicated no need for constructing new apartment units, with 20 respondents saying there was extreme need for constructing new apartment units.

<b>Table II.21.22</b> <b>How would you rate the need for construction of new units in the city?</b> City of Omaha 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	97	98	97	14
Low Need	66	65	65	15
Moderate Need	50	50	50	7
High Need	28	28	28	3
Extreme Need	20	20	20	2

### Local Commentary

Omaha is the largest city in Nebraska and is the county seat of Douglas County. Omaha is home to many major companies and large employers, including four Fortune 500 companies and three Fortune 1000 companies along with other prominent employers, with the largest employers in the data, banking, insurance, medical, railroad, education, and agricultural industries. Omaha is home to more than ten colleges and universities, including University of Nebraska at Omaha and Creighton University, both of whom employ several thousand people.

There has been the addition on many new businesses in the area including small retailers, restaurants, and the addition of Pacific Life Insurance. Eckoh opened their US Headquarters in Omaha this past year and Green Plains moved to a new headquarters. Employment levels and population have been steady. Housing is tight, competition is high and there has been a growth in building permits. The Capital District, which is a 205 million mixed used development project, is slated for 2017. Omaha works with several developers and housing groups to provide more housing in the area. The economy in Omaha is very diverse. There are two new cooperative facilities such as the Exchange Building, which is a collaborative space for start-ups. Additionally there are more building and infrastructure projects slated for 2017<sup>78</sup>

<sup>78</sup> Telephone interview with Greater Omaha Chamber member, 11/2016