

City of Ralston

Summary

- From 2010 to 2015, population increased by 0.9 percent, or by 51 persons.
- In 2015, 0 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$0.
- The vacancy rate in the Fall 2016 Rental Survey was 1.9 percent, which compared to a vacancy rate of 5.7 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Ralston’s population decreased by 5.07 percent between 2000 and 2015, from 6,314 to 5,994 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 3 persons in Ralston between 2014 and 2015, as shown below in Table III.24.1.

Subject	Nebraska	% Growth Since 2000	Ralston	% Growth Since 2000
2000 Census	1,711,263		6,314	.
July 2001 Estimate	1,719,836	0.5%	6,166	-2.3
July 2002 Estimate	1,728,292	1.0%	6,117	-3.1
July 2003 Estimate	1,738,643	1.6%	6,084	-3.6
July 2004 Estimate	1,749,370	2.2%	6,059	-4.0
July 2005 Estimate	1,761,497	2.9%	6,039	-4.4
July 2006 Estimate	1,772,693	3.6%	6,014	-4.8
July 2007 Estimate	1,783,440	4.2%	5,980	-5.3
July 2008 Estimate	1,796,378	5.0%	5,956	-5.7
July 2009 Estimate	1,812,683	5.9%	5,951	-5.7
2010 Census	1,826,341	6.7%	5,943	-5.9
July 2011 Estimate	1,842,383	7.7%	5,968	-5.5
July 2012 Estimate	1,855,973	8.5%	5,985	-5.2
July 2013 Estimate	1,869,300	9.2%	6,004	-4.9
July 2014 Estimate	1,882,980	10.0%	5,997	-5.0
July 2015 Estimate	1,896,190	10.8%	5,994	-5.1

Table III.24.2, on the following page, shows the population of Ralston by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 92.1 percent of the population, with a total of 5,524 persons. There were also 8 black and 0 Native American persons residing in the City of Ralston. In 2010 the Hispanic population accounted for 10.0 percent of the population, with 596 persons, which compared to a population share of 15.1 percent in 2015 and a Hispanic population of 905.

Table III.24.2				
Population by Race and Ethnicity				
City of Ralston				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,330	89.7%	5,524	92.1%
Black	155	2.6%	8	.1%
American Indian	21	.4%	0	.0%
Asian	46	.8%	250	4.2%
Native Hawaiian/ Pacific Islander	2	.0%	8	.1%
Other	274	4.6%	153	2.6%
Two or More Races	115	1.9%	54	.9%
Total	5,943	100.0%	5,997⁸⁷	100.0%
Hispanic	596	10.0%	905	15.1%

Table III.24.3, below, shows the population of Ralston 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 12.8 percent of the total population in 2010 to 12.0 percent in 2015. The number of people from 25 to 34 years of age accounted for 19.1 percent of the population in 2015, or 1,143 persons. The percentage of people aged 65 or Older changed from 16.3 percent of the total population in 2010 to 15.8 percent in 2015. Additional age details are shown in table III.24.3.

Table III.24.3				
Population by Age				
City of Ralston				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,072	18.0%	809	13.5%
15 - 24	762	12.8%	719	12.0%
25 - 34	803	13.5%	1,143	19.1%
35 - 44	692	11.6%	691	11.5%
45 - 54	840	14.1%	775	12.9%
55 - 64	806	13.6%	913	15.2%
65 or Older	968	16.3%	947	15.8%
Total	5,943	100.0%	5,997	100.0%

⁸⁷ 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 Ralston increased by 5.6 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 8.5 percent to 1,075 persons, while the enrollment for those aged 5 to 10 increased by 1.3 percent, to 1,603 persons. Between 2015 and 2016, school enrollment rose by .5 percent or from 3,733 to 3,750 persons. These results can be seen in Table III.24.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	1,403	1,013	1,002	3,418
2001	1,419	1,000	987	3,406
2002	1,439	1,017	978	3,434
2003	1,462	1,022	939	3,423
2004	1,400	1,009	998	3,407
2005	1,429	1,017	1,028	3,474
2006	1,472	1,079	1,100	3,651
2007	1,482	1,042	1,116	3,640
2008	1,464	977	1,045	3,486
2009	1,586	957	1,004	3,547
2010	1,583	976	991	3,550
2011	1,559	1,025	941	3,525
2012	1,553	1,057	942	3,552
2013	1,483	1,089	954	3,526
2014	1,511	1,092	969	3,572
2015	1,576	1,094	1,063	3,733
2016	1,603	1,072	1,075	3,750

HOUSING

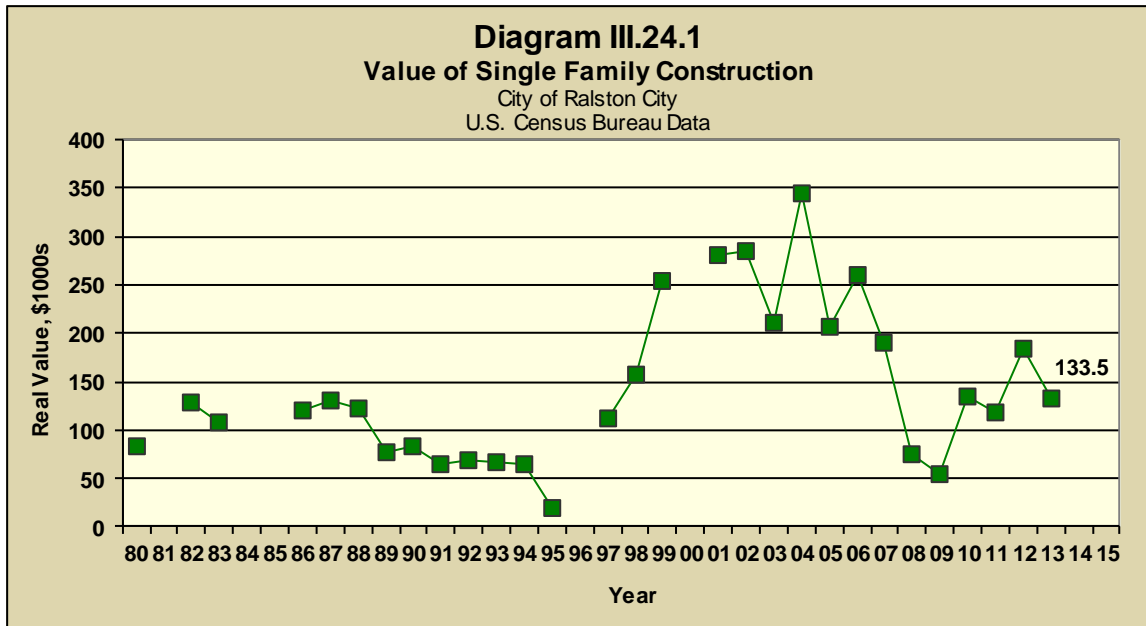
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁸⁸ 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 Ralston numbering 5 in 1980, 10 in 1990, 0 in 2000, and 1 in 2008. Between 2014 and 2015, single-family permits remained unchanged at 0 units. Additional details of permit activity and per-unit valuations are shown in Table III.24.5.

⁸⁸ 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.

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	5	0	0	0	5	84	0	0	0
1981	0	0	0	0	0	0	0	0	0
1982	1	0	0	0	1	128	0	0	0
1983	1	0	0	0	1	109	0	0	0
1984	0	0	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0	0	0
1986	1	0	0	0	1	120	0	0	0
1987	6	0	0	0	6	130	0	0	0
1988	3	0	0	12	15	122	0	0	38
1989	9	0	0	6	15	78	0	0	77
1990	10	0	0	7	17	83	0	0	43
1991	9	0	0	0	9	64	0	0	0
1992	3	0	0	0	3	69	0	0	0
1993	2	0	0	0	2	67	0	0	0
1994	3	0	0	0	3	66	0	0	0
1995	13	0	0	0	13	20	0	0	0
1996	0	0	0	36	36	0	0	0	48
1997	2	0	0	0	2	111	0	0	0
1998	1	0	0	0	1	157	0	0	0
1999	1	0	0	0	1	254	0	0	0
2000	0	0	0	0	0	0	0	0	0
2001	2	0	0	0	2	281	0	0	0
2002	6	0	0	0	6	284	0	0	0
2003	8	0	0	0	8	212	0	0	0
2004	1	0	0	0	1	345	0	0	0
2005	3	0	0	0	3	207	0	0	0
2006	1	0	0	0	1	260	0	0	0
2007	2	0	0	0	2	191	0	0	0
2008	1	0	0	0	1	74	0	0	0
2009	2	0	0	0	2	55	0	0	0
2010	7	0	0	276	283	134	0	0	64
2011	13	0	0	253	266	119	0	0	63
2012	4	0	0	0	4	183	0	0	0
2013	1	0	0	0	1	133	0	0	0
2014	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	.0

As shown in Diagram III.24.1, on the following page, the average value of newly constructed single-family units in 2000 was \$0, \$207,232 in 2005, and \$134,310 in 2010.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Ralston. As shown in Table III.24.6, below, 4.0 percent, or 108 housing units were vacant in 2015. Of the 2,602 housing units that were occupied in 2015, 63.2 percent, or 1,644 units, were owner-occupied, and the remaining 36.8 percent were renter-occupied. This compares to 2,581 housing units that were occupied in 2010 with 1,734 units, or 67.2 percent, being owner-occupied, and the remaining 32.8 percent being renter-occupied.

Table III.24.6
Housing Units by Tenure
 City of Ralston
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,581	95.2%	2,602	96.0%
Owner-Occupied	1,734	67.2%	1,644	63.2%
Renter-Occupied	847	32.8%	958	36.8%
Vacant Housing Units	130	4.8%	108	4.0%
Total Housing Units	2,711	100.0%	2,710	100.0%

As shown in Table III.24.7, on the following page, there were 1,962 single family dwellings in 2015, which accounted for 72.4 percent of all housing units. Apartment units accounted for 24.2 percent of housing units, with 657 units. Mobile homes also accounted for an additional 0.9 percent of housing with 24 units.

Table III.24.7				
Housing Units by Type				
City of Ralston				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,992	73%	1,962	72.4%
Duplex	9	0%	36	1.3%
Tri- or Four-Plex	65	2%	31	1.1%
Apartment	675	25%	657	24.2%
Mobile Home	0	0%	24	.9%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,741	100.0%	2,710	100.0%

Table III.24.8, below, shows the disposition of vacant housing units in Ralston. At the time of the 2015 five-year ACS, 76.9 percent of vacant units were for rent, 23.1 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 31 “other vacant” units, representing 23.8 percent of vacant units, which compared to 0.0 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.24.8				
Disposition of Vacant Housing Units				
City of Ralston				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	67	51.5%	83	76.9%
For Sale	21	16.2%	25	23.1%
Rented or Sold, Not Occupied	4	3.1%	0	.0%
For Seasonal, Recreational, or Occasional Use	7	5.4%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	31	23.8%	0	.0%
Total	130	100.0%	108	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.24.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Ralston. The number of completed surveys decreased from 6 in 2015 to 5 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 3.8 percentage points and was at 1.9 percent in 2016.

Table III.24.9				
Survey of Rental Properties				
City of Ralston				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	4	551	2.0	
2013	5	628	4.6	25.0
2014	2	374	2.1	14.0
2015	6	374	5.7	71.3
2016	5	537	1.9	

Table III.24.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3 single family units in City of Ralston, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Ralston, which compares to a single family vacancy rate of 3.6 percent for

the State of Nebraska. There were 510 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 1.4 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 3.3 percent.

Table III.24.10 Rental Vacancy Survey by Type City of Ralston 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	3	0	.0%	.0%
Apartments	510	7	1.4%	3.2%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	24	3	12.5%	8.3%
Total	537	10	1.9%	3.3%

Table III.24.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 2 units. The most common apartment units were two bedroom units, with 39 units. Details for additional unit types are reported below.

Table III.24.11 Rental Units by Number of Bedrooms City of Ralston 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	15	0	0	.	15
Two	1	39	0	0	.	40
Three	2	0	0	0	.	2
Four	0	0	0	0	.	0
Don't Know	0	456	0		24	480
Total	3	510	0		24	537

Table III.24.12, 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 0.0 percent.

Table III.24.12 Single Family Units by Number of Bedrooms City of Ralston 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	1	0	.0%
Three	2	0	.0%
Four	0	0	0
Don't know	0	0	0
Total	3	0	.0%

Table III.24.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 12.8 percent.

Table III.24.13 Apartment Units by Number of Bedrooms City of Ralston 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	15	0	.0%
Two	39	5	12.8%
Three	0	0	0
Four	0	0	0
Don't know	456	2	.4%
Total	510	7	1.4%

Average market-rate rents by unit type are shown in Table III.24.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.24.14 Average Market Rate Rents by Number of Bedrooms City of Ralston 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$613	\$	\$	\$613
Two	\$860	\$695	\$	\$	\$777
Three	\$1,175	\$	\$	\$	\$1,175
Four	\$	\$	\$	\$	\$
Average	\$1,017	\$808	\$	\$	\$877

Table III.24.15, below, shows vacancy rates for single family units by average rental rates for the City of Ralston. The most common rent for single family units was \$1,000 to \$1,250 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.24.15 Single Family Market Rate Rents by Vacancy Status City of Ralston 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	0	0	0
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	3	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	3	0	.0%

The average rent and availability of apartment units is displayed in Table III.24.16, 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 0.7 percent.

Table III.24.16 Apartment Market Rate Rents by Vacancy Status City of Ralston 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	54	3	5.6%
\$750 to \$1,000	276	2	.7%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	180	2	1.1%
Total	510	7	1.4%

Respondents were asked if utilities are included in the rent and as shown in Table III.24.17, on the following page, 0 respondents included some sort of utility in the rent.

Table III.24.17 Are there any utilities included with the rent? City of Ralston 2016 Survey of Rental Properties	
Period	Respondent
Yes	0
No	4
% Offering Utilities	0

The type of utility included in the rent is shown in Table III.24.18, below. There were 0 respondents who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table III.24.18 Which utilities are included with the rent? City of Ralston 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	1
Trash Collection	1

Table III.24.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waiting list, with an estimated 2 number of persons on the waiting list.

Table III.24.19 Do you keep a waiting list? City of Ralston 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
Waiting list Size	2

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.24.20, below, 1 respondent said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.24.20 How would you rate the need for renovation of existing units in the city? City of Ralston 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need				
Moderate Need	1	1	1	
High Need				
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.24.21, below, 2 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for constructing new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.24.21				
How would you rate the need for construction of new units in the city?				
City of Ralston				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	1
Low Need	1	1	1	
Moderate Need				
High Need				
Extreme Need				

Local Commentary

Ralston is located in the geographic middle of the Omaha metropolitan area and is an advantage for many of companies. It is home to the Ralston Arena. Ralston Public Schools is the largest employer in town.⁸⁹

⁸⁹ Greater Omaha Economic Development Partnership, <http://www.omahachamber.org/pdf/Top100Q32008.pdf>

