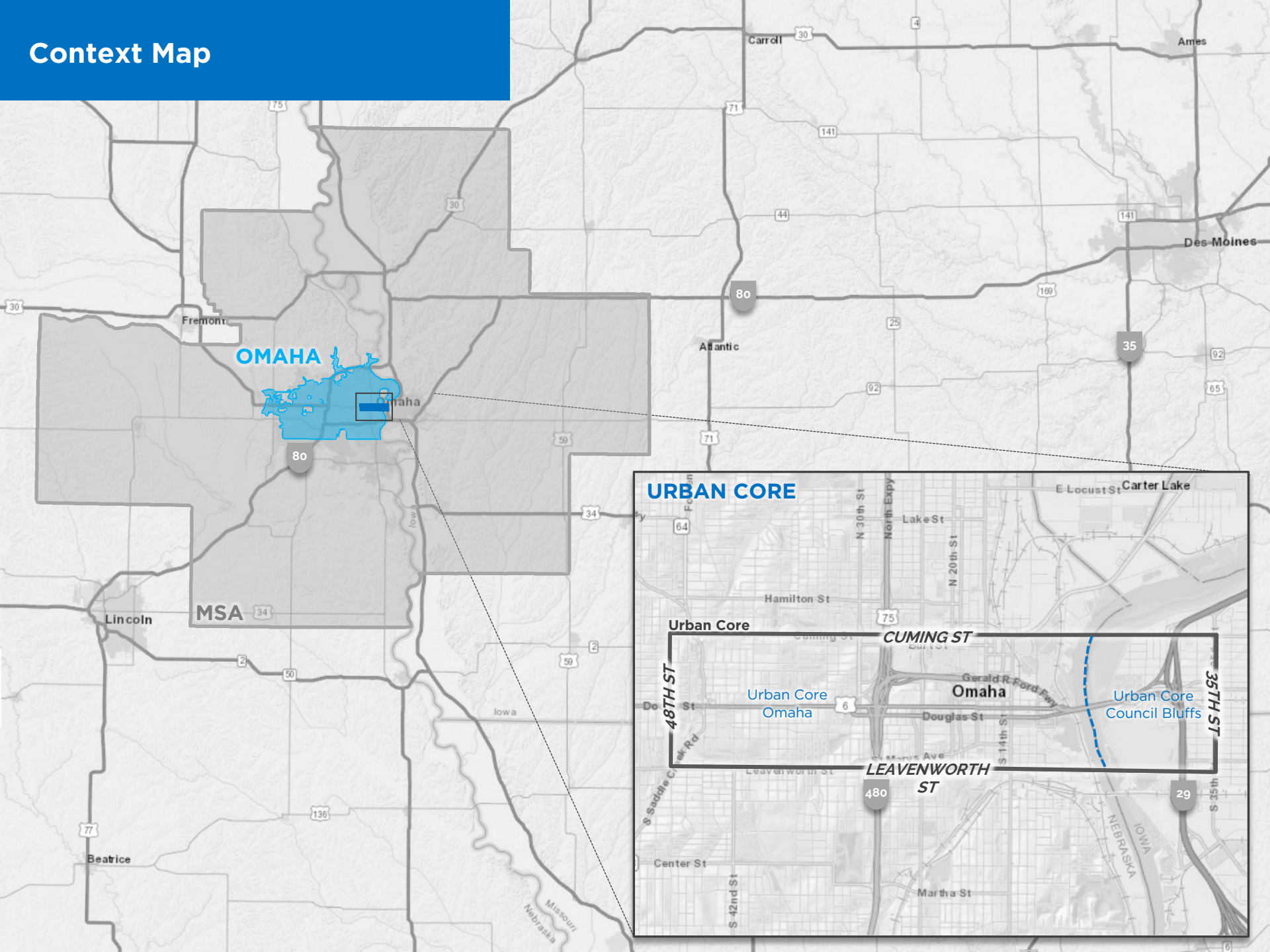
URBAN CORE

HOUSING DATA BOOK

Prepared for the
Greater Omaha Chamber

November 2022

Context Map


OMAHA
MSA
Fremont
Omaha
Lincoln
Beatrice
Carroll
Ames
Des Moines
Atlantic
Carter Lake
Iowa
Missouri
Nebraska
URBAN CORE
Urban Core
CUMING ST
48TH ST
35TH ST
LEAVENWORTH ST
Urban Core Omaha
Urban Core Council Bluffs
Omaha
Douglas St
Hamilton St
Lake St
E Locust St
Center St
Martha St
Gerald R Ford Fwy
North Expy
N 30th St
N 20th St
S 14th St
S 42nd St
S 35th
NEBRASKA
IOWA

Section 1

Summary of Housing & Community Characteristics

Housing Characteristics Overview	Urban Core	Urban Core Omaha	Urban Core Council Bluffs	Omaha City	MSA
Housing Units	17,518	15,875	1,644	213,344	411,120
Occupancy Rate	83%	83%	88%	93%	93%
Housing Units by Units in Structure					
1, Detached	19%	16%	57%	65%	71%
1, Attached	4%	3%	4%	4%	4%
2	4%	4%	2%	1%	1%
3 or 4	5%	5%	4%	2%	2%
5 to 9	12%	12%	7%	6%	5%
10 to 19	12%	13%	10%	8%	6%
20 to 49	14%	14%	11%	6%	5%
50+	30%	33%	3%	6%	4%
Mobile Home	0%	0%	1%	1%	2%
Tenure of Occupied Housing Units					
Percent Owner Occupied Units	21%	19%	44%	58%	66%
Percent Renter Occupied Units	79%	81%	56%	42%	34%
Median Housing Value	$174,881	$205,693	$127,526	$212,384	$233,709

Source: ESRI 2022, 2016-2020 ACS

Demographic Characteristics Overview	**Urban Core**	**Urban Core Omaha**	**Urban Core Council Bluffs**	**Omaha City**	**MSA**
Population and Households					
Population (2022 Estimate)	28,576	25,479	3,097	497,645	988,185
Annual Population Growth (2010-2022)	1.3%	1.5%	-0.1%	0.7%	1.1%
Households (2022 Estimate)	14,556	13,110	1,446	199,246	383,587
Annual Household Growth (2010-2022)	2.6%	2.9%	-0.2%	0.8%	1.2%
Average Household Size (2022 Estimate)	1.71	1.67	2.14	2.44	2.53
Income					
Median Household Income (2022 Estimate)	$49,300	$49,256	$49,636	$67,245	$76,163
Households with Incomes less than $25K	29%	30%	23%	16%	13%
Age					
Median Age	31.3	30.5	37.8	35.9	36.6
Population aged 0 to 17 years	18%	18%	15%	24%	25%
Population aged 65 years or older	10%	9%	17%	15%	15%

Source: ESRI 2022, 2016-2020 ACS; Figures may not match totals due to rounding.

Demographic Characteristics
Overview, continued

Race & Ethnicity	Urban Core	Urban Core Omaha	Urban Core Council Bluffs	Omaha City	MSA
White	66%	64%	80%	65%	74%
African American	11%	12%	3%	12%	7.7%
Asian	7.1%	8%	2%	4.8%	3.6%
American Indian / Alaskan Native	1.2%	1%	1%	1.1%	0.8%
Pacific Islander	0.2%	0%	0%	0.1%	0.1%
Other Races	5.4%	5%	5%	7.3%	5.1%
Two or more Races	9.0%	9%	9%	9.3%	8.3%
Hispanic	12%	13%	11%	16%	12%

Source: ESRI 2022, 2016-2020 ACS; Figures may not match totals due to rounding.

Households by Type and Size

	Urban Core		Urban Core Omaha		Urban Core Council Bluffs		Omaha		MSA	
	Estimate	Share	Estimate	Share	Estimate	Share	Estimate	Share	Estimate	Share
Family Households	**3,750**	**29%**	**3,097**	**26%**	**652**	**52%**	**113,245**	**60%**	**235,070**	**65%**
2-Person	1,970	15%	1,654	14%	317	25%	48,850	26%	102,700	28%
3-Person	970	7%	738	6%	229	18%	25,060	13%	50,370	14%
4-Person	440	3%	402	3%	36	3%	19,860	11%	43,370	12%
5-Person	220	2%	198	2%	24	2%	11,390	6%	23,650	7%
6-Person	110	1%	74	1%	39	3%	5,150	3%	9,530	3%
7+ Person	40	0.3%	32	0.3%	7	0.6%	2,940	2%	5,460	2%
Nonfamily Households	**9,230**	**71%**	**8,622**	**74%**	**612**	**48%**	**76,680**	**40%**	**129,010**	**35%**
1-Person	7,420	57%	6,917	59%	500	40%	63,080	33%	105,160	29%
2-Person	1,490	11%	1,374	12%	112	8.9%	11,520	6%	20,180	6%
3-Person	260	2%	259	2%	-	-	1,430	1%	2,430	1%
4-Person	40	0.3%	39	0.3%	-	-	440	0.2%	740	0.2%
5-Person	20	0.2%	24	0.2%	-	-	1110	0.1%	320	0.1%
6-Person	10	0.1%	9	0.1%	-	-	40	0%	120	0%
7+ Person	-	-	-	-	-	-	60	0%	60	0%

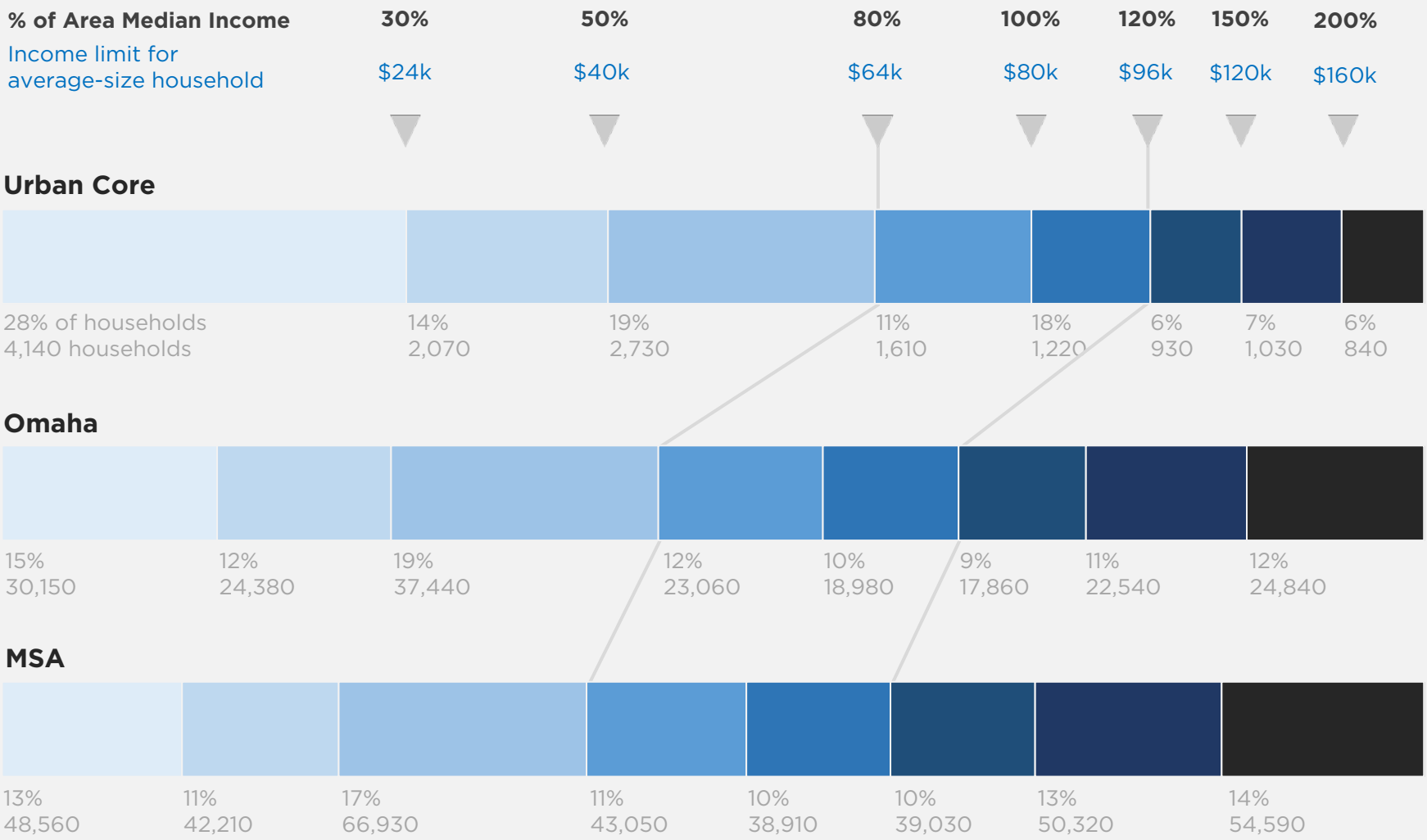
Source: 2016-2020 ACS; Figures may not match totals due to rounding.

Cost Burden by Tenure

	Urban Core		Urban Core Omaha		Urban Core Council Bluffs		Omaha		MSA	
	Estimate	Share	Estimate	Share	Estimate	Share	Estimate	Share	Estimate	Share
Renter Households that are cost-burdened	**4,170**	**43%**	**3,900**	**43%**	**270**	**40%**	**34,040**	**44%**	**51,570**	**41%**
Cost Burdened (30% to 50% of HH Income)	2,220	23%	2,110	23%	110	17%	18,240	23%	28,920	23%
Extremely Cost-Burdened (>50% of HH Income)	1,950	20%	1,790	20%	160	23%	15,810	20%	22,640	18%
Owner Households that are cost-burdened	**600**	**22%**	**475**	**22%**	**125**	**22%**	**21,770**	**19%**	**42,940**	**18%**
Cost Burdened (30% to 50% of HH Income)	440	16%	370	17%	70	12%	14,320	13%	28,140	12%
Extremely Cost-Burdened (>50% of HH Income)	160	6%	105	5%	55	10%	7,450	7%	14,800	6%

Source: ESRI 2022, ACS 5-year estimates 2016-2020 for Omaha and MSA; ACS 5-year estimate 2013-2017 for Urban Core; Figures may not match totals due to rounding

Distribution of Households by Income Group



Source: ESRI 2022, income limits defined for the City's average household size of 2.44

Distribution of Households by Income Group – Urban Core

% of Area Median Income	30%	50%	80%	100%	120%	150%	200%
Income limit for average-size household	$24k	$40k	$64k	$80k	$96k	$120k	$160k

Urban Core

28% of households 4,140 households	14% 2,070	19% 2,730	11% 1,610	18% 1,220	6% 930	7% 1,030	6% 840

Urban Core - Omaha

29% 3,820	14% 1,825	18% 2,380	11% 1,425	8% 1,075	6% 840	7% 940	6% 815

Urban Core – Council Bluffs

22% 320	17% 240	24% 350	13% 185	10% 145	6% 90	6% 90	2% 30

Source: ESRI 2022, income limits defined for the City's average household size of 2.44

Income Limits by Household Size as Percentages of AMI

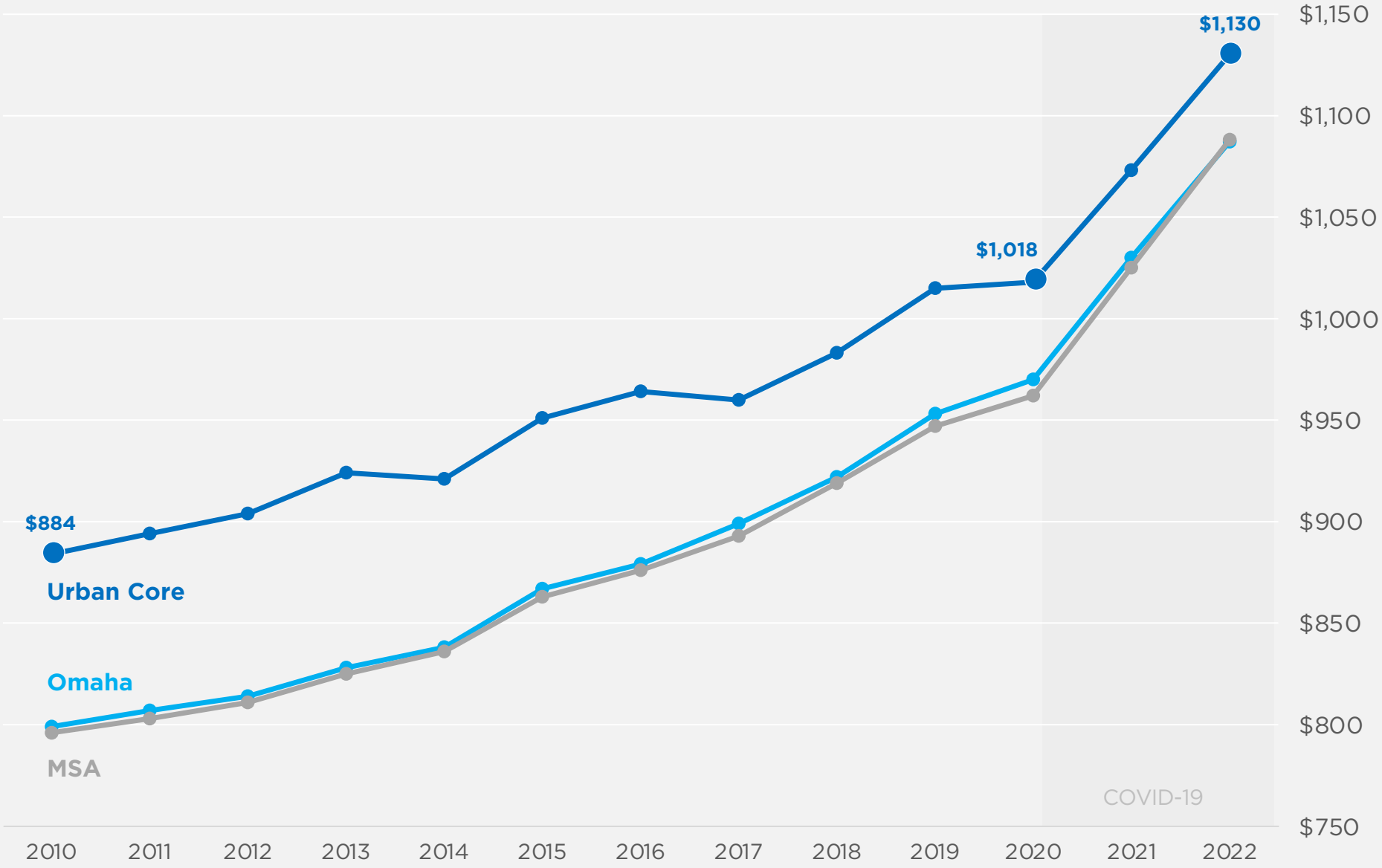
	Persons in Household							
AMI %	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
30%	$ 20,000	$ 22,850	$ 25,700	$ 28,550	$ 30,850	$ 33,100	$ 35,400	$ 37,700
50%	$ 33,300	$ 38,050	$ 42,800	$ 47,550	$ 51,400	$ 55,200	$ 59,000	$ 62,800
80%	$ 53,300	$ 60,900	$ 68,500	$ 76,100	$ 82,200	$ 88,300	$ 94,350	$ 100,450
100%	$ 66,600	$ 76,100	$ 85,600	$ 95,100	$ 102,750	$ 110,350	$ 117,950	$ 125,550
120%	$ 79,900	$ 91,300	$ 102,750	$ 114,150	$ 123,250	$ 132,400	$ 141,550	$ 150,650
150%	$ 99,900	$ 114,150	$ 128,400	$ 142,650	$ 154,100	$ 165,500	$ 176,900	$ 188,300
200%	$ 133,150	$ 152,200	$ 171,200	$ 190,200	$ 205,450	$ 220,650	$ 235,850	$ 251,100

Notes: Income limits based on FY22 median family incomes. Income limits at all levels calculated using HUD's methodology for calculating limits.

Section 2

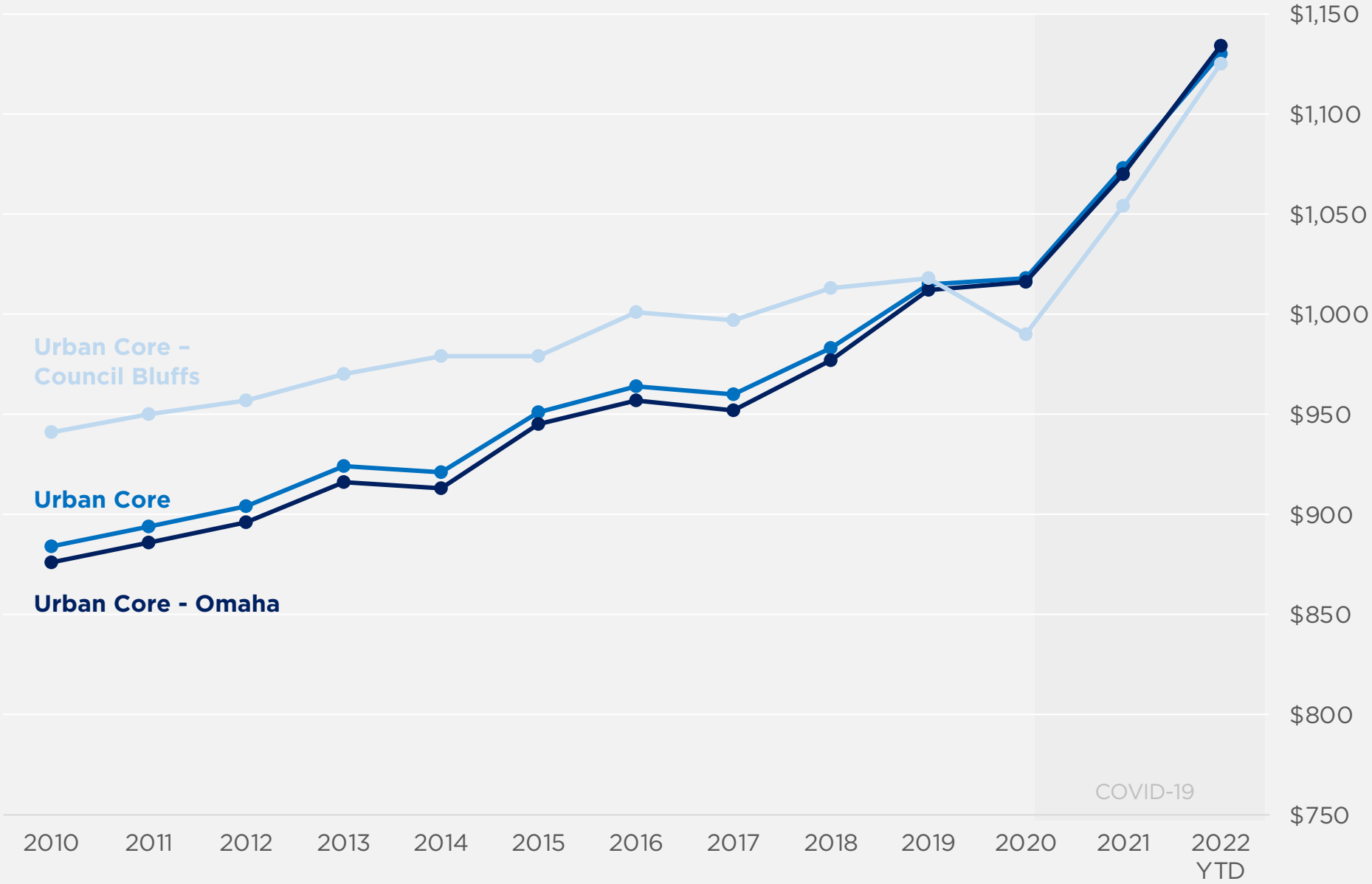
Housing Trends

Effective Rent Per Unit
Multifamily, 2010 to present



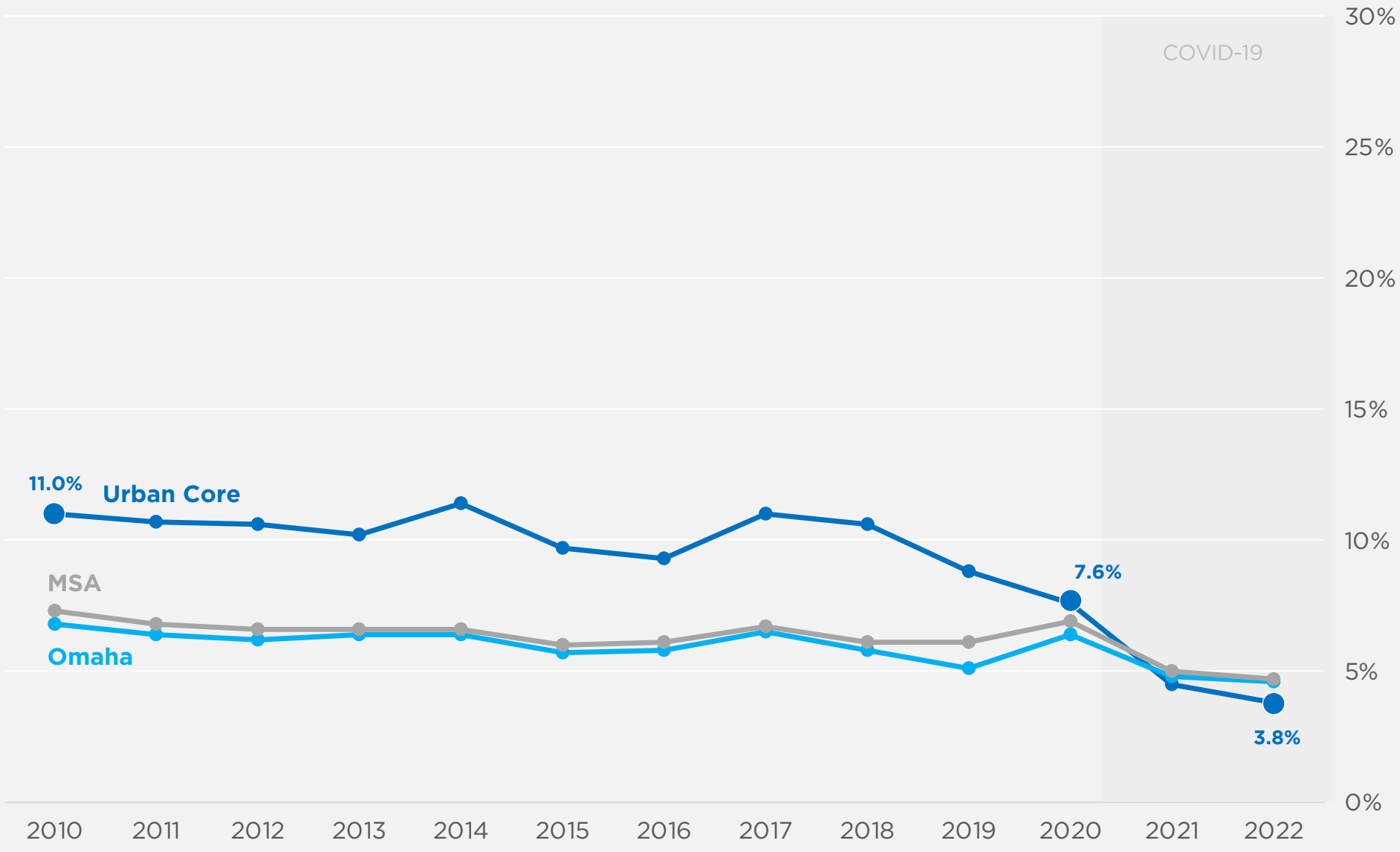
Source: CoStar; 2022 metrics reflect data available through September 2022

Effective Rent Per Unit
Multifamily – Urban Core



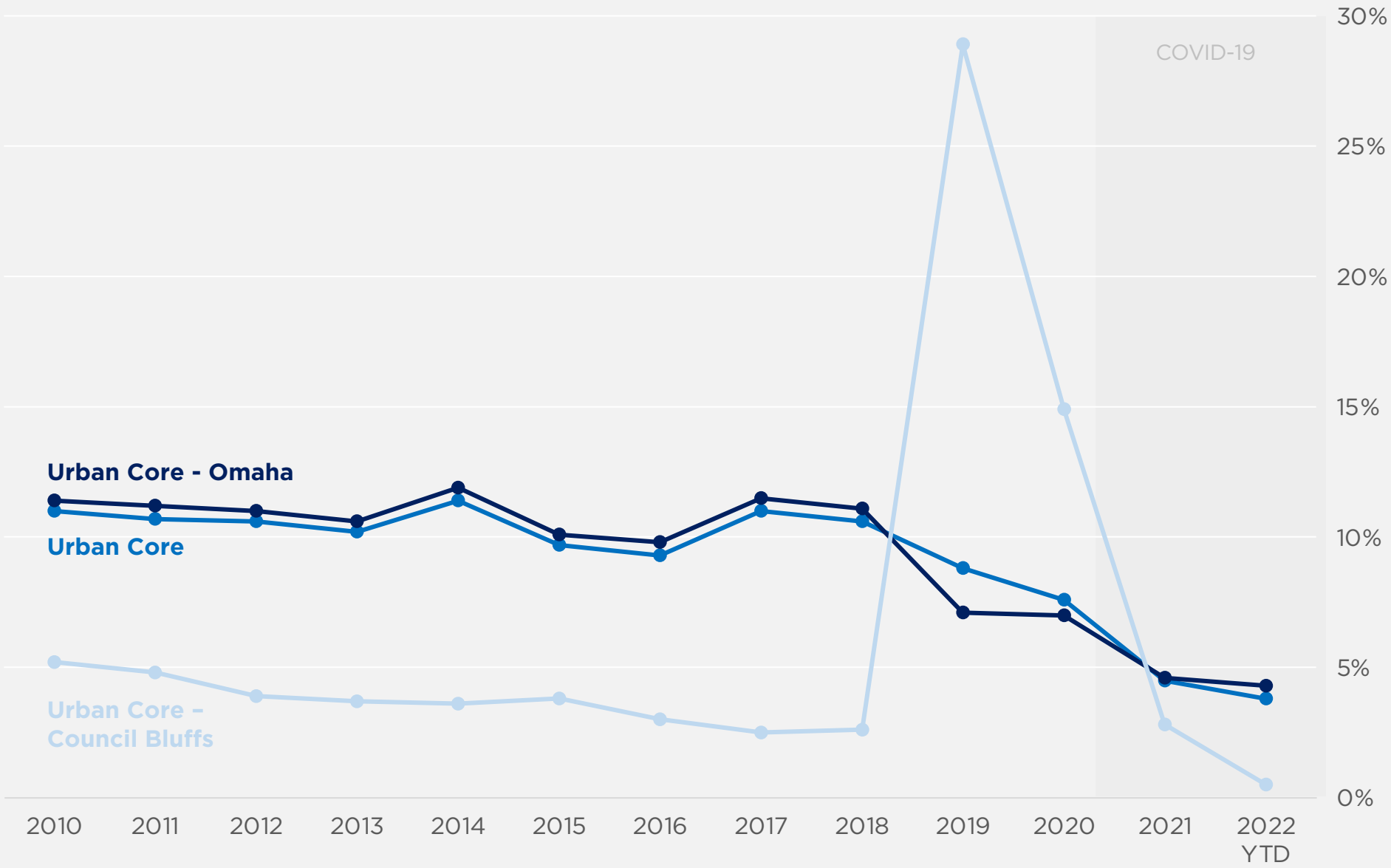
Source: CoStar; 2022 metrics reflect data available through September 2022

Multifamily Vacancy Rates
Multifamily, 2010 to present



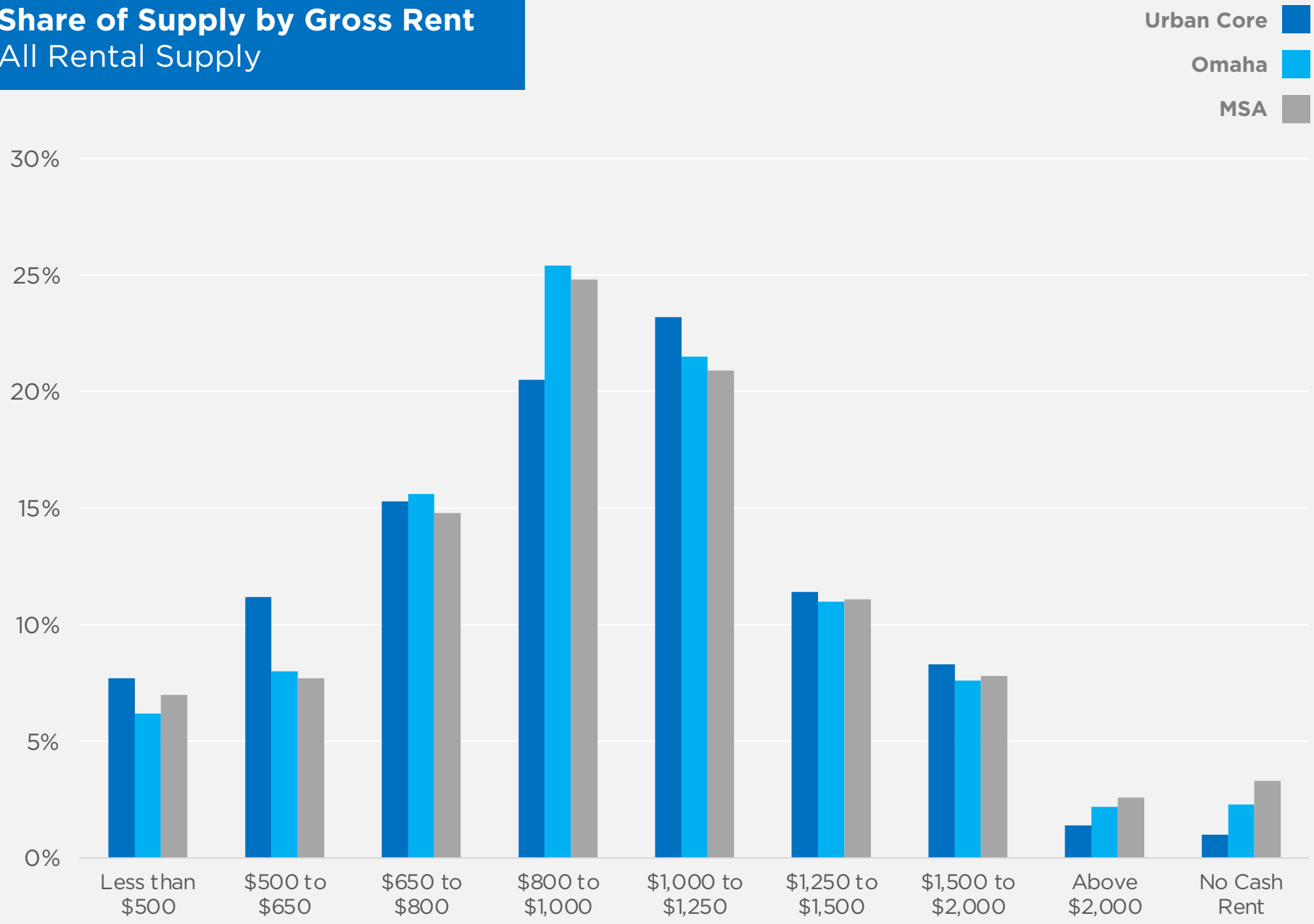
Source: CoStar; 2022 metrics reflect data available through September 2022

Multifamily Vacancy Rates
Multifamily – Urban Core



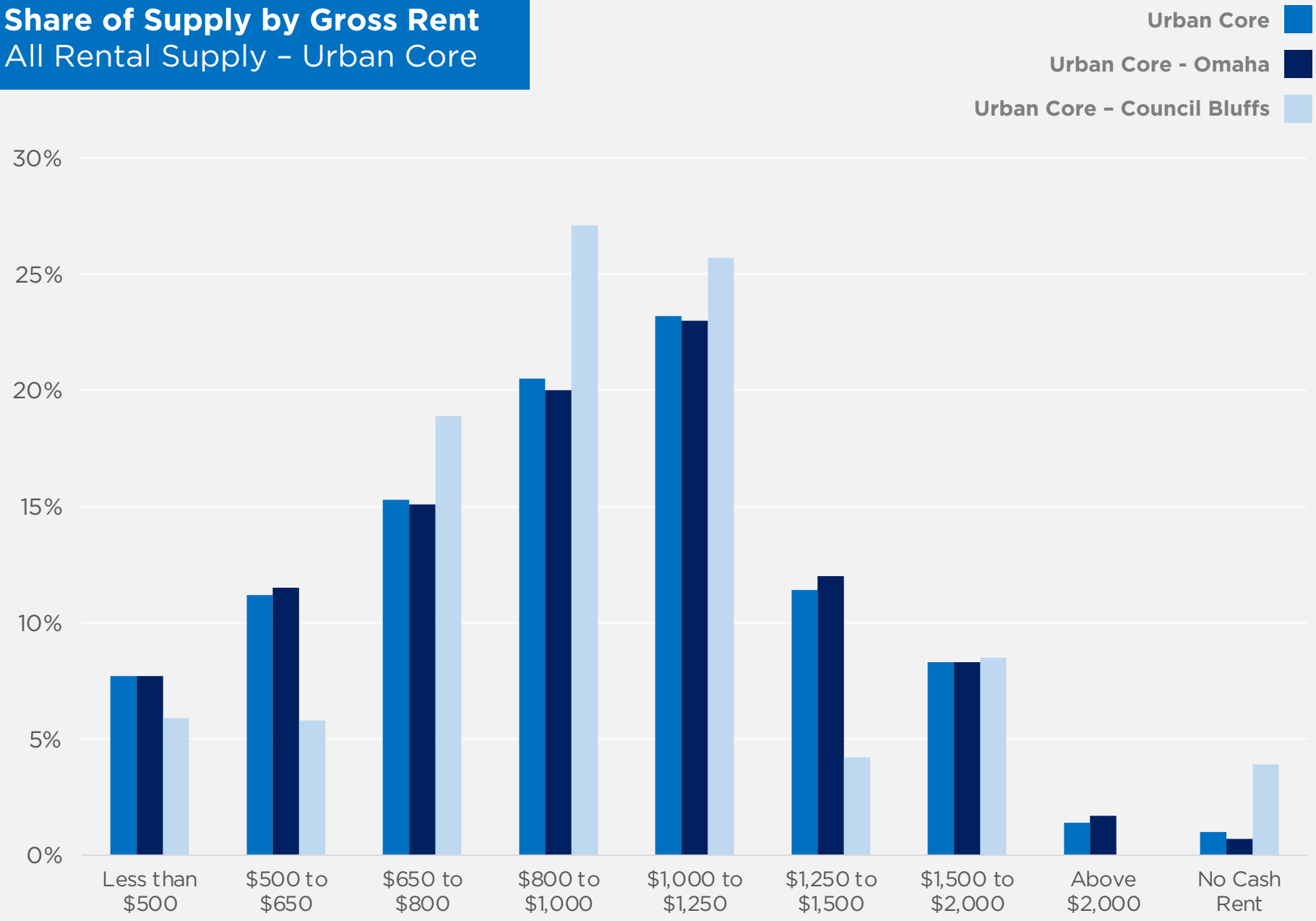
Source: CoStar; 2022 metrics reflect data available through September 2022

Share of Supply by Gross Rent
All Rental Supply



Source: ESRI 2022 using ACS (2016-2020) data

Share of Supply by Gross Rent
All Rental Supply – Urban Core



Source: ESRI 2022 using ACS (2016-2020) data

Inventory Change by Unit Type
Multifamily

Unit Type	Urban Core			Omaha			MSA		
	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change
Studio	2,308	2,714	18%	8,193	9,792	20%	10,437	12,456	19%
One bedroom	4,060	5,570	37%	23,714	29,004	22%	32,444	40,715	25%
2 bedroom	2,142	3,099	45%	20,608	24,355	18%	30,675	36,757	20%
3 bedroom	118	282	139%	3,231	3,833	19%	4,598	5,502	20%
4+ bedroom	24	72	200%	422	585	39%	512	689	35%

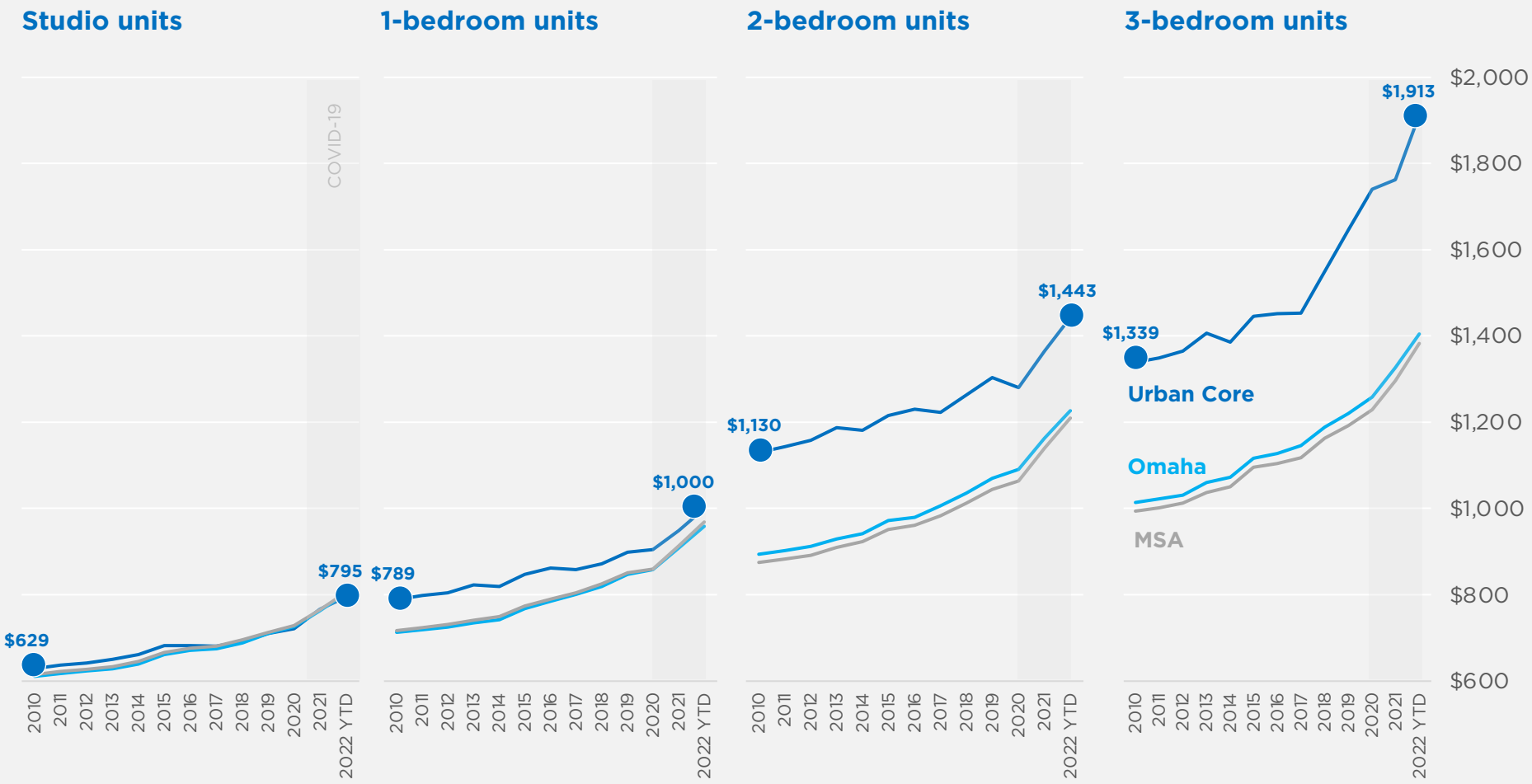
Source: CoStar; 2022 metrics reflect data available through September 2022

Inventory Change by Unit Type
Multifamily – Urban Core

Unit Type	Urban Core			Urban Core Omaha			Urban Core Council Bluffs		
	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change
Studio	2,308	2,714	18%	2,206	2,574	17%	80	118	48%
One bedroom	4,060	5,570	37%	3,770	5,146	36%	335	469	40%
2 bedroom	2,142	3,099	45%	1,977	2,877	46%	199	256	29%
3 bedroom	118	282	139%	115	279	143%	0	0	0%
4+ bedroom	24	72	200%	24	72	200%	0	0	0%

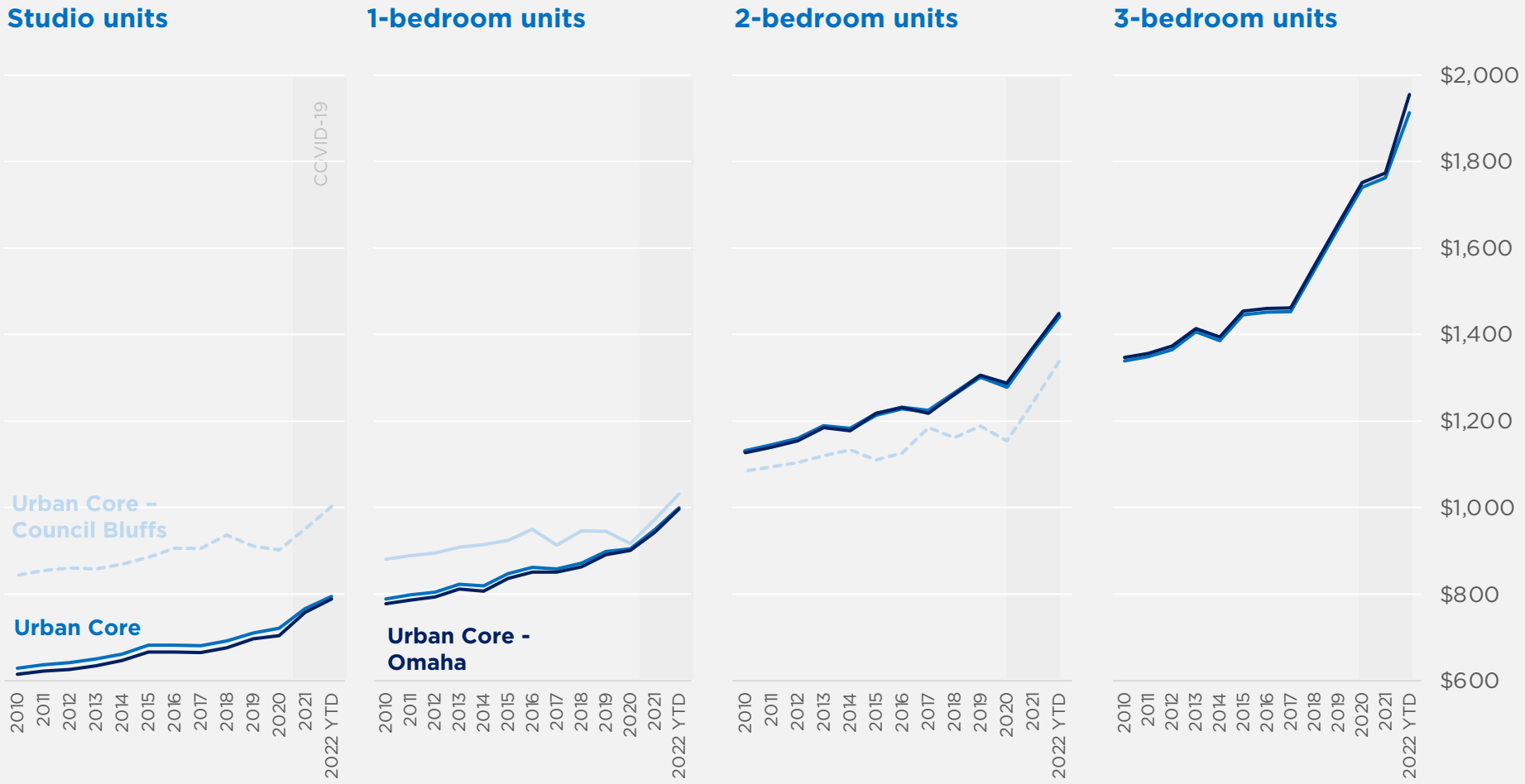
Source: CoStar; 2022 metrics reflect data available through September 2022

Effective Rent by Unit Type
Multifamily, 2010 to Present



Source: CoStar; 2022 metrics reflect data available through September 2022

Effective Rent by Unit Type
Multifamily – Urban Core



Source: CoStar; 2022 metrics reflect data available through September 2022; dashed line indicates sample size below 200 units. No data for 3-bedroom units in Council Bluffs.

Inventory Change by Unit Class
Multifamily

Class	Urban Core			Omaha			MSA		
	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change
Class A	851	2,886	239%	859	6,672	676%	1,251	9,018	621%
Class B	2,692	4,022	49%	17,658	23,659	34%	23,685	33,672	42%
Class C	5,064	4,808	-5%	37,454	37,088	-1%	53,525	53,271	20%

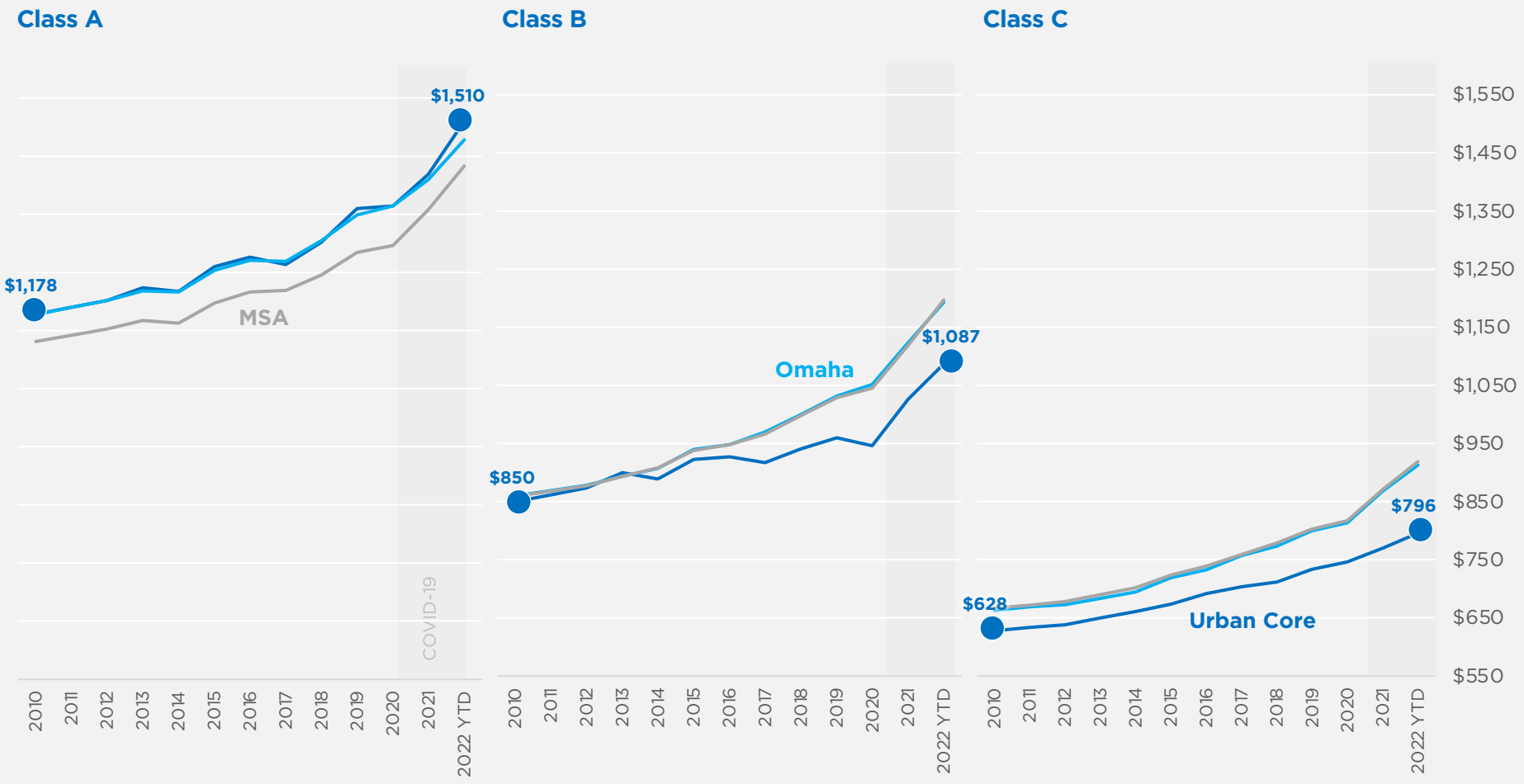
Source: CoStar; 2022 metrics reflect data available through September 2022

Inventory Change by Unit Class
Multifamily – Urban Core

Class	Urban Core			Urban Core Omaha			Urban Core Council Bluffs		
	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change	Units in 2010	Units in 2022	% Change
Class A	851	2,886	239%	851	2657	212%	0	229	-
Class B	2,692	4,022	49%	2695	4025	49%	10	10	0%
Class C	5,064	4,808	-5%	4501	4245	-6%	604	604	0%

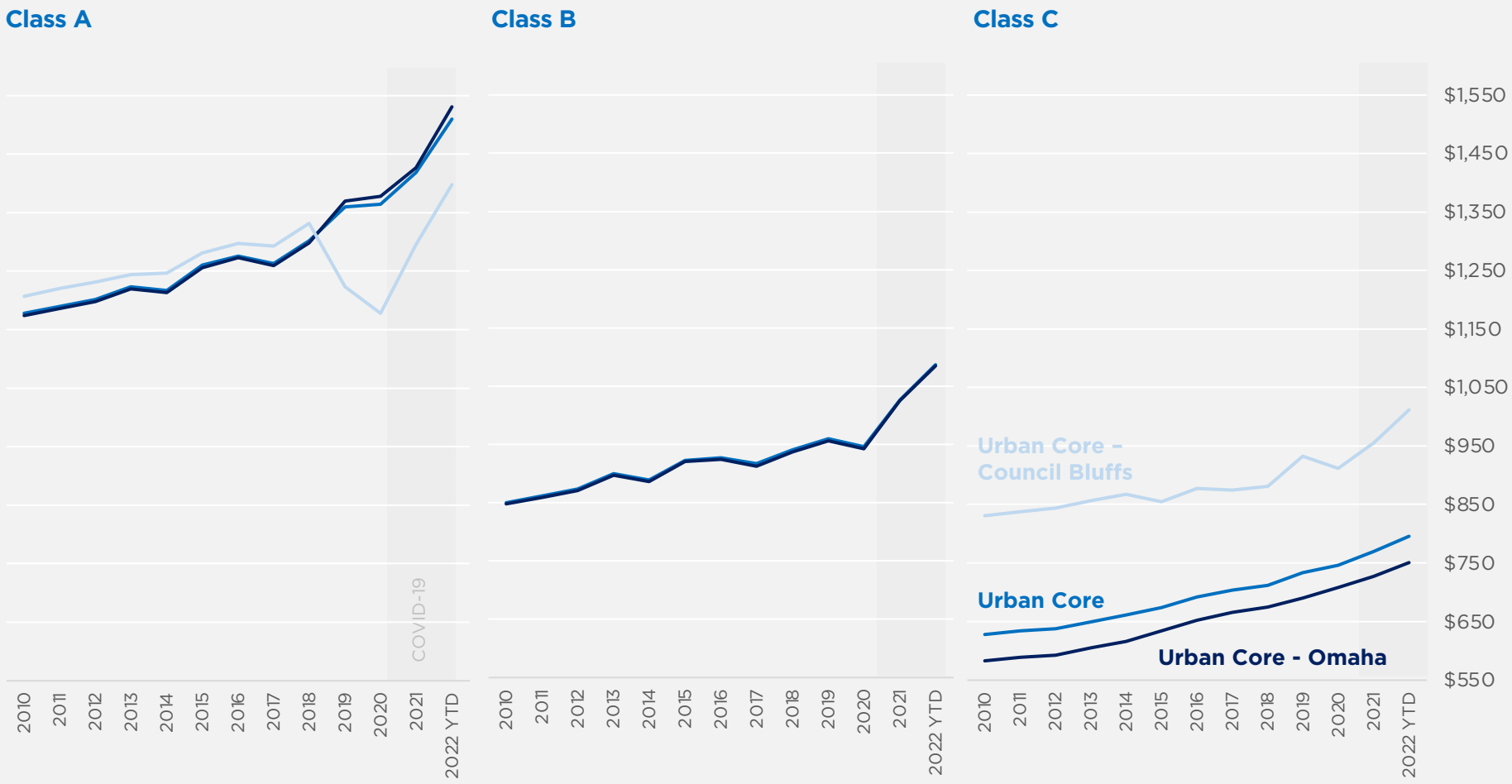
Source: CoStar; 2022 metrics reflect data available through September 2022

Effective Rent by Unit Class
Multifamily, 2010 to Present



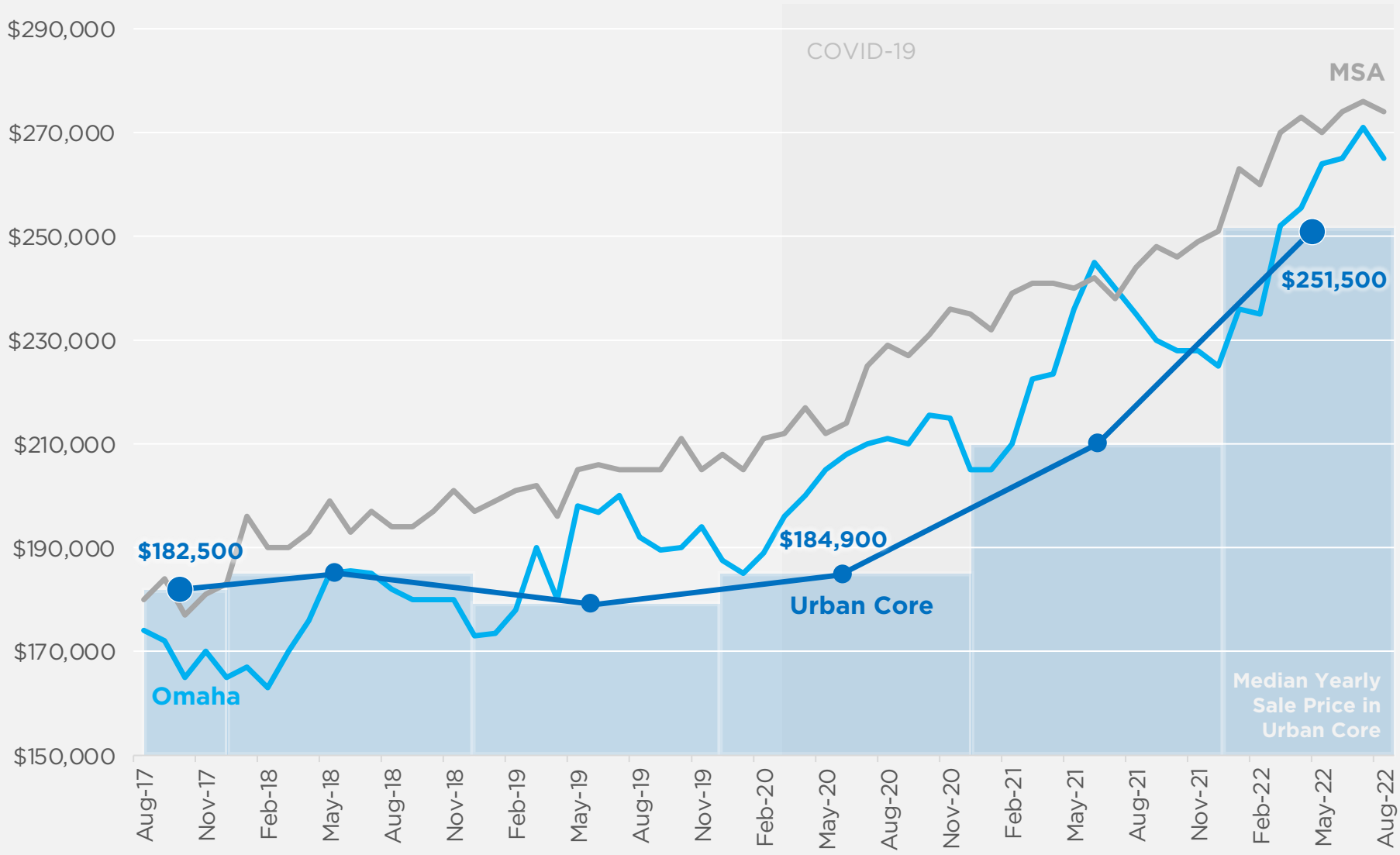
Source: CoStar; 2022 metrics reflect data available through September 2022

Effective Rent by Unit Class
Multifamily – Urban Core



Source: CoStar; 2022 metrics reflect data available through September 2022.
No data for Class B units in Council Bluffs.

Median Sale Price
All Homes, past 5 years

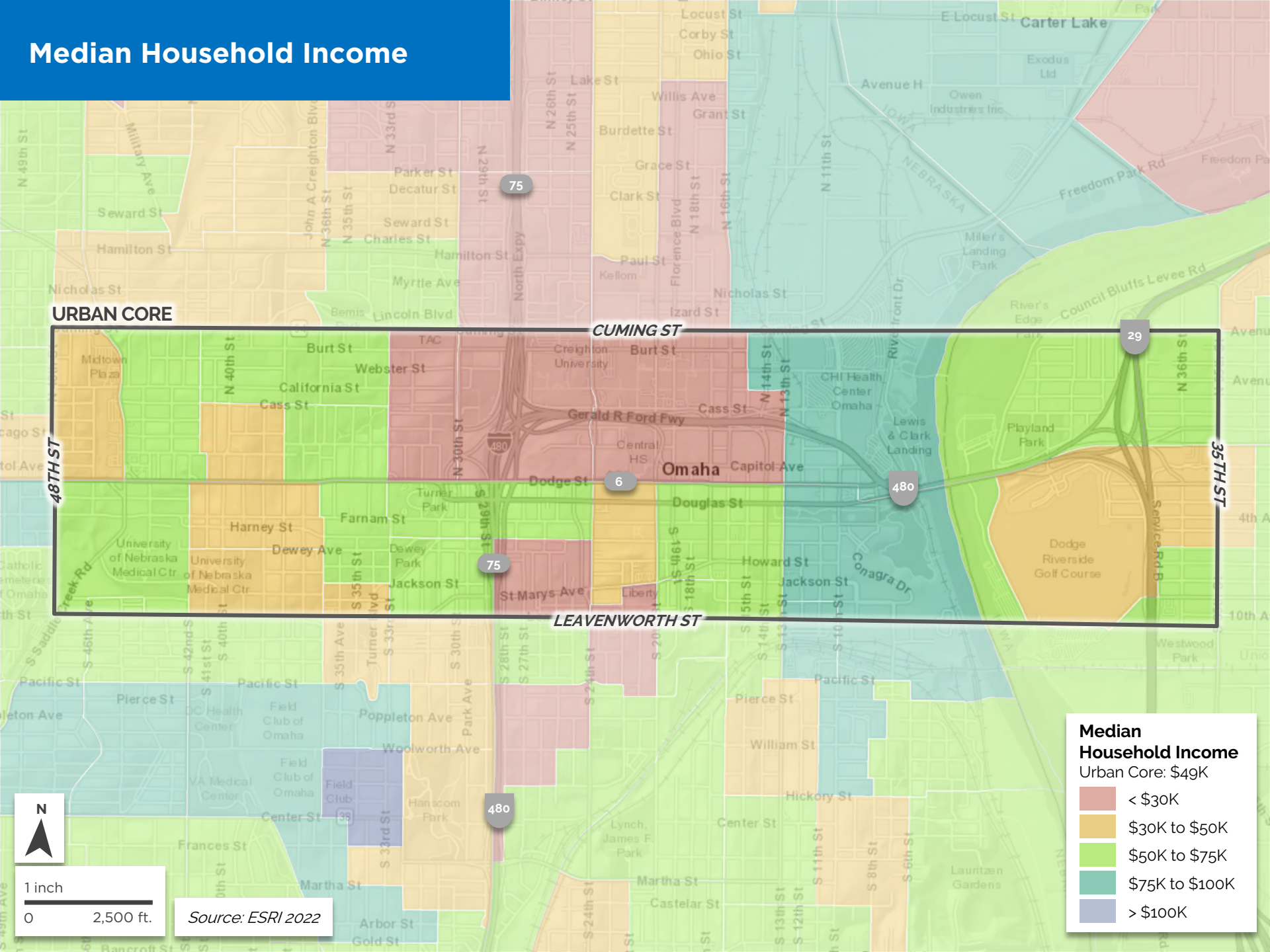


Source: Redfin Data. Trend line in the Urban Core derived by calculating median prices of sales that occurred in the core area on a yearly basis. Sample size unreliable for monthly values. Median Value for 2017 includes only August to December months.

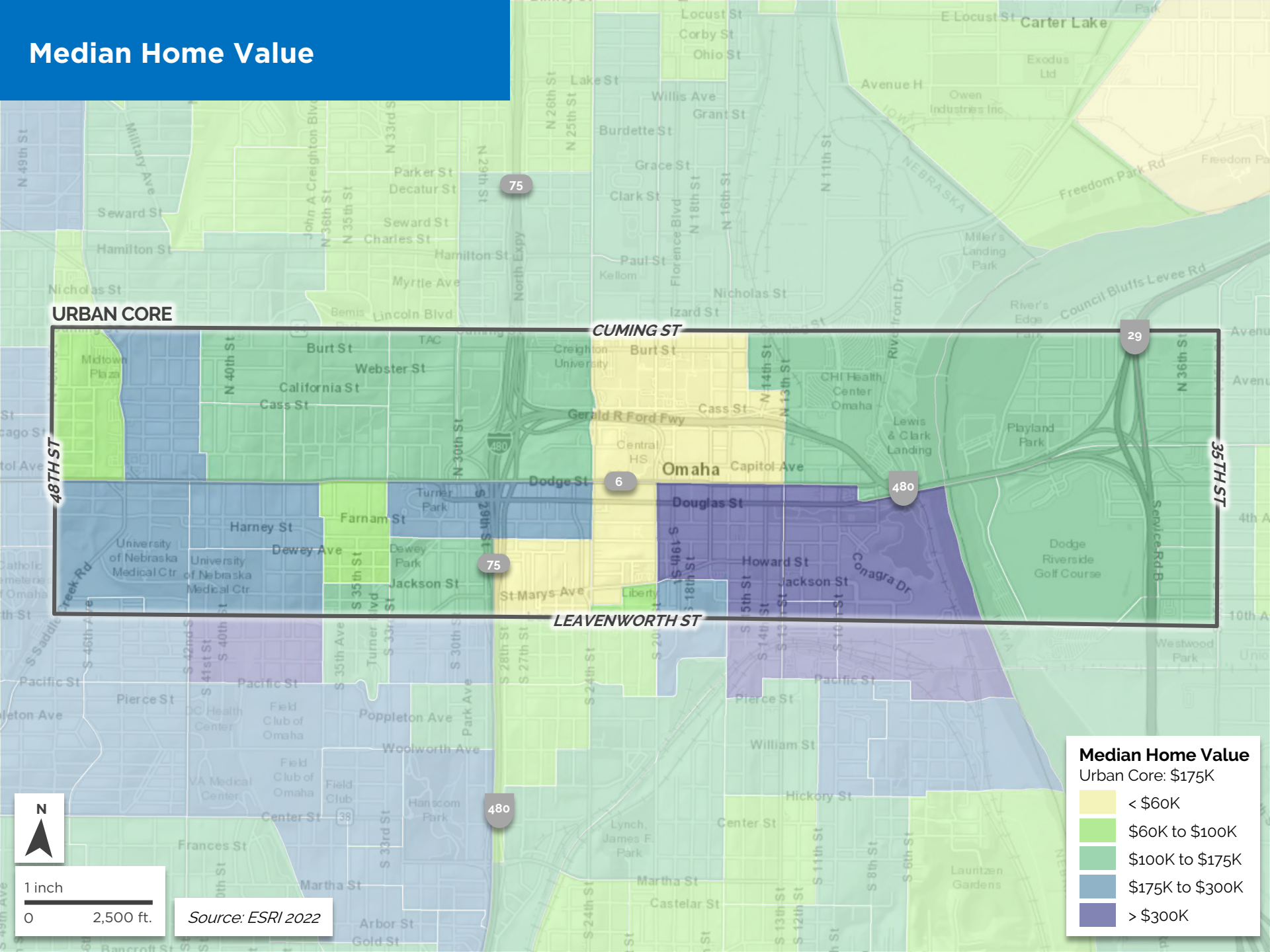
Section 3

Geospatial Data

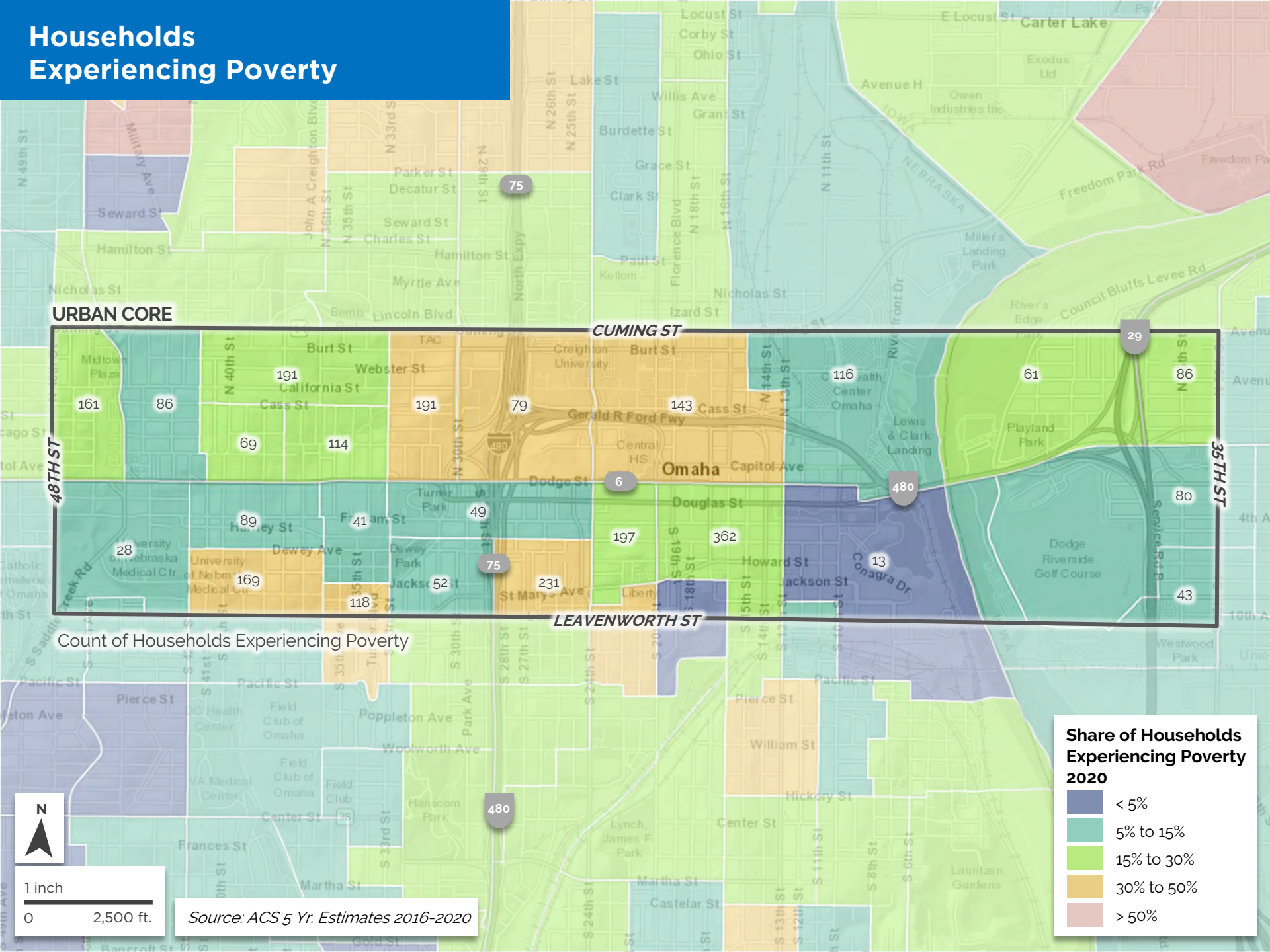
Median Household Income



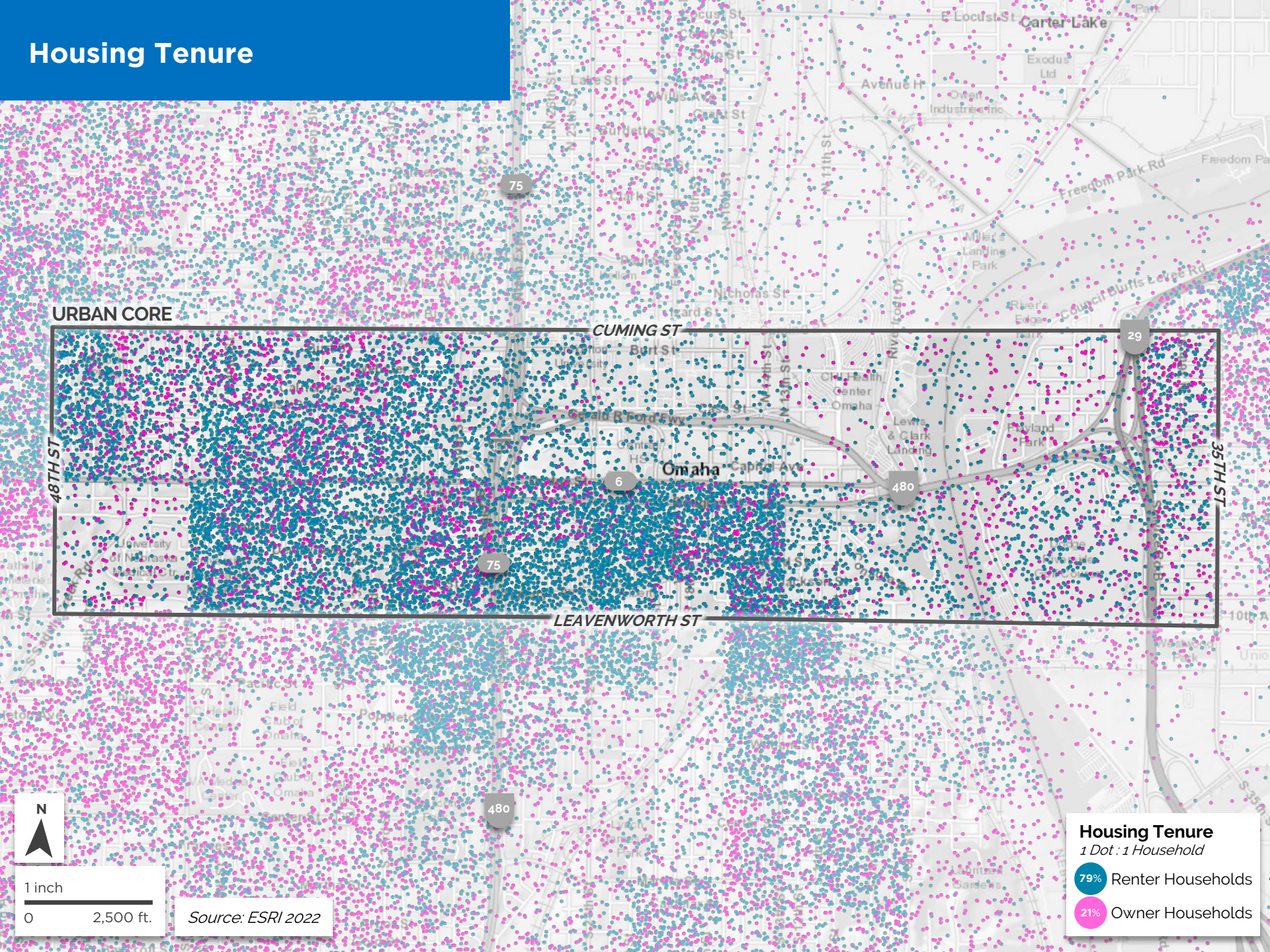
Median Home Value



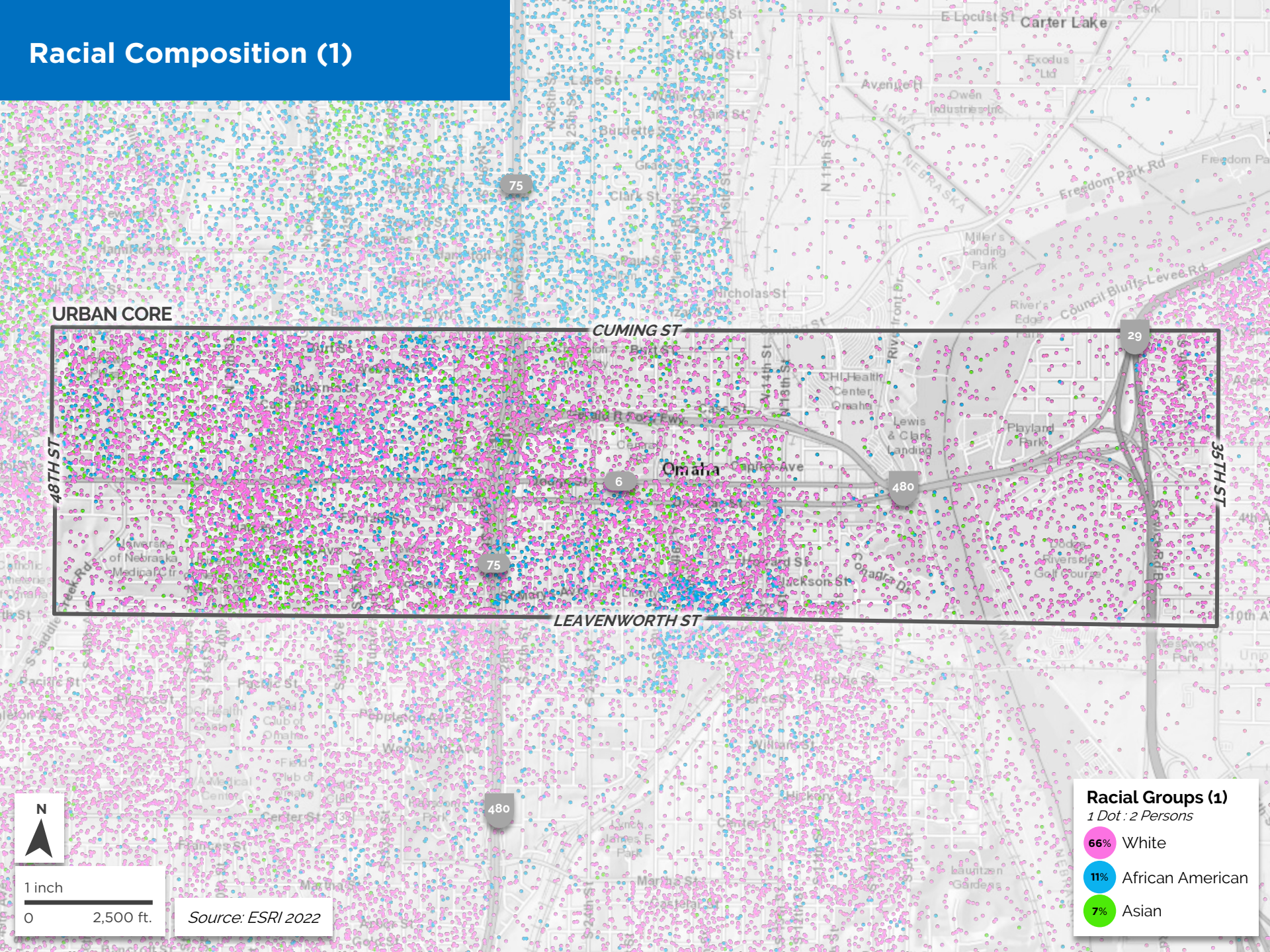
Households Experiencing Poverty



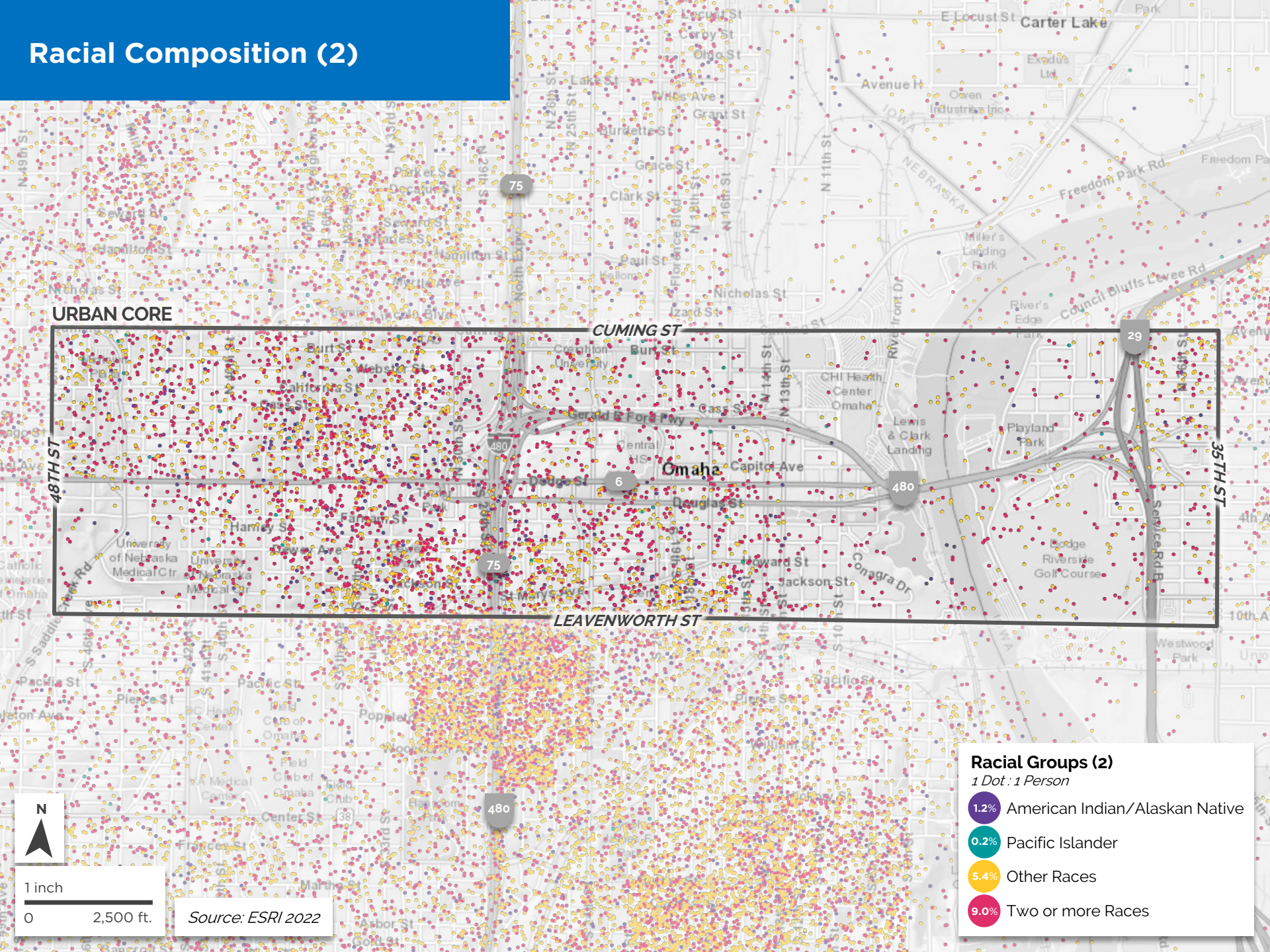
Housing Tenure



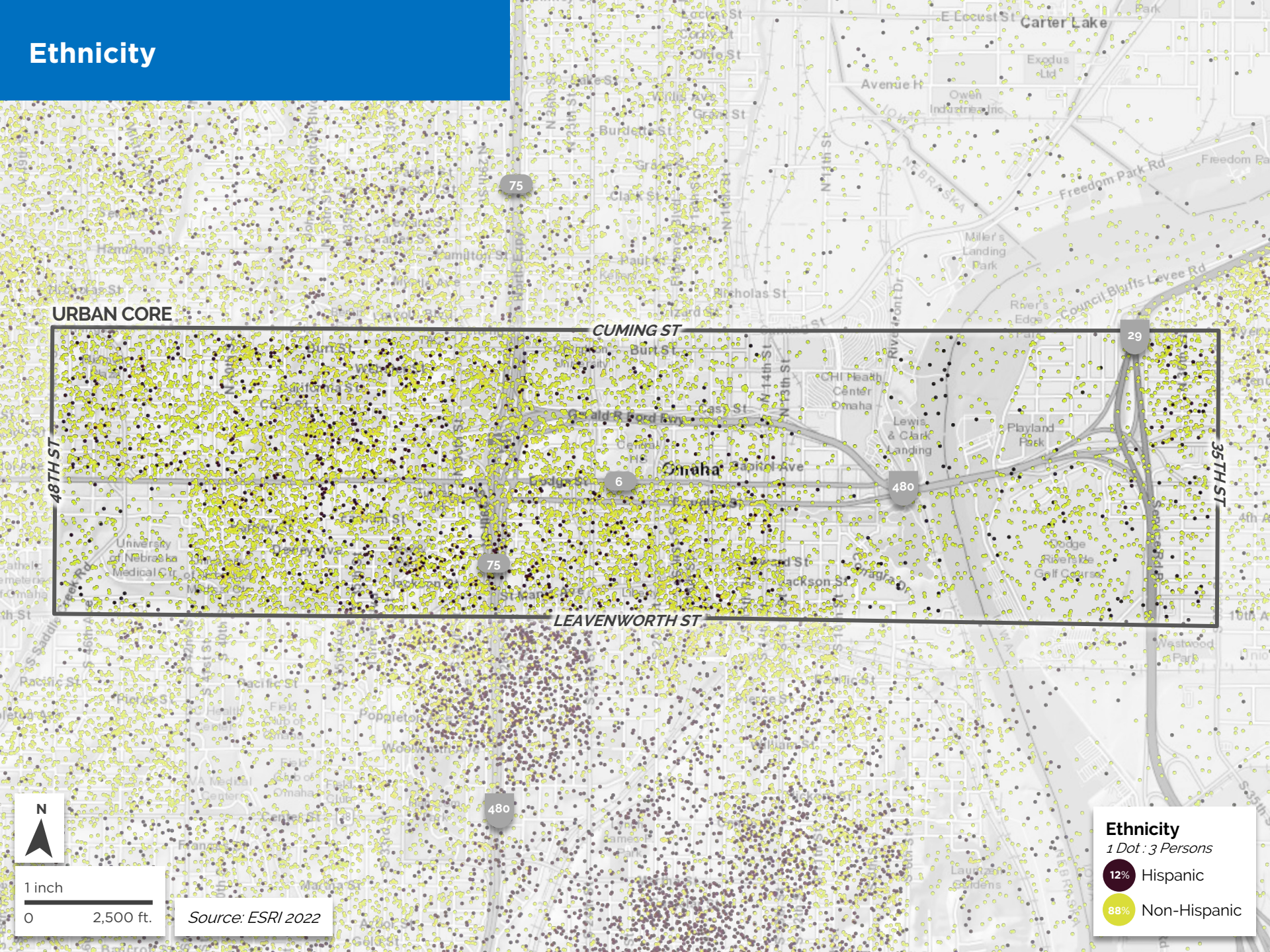
Racial Composition (1)



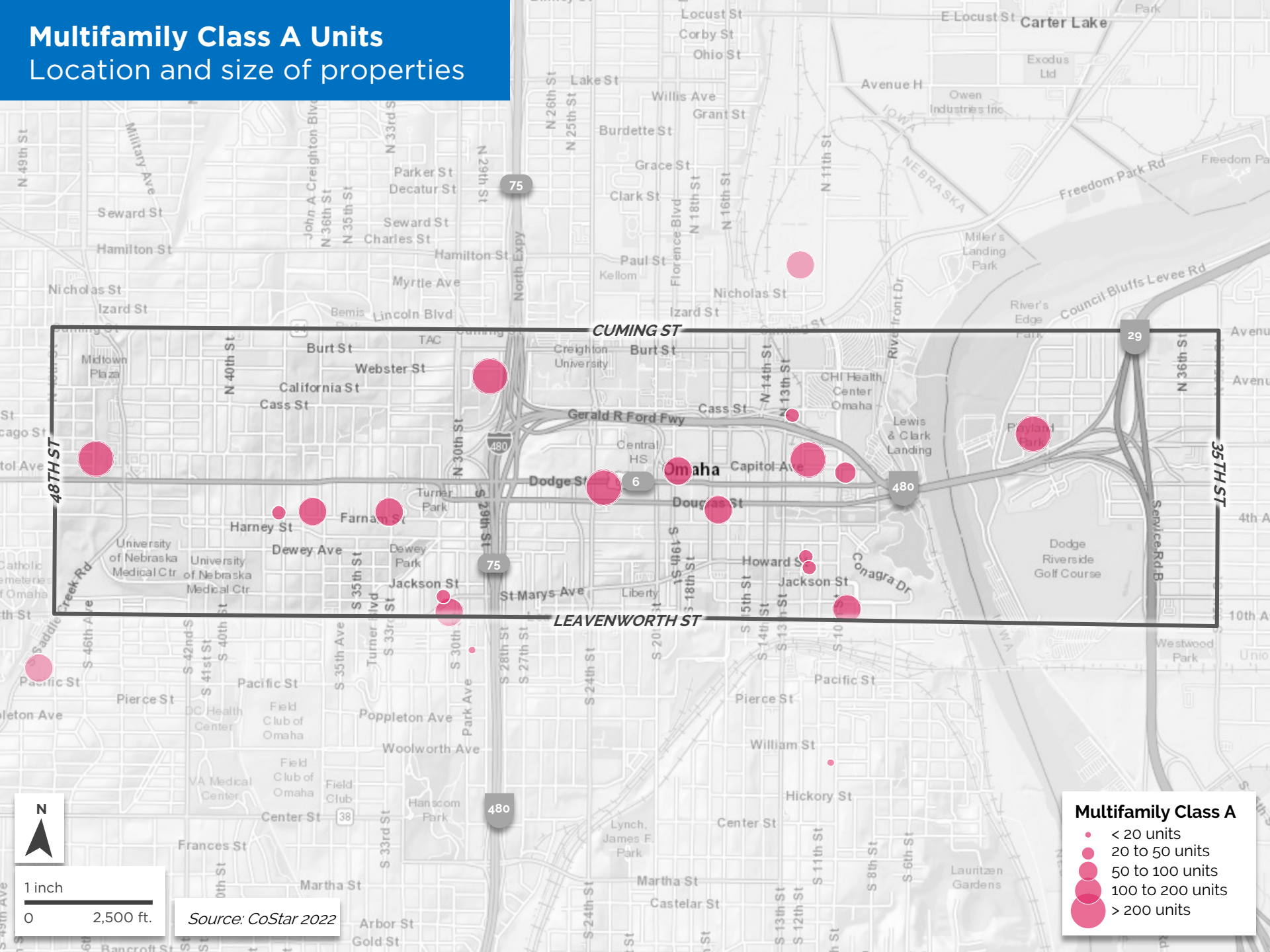
Racial Composition (2)



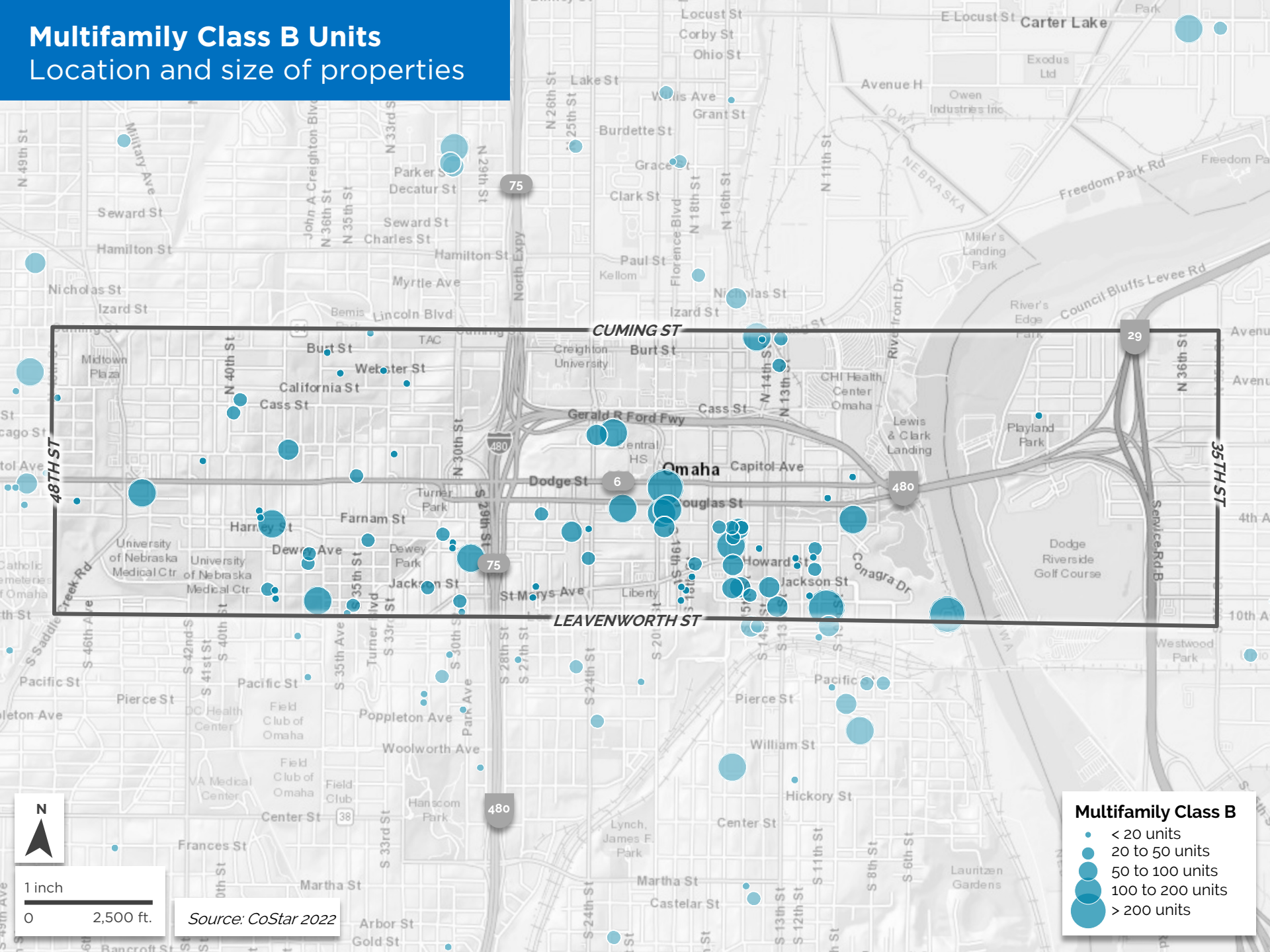
Ethnicity

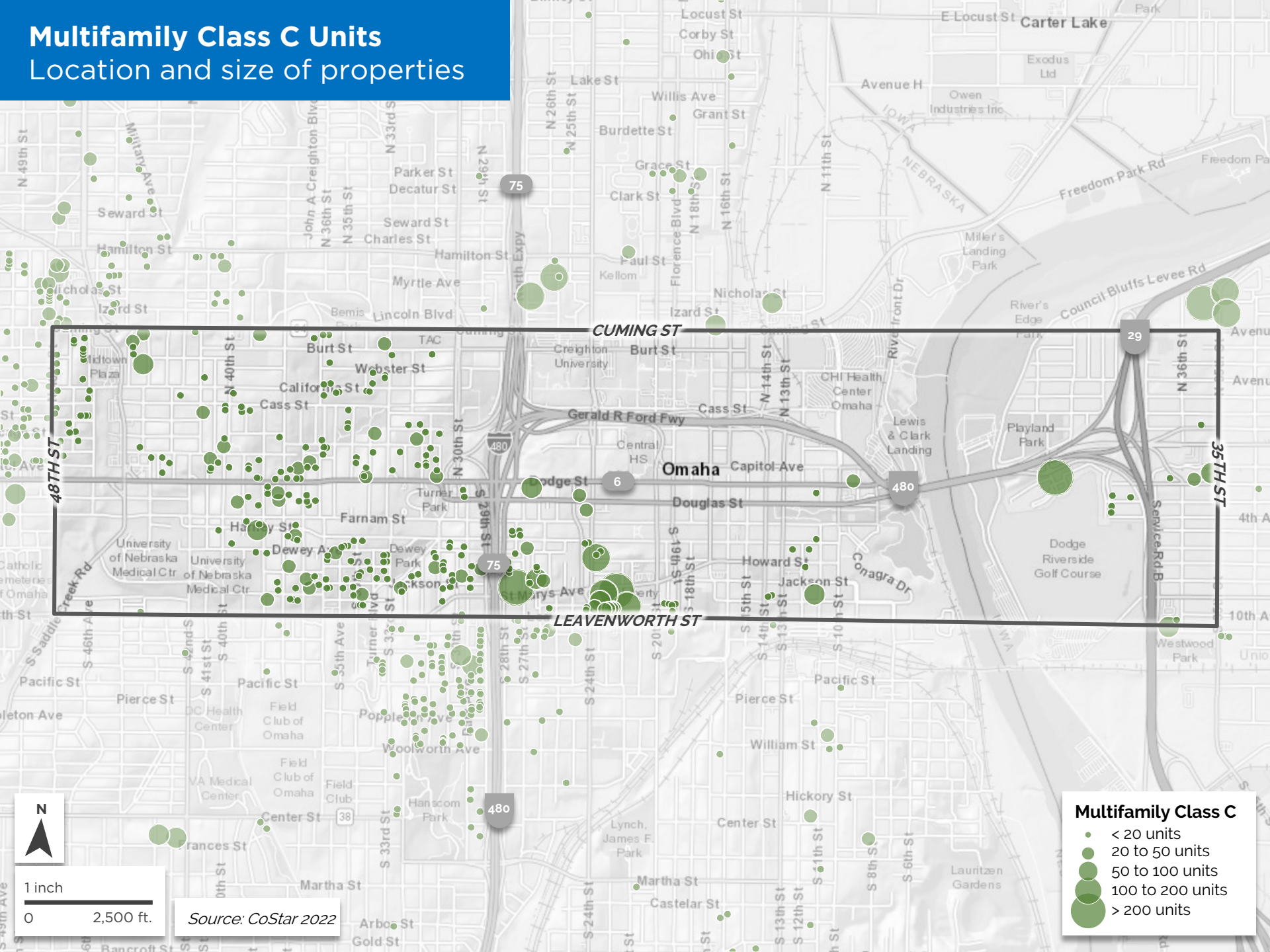

URBAN CORE
CUMING ST
LEAVENWORTH ST
48TH ST
35TH ST
Omaha
Carter Lake
N
1 inch
0
2,500 ft.
Source: ESRI 2022
Ethnicity
1 Dot : 3 Persons
12% Hispanic
88% Non-Hispanic

Multifamily Class A Units
Location and size of properties



Multifamily Class B Units
Location and size of properties



Source: CoStar 2022

Multifamily Class C Units
Location and size of properties