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New High-Value Housing in Douglas County: An Analysis

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**NEW HIGH-VALUE HOUSING
IN DOUGLAS COUNTY: AN ANALYSIS**

by
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EXECUTIVE SUMMARY

Understanding the contemporary housing market or submarkets requires knowledge of the current supply of and demand for housing stock. The purpose of this study is threefold: 1) to determine the current supply of lots and platting trends, 2) to characterize the occupants of new higher value housing through the use of census data, and 3) to estimate growth and locational preference of managerial personnel through a survey of large employers.

The analysis of recent lot plattings and construction indicates:

- . The greatest construction activity occurred in the Dodge-Maple suburban zone.
- . The greatest supply of platted lots is in the Dodge-Maple suburban zone.
- . The supply of lots has declined in recent years.
- . R4 or larger lots constitute 21-25 percent of recent lot plattings.
- . The use of smaller R5A lots has increased substantially in recent years (almost half of 1983 plattings).

The analysis of demographic data indicates:

- . Only 8.3 percent of Douglas County owner occupied housing units were valued at \$80,000 or higher; only 4.1 percent were \$100,000 or higher.

- . Newer housing stock is more likely to be high value.
- . The market for resale housing is approximately three times the market for new construction.
- . Newer high value homes are larger with larger mortgage payments and other costs.
- . Newer high value homes are occupied by older heads of households than other new housing.
- . They are more likely to have older children (6-17) and less likely to have younger children (under 6).
- . Newer high value homes are occupied by more educated, more managerial-professional, higher income persons.
- . Newer high value homes are occupied predominantly by married persons. Fewer non-family households occupy this housing price range than other housing.

The analysis of the employer interviews indicates:

- . Some major increases in management growth from local firms can be expected, but many of the large firms do not see expansion in the next three years.
- . Not all management growth will represent newcomers to Omaha (some internal promotion and hiring of other Omahans can be expected).
- . A majority of new management positions, however, will be newcomers to Omaha if the recent pattern holds in the future.
- . New managers are expected to be in the \$85,000+ housing market, and fewer are perceived as being in the \$125,000+ market.

- . Most management personnel relocating to Omaha purchased resale homes rather than new homes.
- . Southwest Omaha was the predominant choice; northwest Omaha drew approximately half as many.
- . Schools were seen as the most important neighborhood characteristic; commuting distance was also important.

I. HOUSING SUPPLY

Current Building Activity

The primary source for the current building activity and vacant lot information is from the City Planning Department's annual inventory. Annually in late September an aerial photographic survey is made of the development zone to determine the number of houses and the number of remaining vacant lots. The number of houses added since the previous survey can then be determined. Although this procedure only gives information for areas west of the interstate loop, it constitutes most of the development activity.

In this analysis, developments are grouped into six areas extending from the interstate system west to about 180th Street. During the period from October, 1982 to October, 1983 780 new units were built in that area. The greatest activity occurred from Dodge to Maple Street where 348 new units were constructed. (See Map 1.)

The count as of October, 1983 showed 4,558 improved vacant lots in the development area and 1,473 platted unimproved vacant lots. The number of improved vacant lots has been reduced substantially over the past few years--from 7,065 in 1976 to 4,558. Table 1 shows the trend.

Of particular concern was the determination of the number of lots in subdivisions that seemed to be active. Table 2 shows

that the seven most active subdivisions accounted for nearly 60 percent of the new units.

In order to determine the relative cost of housing in the various subdivisions, documentary stamps were checked. In areas with large numbers of new house sales, a sample was drawn to determine the average cost of houses. Information also was gathered on lot sales to developers.

Table 3 shows the comparison of lot and new house prices.

Table 4 shows lot and new house prices for some less active subdivisions. Because of the small number of transactions, the averages are less meaningful than they are in the more active developments.

In order to provide some comparisons between zoning and lot costs, some data were gathered on S-2, R2, and R-3 lot sales. Because so few of these lots exist and their sale is limited, finding a wide range of comparisons was difficult.

The subdivision with the most S-2 sales was Canyon Woods. Lot prices ranged from \$14,000 to \$28,000 with the average of the five lots being \$21,500.

The Pinetree subdivision provided an indication of the relationship between lot size and sales price. Fifteen R-2 and 17 R-3 lots were sold in that subdivision. The average price for R-2 lots was \$21,800, and for R-3 lots it was \$18,642. The cost difference between R4 and R3 lots is about 12 to 15 percent. Increasing lot sizes from R3 to R2 increases the lot cost another 17 to 18 percent. Table 5 shows some comparisons.

Recent Final Plats

The purpose of this section is to analyze available lots by size and location. One measure of lot size is the zoning. In Omaha's planning jurisdiction are nine residential zones and two suburban zones in addition to special zoning such as PUD's (planned unit developments). Minimum square footage requirements for single family zones are:

R1	20,000	square	feet	per	lot
R2	14,000	"	"	"	"
R3	10,000	"	"	"	"
R4	7,500	"	"	"	"
R5A	6,000	"	"	"	"
R5	5,000	"	"	"	"
S1	10,000	"	"	"	"
S2	20,000	"	"	"	"

For the purposes of this study, lots in the R4 size range or larger are considered to be the most important in terms of the number of potentially available lots that could serve as competition for Maenner developments. Since 1980 between 21 and 25 percent of the lots platted were R4 or larger. That percentage and number remained consistent--except for 1982 when none of the 240 lots met R4 standards.

The use of R5A zoning has increased substantially. Indeed, in 1983 nearly 46 percent of the 1,333 lots were in this category. Tables 6, 7, 8, and 9 show the subdivision plattings by lot type for 1980-83, and Table 10 summarizes these four tables. The trend to smaller lots can be observed in the year-to-year comparisons.

II. THE NATURE OF HOUSING STOCK AND ITS OCCUPANTS

Housing Stock

There were 156,636 housing units in Douglas County in 1980. The housing stock consisted overwhelmingly of year-round units (99.8 percent). Of the year-round units, most were occupied (94.1 percent), and the county-wide vacancy rate was relatively low (5.9 percent). Among occupied units, nearly two-thirds were owner-occupied (63.3 percent). (See Table 11.)

Condominiums represented a very small percentage of total housing stock (1.1 percent) and numbered 1,733 units in Douglas County. Nearly three-quarters of the condominiums were owner occupied (73.2 percent), and the vacancy rate for condominiums (6.5 percent) was greater than for housing units as a whole. (See Table 11.)

Housing Values

The median value of all owner-occupied housing reported for Douglas County in 1980 was \$39,100. Housing units valued at the high end of the local market made up a relatively small proportion of the total housing stock. The 6,878 Housing units valued at \$80,000 or more constituted only 8.3 percent of all housing stock in Douglas County in 1980. Only 3,375 units were valued at \$100,000 or more, or 4.1 percent of all stock. (See Table 12.)

Housing units valued at the high end of the local market made up a greater proportion of new housing stock. Of all housing units built since 1975, 21.4 percent were valued at \$80,000 or more, and 5.1 percent were valued at \$125,000 or more.

Historical figures on construction rates and value of units are displayed in Tables 13 and 14, respectively.

Map 2 displays median housing value for all units in Douglas County by 1980 census tract. Tracts with median housing values at or above the county-wide median value are displayed on Map 2. These tracts are located predominantly west of 72nd Street, with two exceptions: the Fairacres area and the area on either side of I-680 north of Omaha. In addition, Map 2 displays those tracts in which the median housing value exceeded \$75,000 and \$80,000, located predominantly along a corridor between Dodge and Center Streets west of 72nd Street. Map 3 displays median family income, an indicator of housing affordability.

New High-Value Housing

For purposes of this report, "new" housing stock was defined as housing units built during 1975 or later. High-value stock was defined in two separate groups: units valued as \$80,000 to \$124,999, and units of \$125,000 or greater value. New high-value housing discussed below included only single-family units (attached or detached). Mobile homes, group quarters, and multiple-family (apartment) units were not included.

Housing Unit Characteristics

Construction. Housing built in Douglas County between 1975 and 1980 constituted 9.6 percent of all occupied housing stock including apartments, and 10.5 percent of all single-family units (See Tables 13 and 15.) During 1970 to 1974 the annualized rate of construction (based on these census figures) showed a peak in rate of construction which has decreased since then. (See Table

13.) In addition, a greater proportion of construction during 1979-80 was of new high-value housing units.

While 10.5 percent of all single-family units occupied in 1980 were constructed between 1975 and 1980, 44.4 percent of 1980 units were occupied by new residents during the period. (See Table 15, column 1.) So, the market for resale housing would appear to be three times as large as the market for new housing.

Tenure and Type. Most single-family housing was owner-occupied in 1980, as expected. New single-family housing included a much smaller proportion of renter-occupants (3.2 percent) than did all single-family housing (13.4 percent), and new high-value housing was totally owner-occupied. (See Table 15.)

The vacancy rate among housing units was actually higher for new units in 1980 than for all housing. This may have been attributable to the impact of interest rates and financing on the sale and resale of new housing. However, the vacancy rate among new housing units was less for higher-value than lower-value units. (See Table 15.)

Among vacant units, all higher-valued new units were "vacant, for sale," while some lower-value new units were for "vacant, for rent," or simply unoccupied. (See Table 15.)

Condominiums constituted a very small proportion (0.6 percent) of all single-family housing in 1980 (See Table 15, column 1.) However, the proportion of condominium housing was greater among new units (2.3 percent), and substantially greater among the new highest value (\$125,000 or more) units examined

here (12.0 percent). Thus, condominiums are not only a new phenomenon but a relatively more expensive housing option locally.

Size. Most housing units, of all ages and values, were situated on less than an acre of land in 1980. However, a slightly greater proportion of new units were located on one to nine acres of land than were all units. The proportion of new units on one to nine acres increased with value (value reflecting cost of larger lot sizes). Sites of greater than nine acres included agricultural holdings. (See Table 15.)

The size of structures, as measured by number of rooms, increased both with newness and value of housing units. While 12.9 percent of all housing units had four or fewer rooms, only 2.7 percent of new units were found in this size category, and none of the new units valued at \$80,000 or more were this small. Expressed another way, one-fifth (19.6 percent) of all units had eight or more rooms while almost one-third (31.6 percent) of new units and over two-thirds (68.0 percent) of new units valued at \$125,000 or more were of this size. (See Table 15.) (See Table 18 for county-wide figures for all housing.)

Cost. As expected, the proportion of all housing units without a mortgage payment was greater than for new units alone. Among new units, a far greater proportion of units valued above \$125,000 had no mortgage payments (20.8 percent) than did other new units, certainly a function of the income/personal wealth of these units' occupants. (See Table 15.)

The amount of mortgage payments among new units varied with value. The proportion of households making relatively lower

payments (\$1 to \$400 per month) decreased with increased value, those with high payments (over \$800 per month) increased with increased value, and those making intermediate payments (\$400 to \$800 per month) increased and then decreased with increase in value (reflecting the balance between cost and personal assets). (See Table 15.)

Total owner costs per month were more variable than mortgage costs alone. However, in general, costs rose with newness and value. (See Table 15.)

Characteristics of Heads of Households

Age. Generally, heads of households in new housing units had a narrower range of ages than did heads of all households. In other words, older housing units had greater proportions of both younger and older household heads than did new units. (See Table 16.)

The proportion of households headed by persons 25 years old or younger decreased for newer units and, particularly, with higher value of new units. The proportion of households headed by older persons also decreased for newer units but was higher for higher-value new units than for lower-value new units.

A majority of all new housing units (51.0 percent) were occupied by heads of households aged 26 to 35 while a majority of higher valued new units had heads of households aged 36 to 55 (63.3 percent of units valued from \$80,000 to \$124,999 and 54.2 percent of units valued at \$125,000 or more).

Race. White heads of households constituted the predominant group for all single-family housing units new or old and among

new units of all values. However, among new units, with increased value proportionally fewer racial minorities were found. In fact, the only racial minority represented at all among new units of \$80,000 or greater value was Asian and Pacific Islander. (See Table 16.)

Education. The proportion of heads of households with more education was higher for occupants of new housing units than for occupants of all housing units. In addition, educational level of household heads increased dramatically with the value of new units. This pattern reflects the correspondence of education with income and, therefore, buying power. (See Table 16.)

Occupation. The occupation of heads of households also varied between all housing units and new units and with value of new units. The proportion of heads of households in managerial/professional occupations increased dramatically between all housing units and new units and also increased with the value of new units. The proportion of households headed by persons in technical/sales/service occupations was fairly uniform between old and new units and was almost unchanged with value of new units. Finally, the proportion of heads of households occupied as craft/repair persons and operators/laborers (blue collar workers) decreased for new units and with the value of new units. Here again, the occupation reflected education and influenced income level and the value of housing units occupied. (See Table 16.)

Characteristics of Households

Type. Analysis of 1980 Census figures suggests that all single-family housing (whether attached or detached) remains pre-

dominantly family occupied. While 31.1 percent of all households were non-family, a minority (16.8 percent) of all single-family housing units were occupied by non-family households. (See Tables 17, 18, and 19.) However, non-family households occupied a substantially smaller proportion of new housing units, (7.2 percent) and decreased with increases in value of new units. This suggests that the traditional family occupants of single-family units continued to predominate in this high-value submarket, at least locally in Douglas County.

Number of Persons and Children. The dominance of the family as occupants of single-family housing units was also reflected in the number of persons and number of children occupying these units, especially new housing units. (See Table 17.) For new housing units a four-person household was the dominant occupancy pattern followed by two-person households. A significant proportion of family households were without children present (25.4 percent of all new units). Family households predominated in single-family units, though submarkets exist by family size and type.

New housing units had larger numbers of occupants than did all units. Housing with four or more occupants constituted 35.7 percent of the total units while 47.8 percent of new units had four or more occupants. New units valued at \$80,000 to \$124,999 made up 59.6 percent of this category. (See Table 17.)

The proportion of housing units with children of all ages increased both with newness and with value of new housing.

Households with only young children (0 to 5 years) were most prevalent in new housing of more moderate value. The proportion of households with only older children (6 to 17 years) was slightly greater in new housing and increased with value of new housing.

Income. The distribution of household incomes was somewhat higher among occupants of new housing units than among residents of all units, and higher incomes increased with increased value of new housing. This pattern corresponds to the affordability of housing to households and reflects the mortgage and housing cost data discussed above. Interestingly, the distribution of non-family incomes was lower (greater proportions had lesser incomes) than were all incomes or family incomes. This may explain the small proportion of non-family households in higher-valued new housing. (Also, see Map 3.)

III. EMPLOYER PERCEPTIONS OF POTENTIAL MARKET

Employers' Plans

A survey of a number of major corporations in Omaha provided several insights into the movement of middle and upper corporate management to Omaha and their influence on the \$125,000 plus housing market.

One set of questions asked employers their perceptions concerning hiring in the near future (1984-86). The firms were about evenly split on whether or not they expected to expand or

merely maintain the size of their Omaha workforce. They were also evenly split on whether the size of their middle and upper management staff in Omaha would expand or remain the same. (A few saw declines in the next three years.) Most company spokespersons were consistent in their expectations about growth at these two levels, but some saw total workforce expansion and no further increases in management.

Two of the companies indicated relatively large increases on the horizon (one indicating a growth of 25 executives and another over 150 including entry-level management positions). Several companies indicated they expected turnover in addition to some new positions, but most expressed meager workforce expansion plans. Based on this limited non-random sample, a projection of area-wide totals is impossible.

For anticipated new management positions, employers planned to mix hiring from the local labor pool with recruiting from outside the Omaha area. Some expected hirings to be entirely or predominantly local, others thought new employees would come predominantly or entirely from outside the area, and some suggested an equal split. At a minimum, then, not all of the growth of management positions will represent newcomers to the Omaha community.

Several employers were willing to speculate about the ability of new Omaha managers to afford housing from \$85,000 to \$125,000 in value. Most of these saw a large pool in the \$85,000 plus category, and only one company said its new managers would not be able to afford \$85,000 houses. By contrast, only a third of the

company spokespersons felt that as many as half of the newly arrived managers would be in the \$125,000 market. More than half of the employers estimated 10 percent or less of their new employees would be able to move into that higher price range.

A second set of questions asked employers about hiring patterns in the recent past, 1981-83. Almost all of the companies reported new middle or upper management staff positions in that period. More companies reported internal promotion as the predominant recruitment pattern instead of recruitment outside of the firms, but only one-third of the firms indicated the major source of managers was their Omaha-based staff. In other words the hiring pattern for the past three years indicated most firms filled most of their new management positions with persons who would have to relocate in Omaha.

Past Practices

A third set of questions asked employers their perceptions of where incoming employees would settle in Omaha and why. According to employers, approximately two-thirds of the managers relocating to Omaha purchased resale homes while approximately 30 percent purchased new homes. These newly arrived managers settled predominantly in suburban southwest Omaha (i.e., in Douglas County but west of I-680 and south of Dodge), with a lesser share (about half as many) in the area between I-680 and 72nd Street. The northwest area drew approximately one-half of the latter number, and locations east of 72nd Street drew about half as many as the latter group. Very few Sarpy County locations were noted.

The patterns of the past three years showed that many new Omaha executives moved into \$85,000+ homes, but the number occupying \$125,000 homes was substantially less. Most respondents indicated they thought their new employees found housing costs lower in Omaha than their former communities.

One other question of significance to this study asked what neighborhood characteristics and amenities were most important to the relocated management staff. The predominant answer was schools, and commuting distance was also frequently mentioned.

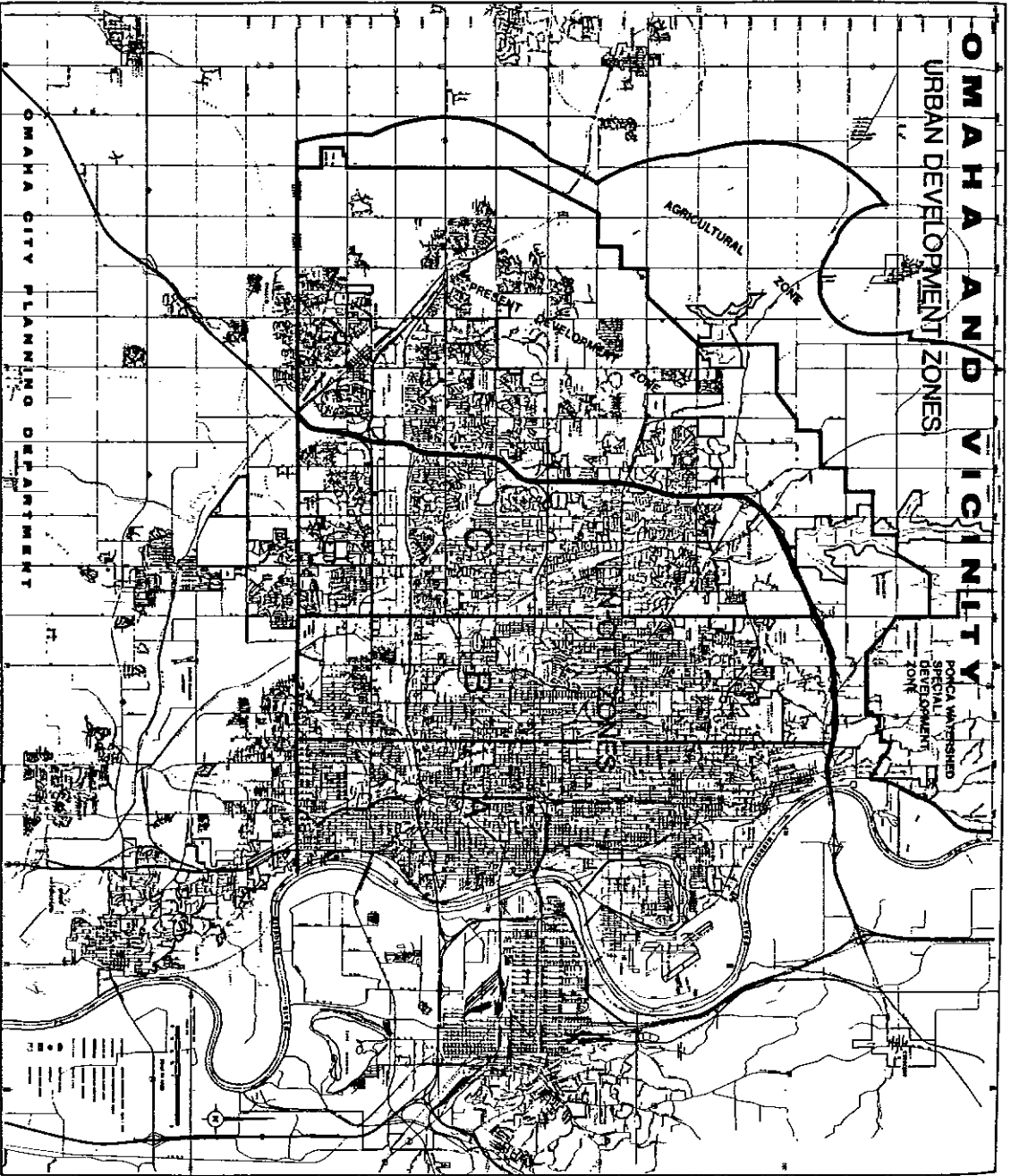
Most newcomers were seen by employers as satisfied with their new locations.

Related Issues

Employers were also asked several relocation questions that were not necessary to the analysis of local housing market. Most companies reported difficulty in attracting management staff to Omaha; somewhat fewer reported difficulty in transferring management away from Omaha. Only one-fourth of the firms indicated no relocation problems.

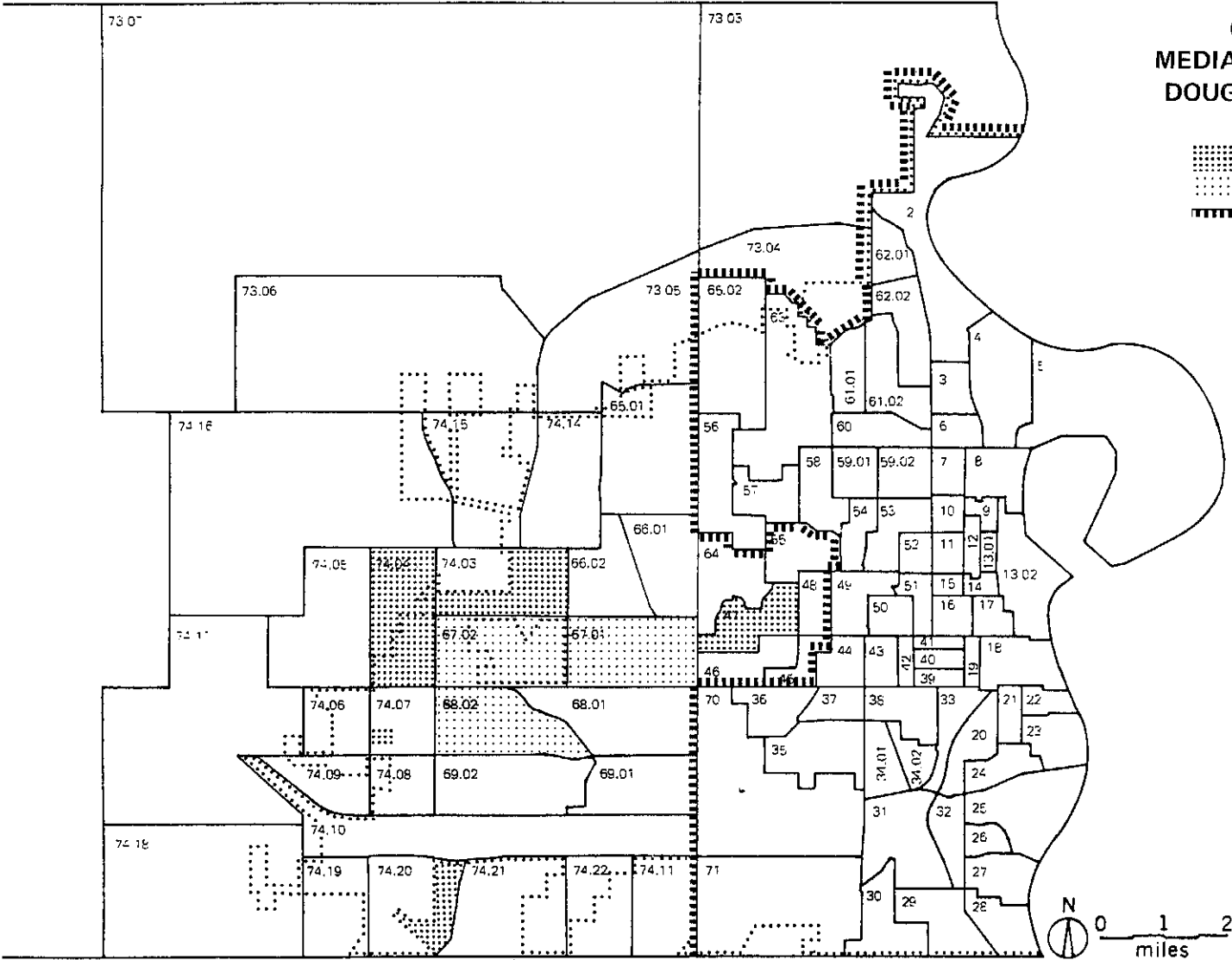
The Omaha area characteristics with the greatest positive impact on relocations were the cost of living (especially housing), Omaha's slower pace of life, and the family orientation of the area. Omaha's most negative features were its weather, a perception of a lack of cultural activity (including a lack of professional sports), and a feeling of isolation.

Although this study provides some data that can be helpful to an analysis of Omaha housing markets, a more systematic study with newcomers and real estate sales would provide more accurate and complete information.



MAP 1

**MAP 2
GENERALIZED
MEDIAN HOUSING VALUE,
DOUGLAS COUNTY, 1980**



- Median Value \$80,000+
- Median Value \$75,000+
- ▬ Boundary separating tracts of median housing value > \$39,100 (west) from those < \$39,100 (east).

MAP 3
MEDIAN FAMILY INCOME BY CENSUS TRACT—1980

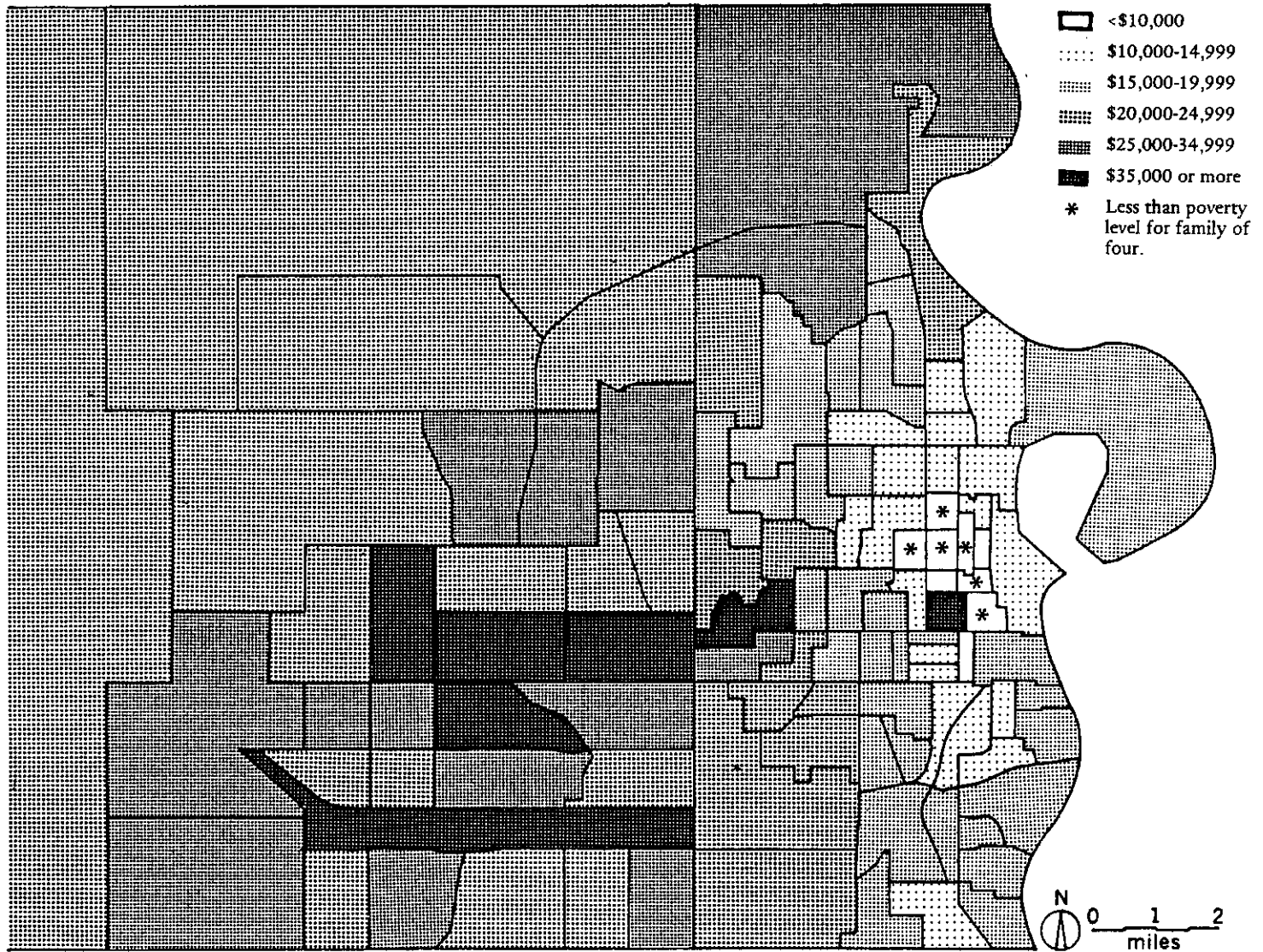


TABLE 1

VACANT, IMPROVED LOT SUPPLY IN PRESENT DEVELOPMENT ZONE
AND HOUSING STARTS; 1977-1983*

Area	Vacant, Improved Lot Supply								Single Family/Town Home Housing Starts						
	10/1/76	10/1/77	10/1/78	10/1/79	10/1/80	10/1/81	10/1/82	10/1/83	1977	1978	1979	1980	1981	1982	1983
Harrison to Q Street	945	858	550	412	482	444	418	365	373	336	253	107	40	26	68
Q Street to West Center	503	472	631	747	844	891	850	745	152	131	149	101	111	85	184
West Center to West Dodge	1,574	1,550	1,334	1,182	1,078	1,065	1,021	905	548	492	491	211	142	49	120
West Dodge to West Maple	2,218	2,064	1,921	1,927	2,025	1,899	1,823	1,471	202	412	449	210	206	81	348
West Maple to Fort	825	781	636	552	481	443	393	364	93	145	103	71	86	50	29
Fort North & East**	1,000	972	897	825	712	767	739	708	42	75	110	57	50	28	31
Present Development Zone Totals	7,065	6,697	5,969	5,645	5,622	5,509	5,244	4,558	1,410	1,591	1,555	757	635	319	780
Ponca Watershed Zone Totals	NA	NA	NA	NA	71	107	103	96	NA	NA	NA	7	6	4	7

*Housing start data collected from October 1 of previous year to October 1 of year listed.

**1976-1979 data include southern portion of Ponca Watershed Special Development Zone.

TABLE 2
HOUSING STARTS BY DEVELOPMENT

Name	Number	Improved Vacant Lots	Unimproved Vacant Lots
Pepperwood	139	56	366
Armbrust Acres	98	158	
Willow Wood	76	185	
Greenfields	43	106	149
Pheasant Run	39	86	
Ridgefield	36	35	94
Montclair West	31	130	

TABLE 3
A COMPARISON OF LOT AND NEW HOUSE PRICES
IN THE MORE ACTIVE SUBDIVISIONS

Name	Average Lot Cost	Average New House Cost
Pepperwood	\$10,750	\$126,500-127,000
Armbrust Acres	16,500	202,000-202,500
Willow Wood	10,125	105,000-105,500
Greenfields	13,200	146,000-146,500
Pheasant Run	N.A.	103,500-104,000
Ridgefield	16,500	205,000-205,500
Montclair West	12,800	104,000-104,500

TABLE 4
OTHER SUBDIVISIONS WITH R4 AND R5 OR LARGER LOTS

Name	Average Lot Price	Number of Cases	Average New Home Price	Number of Cases	Improved Vacant Lots	Unimproved Vacant Lots
Ponca Preserve	\$29,000-29,500	1	-----	0	27	0
Chapel Hill II	-----	0	\$125,500-126,000	13	162	32
Skyline Estates	17,500-18,000	5	159,000-159,500	3	106	79
Pinetree	16,500-17,000	15	152,000-152,500	5	72	11
Plum Ridge	16,500-17,000	2	164,000-164,500	1	26	13
Raven Oaks	-----	0	141,000-141,500	2	17	0
Seville	14,500-15,000	3	119,500-120,000	6	151	0
Fountain Hills	15,000-15,500	11	138,500-139,000	6	68	52
The View	15,500-16,000	2	98,000- 98,500	1	56	7
Chimney Ridge	18,500-19,000	2	-----	0	0	80

TABLE 5
COMPARISON OF S-2, R-2, AND R-3 LOT PRICES

Subdivision	S-2		R-2		R-3	
	Number	Average Lot Price	Number	Average Lot Price	Number	Average Lot Price
Canyon Woods	5	\$21,500		—		—
Pine Tree	—	—	15	\$21,800	17	\$18,642

TABLE 6
1980 SUBDIVISION ACTIVITY

Name	R1-4	R5	R5A	R6	R7	R8	R9	S1	S2	Total
Nor-Oaks III				10						10
Mill Park Estates	21	110								131
Schwab's 4th			19							19
The View	63									63
Pinetree	74						1		2	77
Carl's Addition	3									3
Yossems Paradise Valley			7							7
Woodhaven Meadows					65					65
Green Valley Replat II						18				18
Grover Gallery					23					23
Sutton Place Replat					4					4
Woodbine			148							148
Schell's 1st				3						3
Spyglass Hill	10			19					5	34
Crown Point		22	74							96
Georgetowne Replat			40		1		12			53
Wedgewood Phase II Replat					12					12
Woodstone II				13						13
Knollwood					48					48
Southby Common					17					17
Saldivar Replat	2									2
Kohlmeier Addition	3									3
Ponca Preserve	7									7
High Point Place	3									3
Total	186	132	288	45	170	18	13	0	7	859
Percent	21.65	15.37	33.53	5.239	19.79	2.095	1.513	0	.8149	100

TABLE 7

1981 SUBDIVISION ACTIVITY

Name	R1-4	R5	R5A	R6	R7	R8	R9	S1	S2	Total
Country Place									16	16
Canyon Woods									3	3
The Horizon						50				50
Blackstone Townhomes							16			16
Widman Wood									3	3
Ponca Preserve II & IV									23	23
90th Place Ltd.							9			9
Turtle Creek		126								126
Armbrust Acres 2nd	166									166
Ridgefield 1st	80									80
Fairway Villas				8						8
Joslyn Castle Townhomes				8						8
Victoria Row					8					8
Blairwood Forest									5	5
Ponderosa Replat I		14		16	84					114
Mill Park Estates			11	11						22
Summerwood I		125								125
Maggin's Addition	5									5
Raven Oaks					9					9
Southby Common					60					60
Stonehenge			137							137
Oakbridge/Greenfield II		9	140							149
Total	251	274	288	27	169	58	25	0	50	1,142
Percent	21.98	23.99	25.22	2.364	14.80	5.079	2.189	0	4.378	100

TABLE 8

1982 SUBDIVISION ACTIVITY

Name	R1-4	R5	R5A	R6	R7	R8	R9	S1	S2	Total
Raven Oaks Replat III				20						20
Camelot V					60					60
Pickard School Square					26					26
Schwalb's			10							10
Summerwood I		124								124
Total	0	124	10	20	86	0	0	0	0	240
Percent	0	51.67	4.167	8.333	35.83	0	0	0	0	100

TABLE 9

OCTOBER 1982-SEPTEMBER 1983 SUBDIVISION ACTIVITY

Name	R1-4	R5	R5A	R6	R7	R8	R9	S1	S2	Total
Armbrust Acres III	55									55
Signal Hill Townhomes			29						29	
Lake Coventry I	113									113
Chimney Ridge		40	40							80
Oakmount Townhomes				28						28
Ridgefield II	94									94
Pacific Heights Replat III	57									57
Pepperwood			366							366
Pepperwood Heights			53							53
Green Meadows Replat I	4									4
Wedgewood IV					5					5
Cimarron PUD					46					46
Oakwood Trail						128				128
Spring Green					17					17
Priesinger Addition				4						4
Suzzy's First Addition						69				69
Clifton Place Townhomes						6				6
Schwalb's 5th Addition				18						18
Applewood Heights			151							151
Spanish Gardens		10								10
Total	323	50	610	79	68	203	0	0	0	1,333
Percent	24.23	3.751	45.76	5.926	5.101	15.23	0	0	0	100

TABLE 10

SUMMARY OF LOT PLOTS, 1980-83

Year*	R1-4		R5-5A		R6-9		S1-2		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
1980	186	21.7	420	48.9	246	28.6	7	.8	859	100.0
1981	251	22.0	562	49.2	279	24.4	50	4.4	1,142	100.0
1982	0	0.0	134	55.8	106	44.2	0	0.0	240	100.0
1983	323	24.2	660	49.5	350	26.3	0	0.0	1,333	100.0
Total	760	21.3	1,776	49.7	981	27.4	56	1.6	3,574	100.0

*Data are based on an aerial survey taken in October of each year.

TABLE 11

NATURE OF HOUSING IN DOUGLAS COUNTY, 1980*

Total Population = 397,038

Total Housing Units = 155,636

(2.55 persons per unit, average)

Year round	155,311	99.8%			
Seasonal	325	0.2%			
	<u>155,636</u>	100.0%			
			Occupied	146,129	94.1%
			Vacant	<u>9,182</u>	<u>5.9%</u>
				155,311	100.0%
			Owner occupied	92,503	63.3%
			Renter occupied	<u>53,626</u>	<u>36.7%</u>
				146,129	100.0%

Condominiums = 1,733 (1.1% of all housing units)

Owner occupied	1,268	73.2%	
Renter occupied	351	20.3%	
Vacant, for sale	70	4.0%	} 6.5%
Other vacant	<u>44</u>	<u>2.5%</u>	
	1,733	100.0%	

*1980 Census Tract report

TABLE 12

VALUE OF DOUGLAS COUNTY
OWNER-OCCUPIED HOUSING UNITS,
1980*

Value	Number	Percent			
< \$10,000	3,489	4.2			
\$10,000-\$14,999	4,278	5.2			
\$15,000-\$19,999	5,958	7.2			
\$20,000-\$24,999	6,841	8.3			
\$25,000-\$29,999	7,270	8.8			
\$30,000-\$34,999	7,500	9.1			
\$35,000-\$39,999	7,328	8.9			
\$40,000-\$49,999	13,560	16.4			
\$50,000-\$59,999	9,608	11.6			
\$60,000-\$79,999	10,044	12.1			
\$80,000-\$99,999	3,504	4.2			
\$100,000-\$149,999	2,382	2.9	} 1.2	} 4.1	} 8.3
\$150,000-\$199,999	617	.7			
\$200,000 or more	376	.5			
Total	82,754	100.1			
Median value	\$39,100				

*1980 Census Tract report

TABLE 13

YEAR OF CONSTRUCTION
FOR ALL YEAR-ROUND HOUSING UNITS
IN DOUGLAS COUNTY, AS OF MARCH, 1980 *

Year of Construction	Number of Units (in period)	Percent of Total Units (in 1980)	Number of Units Per Year (Annualized)
1979 to March, 1980	3,255	2.1	2,604.0
1975 to 1978	11,571	7.5	2,892.8
1970 to 1974	21,886	14.1	4,377.2
1960 to 1969	35,225	22.7	3,522.5
1950 to 1959	25,231	16.2	2,523.1
1940 to 1949	14,114	9.1	1,411.4
1939 or earlier	44,074	28.4	---
Total	155,356	100.1	---

*1980 Census Tract report

TABLE 14

VALUE OF HOUSING BY YEAR OF CONSTRUCTION
FOR DOUGLAS COUNTY, 1980¹

Value of Housing Units in 1980 ²	Year of Construction						
	1939 or Earlier	1940-49	1950-59	1960-69	1970-74	1975-78	1979-80
\$1-\$29,999	67.3	52.4	35.3	10.4	2.1	2.6	0.8
\$30,000-\$59,999	26.3	40.7	50.9	65.2	53.8	41.4	34.4
\$60,000-\$79,999	4.1	2.3	8.2	14.3	27.4	36.6	37.4
\$80,000-\$124,999	1.5	3.7	4.4	8.5	11.7	14.9	20.6
\$125,000 or more	0.8	0.9	1.3	1.6	5.0	4.5	6.9
Total	100.0	100.0	100.1	100.0	100.0	100.0	100.1

¹Figures used here are derived from the PUMS (Public Use Microdata Sample) computer tape compiled from the 1980 Census of Population and Housing; housing units included for the analysis constituted a 5.29 percent sample of all housing units in Douglas County and 5.63 percent of all occupied housing units or 8,231 units.

²Values are derived from self-reported figures to the U.S. Bureau of the Census.

TABLE 15

HOUSING UNIT CHARACTERISTICS, DOUGLAS COUNTY, 1980¹

Housing Unit Characteristics	All Housing Units ² (N=5,357)		Housing Units Built Since 1974 (New), of all Values (N=565)		Housing Units Built Since 1974 (New), and Valued at \$80,000 to \$124,999 (N=83)		Housing Units Built Since 1974 (New), and Valued at \$125,000 or More (N=25)	
	No.	%	No.	%	No.	%	No.	%
<u>Year Constructed</u>								
1979-80	146	2.7	146	25.8	27	32.5	9	36.0
(Annualized)	(116.8)		(116.8)		(21.6)		(7.2)	
1975-78	419	7.8	419	74.2	56	67.5	16	64.0
(Annualized)	(102.3)		(102.3)		(14)		(4)	
Earlier	<u>4,792</u>	<u>89.5</u>	<u>0</u>	<u>---</u>	<u>0</u>	<u>---</u>	<u>0</u>	<u>---</u>
	5,357	100.0	565	100.0	83	0.0	25	100.0
<u>Year Occupied</u>								
<u>Current Residence</u>								
1979-80	821	16.0	200	38.0	37	46.8	8	33.3
1975-78	1,454	28.4	327	62.0	42	53.2	16	66.7
Earlier	<u>2,845</u>	<u>55.6</u>	<u>0</u>	<u>---</u>	<u>0</u>	<u>---</u>	<u>0</u>	<u>---</u>
	5,120	100.0	527	100.0	79	100.0	24	100.0
Vacant	<u>237</u>	<u>---</u>	<u>38</u>	<u>---</u>	<u>4</u>	<u>---</u>	<u>1</u>	<u>---</u>
	5,357	---	565	---	83	---	25	---
<u>Condominiums</u>								
Yes (2)	31	0.6	13	2.3	2	2.4	3	12.0
No (1)	<u>5,326</u>	<u>99.4</u>	<u>552</u>	<u>97.7</u>	<u>81</u>	<u>97.6</u>	<u>22</u>	<u>88.0</u>
	5,357	100.0	565	100.0	83	100.0	25	100.0
<u>Tenure</u>								
Owner-occupied	4,403	82.2	509	90.1	79	95.2	24	96.0
Renter-occupied	717	13.4	18	3.2	0	---	0	---
Vacant	<u>237</u>	<u>4.4</u>	<u>38</u>	<u>6.7</u>	<u>4</u>	<u>4.8</u>	<u>1</u>	<u>4.0</u>
	5,357	100.0	565	100.0	83	100.0	25	100.0
<u>Vacancy</u>								
For sale	78	1.5	27	4.8	4	4.8	1	4.0
For rent	52	1.0	3	0.5	0	---	0	---
Other ³	95	1.8	8	1.4	0	---	0	---
Not applicable ⁴	<u>5,132</u>	<u>95.8</u>	<u>527</u>	<u>93.3</u>	<u>79</u>	<u>95.2</u>	<u>24</u>	<u>96.0</u>
	5,357	100.1	565	100.0	83	100.0	25	100.0
<u>Property Acreage</u>								
< 1 acre (1)	5,103	95.3	536	94.9	78	94.0	19	76.0
1-9 acres (2)	165	3.1	22	3.9	5	6.0	5	20.0
10 + acres (3)	<u>89</u>	<u>1.7</u>	<u>7</u>	<u>1.2</u>	<u>0</u>	<u>---</u>	<u>1</u>	<u>4.0</u>
Total	5,357	100.1	565	100.0	83	100.0	25	100.0

TABLE 15 - Continued

HOUSING UNIT CHARACTERISTICS, DOUGLAS COUNTY, 1980¹

Housing Unit Characteristics	All Housing Units ² (N=5,357)		Housing Units Built Since 1974 (New), of all Values (N=565)		Housing Units Built Since 1974 (New), and Valued at \$80,000 to \$124,999 (N=83)		Housing Units Built Since 1974 (New), and Valued at \$125,000 or More (N=25)	
	No.	%	No.	%	No.	%	No.	%
<u>Number of Rooms</u>								
1-2	25	0.5	2	0.4	0	—	0	—
3-4	665	12.4	13	2.3	0	—	0	—
5	1,415	26.4	68	12.0	3	3.6	1	4.0
6	1,255	23.4	132	23.4	8	9.6	4	16.0
7	947	17.7	171	30.3	19	22.9	3	12.0
8	590	11.0	107	18.9	31	37.3	4	16.0
9+	460	8.6	72	12.7	22	26.5	13	52.0
	5,357	100.0	565	100.0	83	99.9	25	100.0
<u>Monthly Mortgage Payment</u>								
\$1-\$400	2,259	44.1	207	39.3	20	25.3	2	8.3
\$401-\$800	529	10.3	224	42.5	53	67.1	10	41.7
\$801-\$1,200	25	0.5	10	1.9	2	2.5	6	25.0
\$1,201-\$1,500	2	0.0	1	0.2	0	—	1	4.2
No regular payment to lender	2,305	45.0	85	16.1	4	5.1	5	20.8
	5,120	100.0	527	100.0	79	100.0	24	100.0
Vacant	237	—	38	—	4	—	1	—
	5,357	—	565	—	83	—	25	—
<u>Monthly Owner Costs</u>								
\$1-\$400	2,849	55.6	103	19.5	4	5.1	2	8.3
\$401-\$800	1,124	22.0	324	61.5	56	70.9	5	20.8
\$801-\$1,200	91	1.8	35	6.6	17	21.5	9	37.5
\$1,201-\$1,600	13	0.3	3	0.6	0	—	3	12.5
\$1,601-\$2,000	29	0.6	2	0.4	0	—	2	8.3
Not applicable ⁵	1,014	19.8	60	11.4	2	2.5	3	12.5
	5,120	100.1	527	100.0	79	100.0	24	99.9
Vacant	237	—	38	—	4	—	1	—
	5,357	—	565	—	83	—	25	—

¹Data used are from the PUMS (Public Use Micro Sample) Survey, 1980, U.S. Bureau of the Census.

²Only one-family housing units (attached or unattached) are included. This eliminates multiple family units (rentals), mobile homes, and group quarters.

³Rented or sold and awaiting occupancy or held for occasional use.

⁴Occupied, group quarters, or seasonal.

⁵Renter occupied, condominium, or group quarters included.

TABLE 16

CHARACTERISTICS OF THE HOUSEHOLDERS
(HEADS OF THE HOUSE),
DOUGLAS COUNTY, 1980¹

Householder Characteristics	All Housing Units ² (N=5,120)		Housing Units Built Since 1974 (New), of all Values (N=527)		Housing Units Built Since 1974 (New), and Valued at \$80,000 to \$124,999 (N=79)		Housing Units Built Since 1974 (New), and Valued at \$125,000 or More (N=25)	
	No.	%	No.	%	No.	%	No.	%
	<hr/>							
<u>Age</u>								
<18	1	0.0	0	—	0	—	0	—
18-25	366	7.1	36	6.8	1	1.3	0	—
26-35	1,289	25.2	269	51.0	25	31.6	7	29.2
36-55	1,872	36.6	182	34.5	50	63.3	13	54.2
56-65	806	15.7	30	5.7	3	3.8	3	12.5
65+	786	15.4	10	1.9	0	—	1	4.2
	<u>5,120</u>	<u>100.0</u>	<u>527</u>	<u>99.9</u>	<u>79</u>	<u>100.0</u>	<u>24</u>	<u>100.1</u>
Vacant	237	—	38	—	4	—	1	—
	<u>5,357</u>	—	<u>565</u>	—	<u>83</u>	—	<u>25</u>	—
<u>Race</u>								
White	4,595	89.7	509	96.6	78	98.7	23	95.8
Black	445	8.7	9	1.7	0	—	0	—
Indian	16	0.3	1	0.2	0	—	0	—
Asian/Pacific Islander	25	0.5	7	1.3	1	1.3	1	4.2
Other	39	0.8	1	0.2	0	—	0	—
	<u>5,120</u>	<u>100.0</u>	<u>527</u>	<u>100.0</u>	<u>79</u>	<u>100.0</u>	<u>24</u>	<u>100.0</u>
<u>Educational Level</u>								
No formal education	5	0.1	0	—	0	—	0	—
Elementary school	474	9.3	7	1.3	0	—	0	—
High school	2,392	46.7	153	29.0	19	24.1	2	8.3
College	2,249	43.9	367	69.6	60	75.9	22	91.7
	<u>5,120</u>	<u>100.0</u>	<u>527</u>	<u>99.9</u>	<u>79</u>	<u>100.0</u>	<u>24</u>	<u>100.0</u>
<u>Occupation</u>								
Managerial/professional	1,305	25.5	220	41.7	42	53.2	14	58.3
Technical/sales/service	1,582	30.9	165	31.3	25	31.6	7	29.2
Farm/forest/fish	50	1.0	5	0.9	0	—	0	—
Precision/craft/repair	776	15.2	75	14.2	10	12.7	2	8.3
Operators/laborers	710	13.9	50	9.5	1	1.3	0	—
Not applicable	697	13.6	12	2.3	1	1.3	1	4.2
	<u>5,120</u>	<u>100.1</u>	<u>527</u>	<u>99.9</u>	<u>79</u>	<u>100.1</u>	<u>24</u>	<u>100.0</u>

¹Data used are from the Public Use Micro Sample (PUMS) Survey, 1980, U.S. Bureau of the Census.

²Only one-family housing units (attached or unattached) are included. This eliminates multiple family units (rentals), mobile homes, and group quarters.

TABLE 17

HOUSEHOLD (RESIDENT) CHARACTERISTICS,
DOUGLAS COUNTY, 1980¹

Householder Characteristics		All Housing Units ² (N=5,357)		Housing Units Built Since 1974 (New), of all Values (N=565)		Housing Units Built Since 1974 (New), and Valued at \$80,000 to \$124,999 (N=83)		Housing Units Built Since 1974 (New), and Valued at \$125,000 or More (N=25)	
		No.	%	No.	%	No.	%	No.	%
<u>Household Type</u>									
Married couple	(1)	3,608	70.5	461	87.5	73	92.4	23	95.8
Male head, only	(2)	109	2.1	7	1.3	1	1.3	0	—
Female head, only	(3)	541	10.6	21	4.0	0	—	1	4.2
Non-family	(4)	862	16.8	38	7.2	5	6.3	0	—
		5,120	100.0	527	100.0	79	100.0	24	100.0
Vacant	(0)	237	—	38	—	4	—	1	—
		5,357	—	565	—	83	—	25	—
<u>Number of Persons</u>									
1		736	14.4	31	5.9	4	5.1	0	—
2		1,556	30.4	129	24.5	15	19.0	6	25.0
3		999	19.5	116	22.0	13	16.5	6	25.0
4		932	18.2	155	29.4	21	26.6	8	33.3
5		542	10.6	70	13.3	19	24.1	2	8.3
6+		355	6.9	26	4.9	7	8.9	2	8.3
		5,120	100.0	527	100.0	79	100.2	24	99.9
Vacant	(0)	237	—	38	—	4	—	1	—
		5,357	—	565	—	83	—	25	—
<u>Presence and</u>									
<u>Age of Children</u>									
Age 0-5 years, only		553	10.8	117	22.2	10	12.7	4	16.7
Age 6-17 years, only		1,353	26.4	152	28.8	34	43.0	11	45.8
Both ages 0-5 and 6-17		487	9.5	86	16.3	13	16.5	2	8.3
Without		1,865	36.4	134	25.4	17	21.5	7	29.2
Non-family		862	16.8	38	7.2	5	6.3	0	—
		5,120	99.9	527	99.9	79	100.0	24	100.0
Vacant		237	—	38	—	4	—	1	—
		5,357	—	565	—	83	—	25	—
<u>Household Income</u>									
\$1-\$30,000		3,741	73.1	318	60.3	28	35.4	6	25.0
\$30,001-\$40,000		746	14.6	125	23.7	23	29.1	4	16.7
\$40,001-\$50,000		282	5.5	38	7.2	9	11.4	3	12.5
\$50,001-\$75,000		313	6.1	44	8.3	19	24.1	11	45.8
No income or loss		38	0.7	2	0.4	0	—	0	—
		5,120	100.0	527	99.9	79	100.0	24	100.0
Vacant		237	—	38	—	4	—	1	—
		5,357	—	565	—	83	—	25	—

¹Data used are from the Public Use Micro Sample Survey, 1980, U.S. Bureau of the Census.²Only one-family housing units (attached or unattached) are included. This eliminates multiple family units (rentals), mobile homes, and group quarters.

TABLE 18
 NUMBER OF ROOMS IN YEAR-ROUND HOUSING UNITS,
 DOUGLAS COUNTY, 1980

Number of Rooms	Number of Housing Units	Percent of Housing Units
1	2,483	1.6
2	6,064	3.9
3	16,977	10.9
4	25,438	16.4
5	36,560	23.5
6+	<u>67,789</u>	<u>43.6</u>
Total	155,311	99.9
Median number of rooms = 5.2 per housing unit Median number of rooms in owner-occupied units = 6.0 per housing unit Median number of persons per room in owner-occupied units = 2.7 per room		

*Source is Census Tract report for Omaha

TABLE 19

NATURE OF HOUSEHOLDS IN DOUGLAS COUNTY, 1980

A. All Households (N = 146,129)

	Numbers	Percent of Subgroups	Percent of Total Households
Family households:			
Married couples	81,772	81.1	56.0
Male head, no wife present	3,194	3.2	13.0
Female head, no husband present	15,805	15.7	
Subtotal	100,771	100.0	
Non-family households:			
One-person households:			
Male person	15,159	33.4	26.4
Female person	23,356	51.5	
Two or more person households:			
Male head	3,827	8.4	4.7
Female head	3,016	6.6	
Subtotal	45,358	99.9	
Total	146,129	—	100.1

B. Households with Children (N = 56,977)

	Numbers	Percent of Subgroups	Percent of Total Households (Above)
Family households:			
Married couples	43,802	77.5	30.0
Male head, no wife present	1,470	2.6	—
Female head, no husband present	11,269	19.9	—
Subtotal	56,541	100.0	38.7
Non-family households	436	—	—
Total	56,977	—	39.0

APPENDIX

TABLE A

DEMOGRAPHIC CHARACTERISTICS OF CENSUS TRACTS
IN WHICH MEDIAN HOUSING VALUE IS \$75,000 OR MORE

	Census Tracts by Number*									
	47.00	67.01	67.02	68.02	74.03	74.04	74.04**	74.07	74.10	74.20
Total number of owner occupied housing units per tract	702	955	435	1,000	206	895	253	71	4	40
Date of construction										
1975-78	5	14	232	61	45	79	186	7	—	80
1979-3/80	11	—	55	6	—	—	77	0	—	32
Median occupancy of owner occupied houses	2.61	2.42	3.05	2.93	2.43	3.51	2.78	3.87	1.50	—
Number of persons in owner occupied houses per tract	815	1,450	1,030	1,257	673	1,042	750	77	28	155
Total number of persons per tract	2,483	3,843	2,516	3,818	1,669	3,632	1,683	294	46	419
Value										
\$60,000-79,999	174	239	13	344	65	293	42	19	—	—
\$80,000-99,999	167	162	10	259	42	264	64	31	1	—
\$100,000-149,999	129	186	60	183	39	226	101	19	1	9
\$150,000-199,999	63	68	124	29	17	22	28	—	—	19
\$200,000 and above	55	29	79	19	11	1	11	—	—	12
Median value of houses (in thousands of dollars)	\$88.4	\$77.6	\$140.9	\$79.5	\$82.2	\$84.4	\$104.9	\$90.3	\$75.0	\$178.9
Median mortgage and owner costs per month (owner costs include utilities, fuel, and appropriate property taxes and costs)	\$595	\$503	\$698	\$530	\$537	\$590	\$770	\$589	—	\$1,000 plus
Mean household income	\$53,222	\$43,566	\$61,984	\$46,677	\$41,379	\$44,648	\$52,324	\$37,885	\$25,178	\$77,767
Racial composition of tract (no.)										
White	...	1,046	539	1,093	338	999	300	...	6	151
Black	—	...	...	...	—	...	6	—	—	—
Indian	—	...	...	—	...	—	...	—	—	—
Asian and Pacific Islander	...	5	5	5	...	5	...	...	—	—
Spanish	4	3	3	...	...	6	—	...	—	—
Most prevalent occupations per tract										
Total employed persons over 16	1,060	1,849	1,166	1,809	944	1,618	1,018	129	28	212
Managerial/professional	639	878	616	800	393	825	443	47	10	162
Technical/administrative/support	343	637	343	658	357	562	313	49	14	28
Total of two groups	982	1,515	959	1,548	750	1,387	756	96	24	190

*47.00, 67.01, 68.02, 74.03, 74.04, and 74.10 represent houses in Omaha. 67.02, 74.04**, 74.07, and 74.20 represent houses in the remainder of Douglas County. (See maps.)

**Remainder of Douglas County. First entry for 74.04 represents the part of the tract within the city limits.

“—” = zero or percentage less than 0.1

“...” = not applicable or that data are being withheld to avoid disclosure of information for individuals or housing units.

TABLE B

GENERAL ATTITUDES BY 1979 VALUE
OF OWNER-OCCUPIED HOUSING
1979 ANNUAL HOUSING SURVEY

	\$75,000-99,999	\$100,000-199,999	\$200,000 and Above
Opinion of neighborhood			
Excellent	2,500	1,700	300
Good	300	100	—
Crime			
No neighborhood crime	2,200	1,500	200
Some neighborhood crime	600	400	100
Schools			
Satisfactory	2,600	1,700	200
Unsatisfactory	—	—	—
Don't know	200	100	—