

City of Omaha



2025 Affordable Housing Report



City of Omaha
Planning Department

June 30, 2025





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Introduction

With the passage of LB 866 by the Nebraska Legislature in 2020 and signed by the governor on August 17th, 2020, cities of the metropolitan, primary, and first class must submit a report to the Urban Affairs Committee of the Legislature detailing its efforts to address the availability of and incentives for affordable housing through its zoning codes, ordinances, and regulations.

This report specifically addresses the following requirements:

- An overview of the city's current residential zoning requirements;
- The percentage of areas in the city zoned for residential use which permits the construction of multi-family housing and middle housing;
- A breakdown of new residential construction in the city over the previous five years, including the percentage of such construction that was single-family housing, multi-family housing, and middle housing;
- A breakdown of residential units annexed by the city over the previous five years, including the percentage of such units that were single-family housing, multi-family housing, and middle housing;
- An estimate of the per-unit cost of housing in the city;
- Whether such zoning codes, ordinances, and regulations provide for density bonuses or other concessions or incentives which encourage residential density, and the frequency with which such bonuses, concessions, or incentives are utilized;
- Whether such zoning codes, ordinances, and regulations allow the construction of accessory dwelling units;
- What incentives the city applies to encourage the development of affordable housing, including both direct incentives and regulatory relief;
- A demographic analysis of the city with trends and estimates of the housing need classified by housing type and price range; and
- Efforts to adopt an affordable housing action plan as required by the bill.

The following terminology from Nebraska's Municipal Density and Missing Middle Housing Act (LB 866) will assist users of this report.

Accessory Dwelling Unit means an interior, attached, or detached residential structure used in connection with a single-family dwelling and located on the same lot or parcel as the single-family dwelling.

Affordable Housing in this report means residential dwelling units affordable to households earning no more than 80% of the income limits as determined by the U.S. Department of Housing and Urban Development (HUD) [Income Limits Documentation System](#) that existed on January 1, 2020. Figure 1.1 on page 5 shows Omaha's 80% income limits as of 2020, outlined in yellow. Omaha's 2025 income limits have increased to \$63,700 for a single-person household to \$120,100 for families of eight.

Cottage Cluster is a grouping of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and includes a shared courtyard.

Density Bonus means a density increase over the otherwise allowable maximum density in the City's zoning codes, ordinances, and regulations.



Middle Housing in this report means duplexes, triplexes, quadplexes, cottage clusters, or townhouses in a compatible scale and form with detached single-family homes and sometimes referred to as “Missing Middle Housing.”

Townhouse means a dwelling unit constructed in a row of two or more attached units where each dwelling unit is on an individual lot or parcel and shares at least one common wall with an adjacent unit.

Workforce Housing in this report means owner-occupied housing units with an after-construction appraised value of at least \$125,000 but not more than \$330,000 to construct, and owner-occupied units in which the cost to substantially rehabilitate the housing unit exceeds 50% of the unit’s assessed value. It may also include upper-story owner-occupied housing. This housing type does not receive federal or state Low-Income Housing Tax Credits (LIHTC), Community Development Block Grant (CDBG), HOME Investment Partnership funds as defined in section 81-1228, or funds from the Affordable Housing Trust Fund.

While this definition is from LB 866, workforce housing is commonly defined as residential dwelling units affordable to households earning between 80% and 120% of the income limits as determined by the U.S. Department of Housing and Urban Development (HUD).

Figure 1.1: HUD Income Limits Summary

Year	Median Family Income	Income Limit for 1 Person Household			Income Limit for 4 Person Household		
		Extremely Low (30%)	Very Low (50%)	Low (80%)	Extremely Low (30%)	Very Low (50%)	Low (80%)
2019	\$86,000	\$18,100	\$30,100	\$48,200	\$25,800	\$43,000	\$68,800
2020	\$87,000	\$18,300	\$30,450	\$48,750	\$26,200	\$43,500	\$69,600
2021	\$87,800	\$18,450	\$30,750	\$49,200	\$26,500	\$43,900	\$70,250
2022	\$95,100	\$20,000	\$33,300	\$53,300	\$28,500	\$47,550	\$76,100
2023	\$109,400	\$21,150	\$35,250	\$56,400	\$30,200	\$50,350	\$80,550
2024	\$109,500	\$23,000	\$38,350	\$61,350	\$32,850	\$54,750	\$87,600

Source: HUD Office of Policy Development and Research - FY 2019 - 2024 Income Limits Documentation System



Zoning

CURRENT RESIDENTIAL ZONING REQUIREMENTS - Sec. 4(1)(a)

Every property in the City of Omaha and within its three-mile extraterritorial jurisdiction has been assigned a zoning classification. The zoning classification allows it to be used in ways that promote its value, protect it from the adverse effects of adjacent land uses, and ensures a safe, healthy, and harmonious development.

The primary or base residential zoning districts in Omaha are DR (Development Reserve), MH (Mobile Home), R1 - R8, and R-WRN (Walkable Residential Neighborhood District), with density increasing with the classification. Figure 2.1 below indicates the allowable number of dwelling units that can be built per acre as regulated by Omaha’s zoning code.

In March of 2024, the City of Omaha adopted a zoning code amendment that permits Accessory Dwelling Units (ADUs) by right in nine zoning districts, and permits this housing type in another 12 zoning districts with approval of a Conditional Use Permit (Planning Board approval). ADUs can provide affordable housing units, accommodating the needs of changing households and allowing additional population density in neighborhoods while utilizing existing city infrastructure. This code amendment has opened traditional single-family only residential neighborhoods to a second dwelling unit in all parts of the City.

Figure 2.1: Site Development Density

District	DR	R1	R2	R3	R4	R5	R6	R7	R8
Allowed Dwelling Units per Acre	1 units	2 units	4 units	6 units	9 units	14 units	22 units	44 units	87 units

Source: Source: City of Omaha Code of Ordinances, Ch. 55, Article VI, Residential Districts - Site Development Regulation Sections

Figure 2.2 shows how residential uses are regulated based on these zoning classifications.

In addition to these zoning districts, nine other zoning districts also allow multifamily or middle housing by right. These include the Central Business District (CBD), Downtown Service District (DS), Neighborhood Business District (NBD), Mixed-Use District (MU), and Transit Overlay Districts (TOD-1-MX, TOD-2-MX, TOD-3-MX, TOD-2-MUR, and TOD-3-MNR). Several other office and commercial districts require Conditional or Special Use permits for residential development.



Figure 2.2: Residential Uses by Zoning Classification

District	DR	R1	R2	R3	R4	R5	R6	R7	R8	MH
Single Family Detached	P	P	P	P	P	P	P	P	P	P
Single Family Attached	X	SP	SP	SP	C	P	P	P	P	P
Duplex	X	X	X	X	X	P	P	P	P	X
Two-Family	X	X	X	X	X	P	P	P	P	X
Townhome	X	X	X	X	SP	P	P	P	P	X
Multifamily	X	X	X	X	X	X	P	P	P	X
Mobile Home	X	X	X	X	X	X	X	X	X	P
Accessory Residential	C	C	C	C	C	P	P	P	P	P

Source: Source: City of Omaha Code of Ordinances, Ch. 55, Article VI, Residential Districts - Permitted, Conditional and Special Permit Uses Sections

X = Not Permitted.
P = Permitted
C = Conditional Use Permit Required
SP = Special Use Permit Required



PERCENT OF CITY ZONED FOR RESIDENTIAL USE - Sec. 4(1)(b)

Zoning Within Omaha’s City Limits

Residential Zoning
The total area zoned for residential use (DR, R1-R8, and MH Districts only) within City limits is 50,683 acres. The total area of Omaha City limits is 74,349 acres. Of the City’s total area, 17,807 acres, or 23.95%, permit (by right or conditional use permit) the construction of multifamily or missing middle housing. The R5-R8, MH, NBD, CBD, DS, TOD, and MU Districts permit multifamily or missing middle housing by right. ADUs are allowed by right or conditional use permit in 84.55%, or 62,859 acres, of the City’s total area.

In July of 2020 an ordinance was approved to amend the Land Use Element of the Omaha Master Plan to expand the density corridor designation along West Center, West Dodge, and West Maple Roads, and to add a 204th Street corridor. This allows unlimited residential density within a quarter mile of these designated corridors.

Figure 2.3: All Zoning Permitting Residential Uses, Multifamily, and Middle Housing within Omaha City Limits

	Zoning Districts	Acres	Percentage
Total Area of Omaha City Limits (excluding right-of-way)		74,349	100.00%
Residential Zoning	DR, R1-R8, MH	50,683	68.17%
Multifamily + Missing Middle Housing Allowed By Right	R5-R8, MH, NBD, CBD, DS, TOD, MU	12,574	16.91%
Multifamily + Missing Middle Housing Allowed by Right or Conditional Use Permit	R5-R8, MH, NBD, CBD, DS, TOD, MU, LO, GO, LC, CC, GC	17,807	23.95%
ADUs Allowed by Right	R5-R8, MH, NBD, CBD, DS, TOD	9,831	13.22%
ADUs Allowed by Right or with Conditional Use Permit	AG, DR, R1-R8, MH, NBD, CBD, TOD, LO, GO, LC, CC, GC, MU, DS	62,859	84.55%

Source: City of Omaha Planning Dept and Douglas County GIS Parcel Data



New Construction and Annexation

NEW RESIDENTIAL CONSTRUCTION - SEC. 4(1)(c)

Figure 3.1 below shows the number of permits issued for new residential construction within Omaha's city limits and Extraterritorial Jurisdiction (ETJ) over the past five years. Middle housing includes townhomes, duplexes, triplexes, and four-plexes. Omaha does not have a permit type specifically for cottage clusters.

Figure 3.1: Permits for New Residential Construction

Year	Total Units	Single Family	Percent	Multifamily	Percent	Middle Housing	Percent
2020	3,309	1,544	47%	1,649	50%	116	4%
2021	3,170	1,412	45%	1,511	48%	247	8%
2022	3,284	1,141	35%	1,892	50%	251	8%
2023	3,009	1,098	36%	1,733	48%	178	6%
2024	3,371	1,403	42%	1,769	58%	199	6%
Total	16,143	6,598	41%	8,554	53%	991	6%

Source: City of Omaha Permits & Inspections Division Permit Data



RESIDENTIAL UNITS ANNEXED - SEC. 4(1)(d)

Figure 3.2 below provides a breakdown of the residential units annexed by the City over the past five years. Well over half of the housing annexed has been single-family. Middle housing accounts for 2% of housing in the areas annexed by the City.

Figure 3.2: Residential Units Annexed

Year	Total Units	Single Family	Percent	Multifamily	Percent	Middle Housing	Percent
2020	1,732	806	47%	860	50%	66	4%
2021	666	68	10%	248	90%	0	0%
2022	190	4	2%	860	98%	0	0%
2023	0	0	0%	598	0%	0	0%
2024	0	0	0%	186	0%	0	0%
Total	7,157	878	34%	1,644	64%	66	2%

Source: City of Omaha Planning Dept Planning Board Case Logs



PER UNIT COST OF HOUSING - SEC. 4(1)(e)

Establishing a per-unit cost of housing is challenging due to the numerous variables, including square footage, product type, number of stories, quality of construction, construction technique, and number of units contracted, among others. For purposes of this report, we estimate the per-unit cost of housing on standard grade new construction using traditional methods (i.e. wood-framed, multifamily projects may include a concrete podium) for a 2,000 square foot detached single-family home and a 1,000 square foot multifamily unit.

The estimated per-unit cost of housing, based on total project cost, for single-family housing is \$120 - \$200 per square foot. Utilizing the midpoint of this range (\$160), a 2,000 square foot home costs \$320,000.

For multifamily housing, the estimated cost ranges from \$174 to \$437 per square foot. The average cost for projects reviewed in this analysis was \$262 per square foot, resulting in a per-unit cost of \$262,000 for a 1,000-square-foot unit.



Bluestem Prairie



Davis Ridge



Curtis Corner



Malcolm's Place



Boho Flats



Southside Terrace Redevelopment Phase 1





Incentives and Accessory Dwelling Units

INCENTIVES FOR RESIDENTIAL DENSITY - SEC. 4(1)(f) AND ACCESSORY DWELLING UNITS - SEC. 4(1)(g)

The City of Omaha zoning codes, ordinances, and regulations currently offers five incentives for increased residential density.

Transit-Oriented Development (TOD) Zoning is Omaha's newest incentive for residential density. Transit-Oriented Development zoning districts and regulations were approved on October 27, 2020. This change to the City's municipal code enables the development of higher density, mixed-use, walkable neighborhoods centered around public transportation and the development of Accessory Dwelling Units within TOD zoning districts. Implementation of this zoning coincided with the rollout of Omaha Metro Transit's ORBT Omaha Rapid Bus Transit Service.

TOD Frequency of Use: Twenty-two (22) rezonings to date

Walkable Residential Neighborhood (R-WRN) Zoning is another density-friendly zoning. The R-WRN District permits various housing types ranging from single-family to accessory dwelling units, duplex, townhouse, multifamily, and assisted living. The R-WRN zoning district became available on August 14, 2007.

R-WRN Frequency of Use: Not utilized to date

Accessory Dwelling Units or ADUs are now allowed in the City of Omaha by-right or with approval of a Conditional Use Permit (Planning Board approval) in 21 zoning districts (nearly 85% of the City's land area) after an approved code amendment in March of 2024. ADUs can provide affordable housing units, accommodating the needs of changing households and allowing additional population density in neighborhoods while utilizing existing city infrastructure. The City's code does not require additional parking for an ADU, but does modify certain base zoning regulations, such as reduced setbacks and increased building and impervious coverages, to help facilitate this residential housing type in all parts of the City.

ADU Frequency of Use: In 2024, there were 5 ADUs approved with a building permit in by-right zoning districts, with an additional 4 ADUs approved for a Conditional Use Permit by the Planning Board. Public interest is strong as the City of Omaha has promoted this housing type with a dedicated website on ADUs, with Planning Department staff presenting information to multiple organizations and speaking to various media outlets. Hundreds of historical ADUs remain in older portions of the City.

Planned Unit Redevelopment (PUR) Overlay Districts encourage redevelopment in areas served by existing infrastructure by providing flexibility in site design while ensuring compatibility with the surrounding neighborhood. PURs also enables the implementation of Master Plan goals that promote redevelopment in older urban areas with complex and often constrained lot conditions. City Council made PUR Overlays a part of the City's zoning code on July 15, 2014.

The PUR Overlay can be combined with any base district using the same use types permitted in the underlying base district. Additional uses for certain districts may be permitted as described by [Ch 55, Article XI., Sec. 55-597\(a\)\(1\)a.-c.](#) of Omaha's municipal code, provided they are compatible with the neighborhood.



These include:

- Townhouse structures within an R4 base district containing no more than four dwelling units each;
- Duplex and two-family residential within an R4 base district, and
- Live work and accessory residential structures within an R4, R5, R6, R7, or R8 base district.

PUR Frequency of Use: PUR districts have been utilized more than 100 times in the past nine years.

Inclusionary Density Bonus provides dual purpose incentives for the private development of affordable housing to low-and moderate-income residents and encourages the integration of affordable housing into conventional developments. The provisions apply to housing with five or more dwelling units.

With housing intended for sale to owner-occupants, the applicant may reduce the required site area per unit by up to 20% if she or he certifies the selling price of a percentage of the units will be no more than 2.25 times the current median income for a family of four, as established by HUD.

For housing intended for rental or cooperative ownership by tenants, the applicant may reduce the required site area per unit by up to 20% if she or he certifies the monthly rent of a percentage of the units is no more than Section 8 Fair Market Rents for same-size units for a period of at least five years.

Frequency of Use: This incentive remains unused since Omaha's adoption of this code.

Figure 4.1: Density Bonus Owner-Occupied Requirements

Percentage of Units Within Affordable Range	Permitted Reduction in Site Area per Unit
Less than 5%	No reduction
5% to 10%	5%
11% to 15%	10%
16% to 20%	15%
Over 20%	20%

Source: City of Omaha Code of Ordinances, Ch. 55, Article XVI, Sec. 55-785(b)(2)

Figure 4.2: Density Bonus Rental Requirements

Percentage of Units Within Affordable Range	Permitted Reduction in Site Area per Unit
Less than 5%	No reduction
5% to 10%	5%
11% to 15%	10%
16% to 20%	15%
Over 20%	20%

Source: City of Omaha Code of Ordinances, Ch. 55, Article XVI, Sec. 55-785(c)(2)



IV

INCENTIVES FOR AFFORDABLE HOUSING - SEC. 4(1)(h)

Developers in Omaha currently utilize two primary incentives to create affordable housing.

Tax Increment Financing (TIF) is a crucial revitalization tool used by the City of Omaha. TIF helps finance the redevelopment costs of specific types of projects within community redevelopment areas, typically in older areas of the city. TIF is developer financed and essentially allows a developer to borrow against the future incremental property value of a project for up to 15-20 years to help fund part of the project's cost. The City of Omaha has used TIF extensively for nearly 40 years on a wide range of projects, from housing to commercial developments.

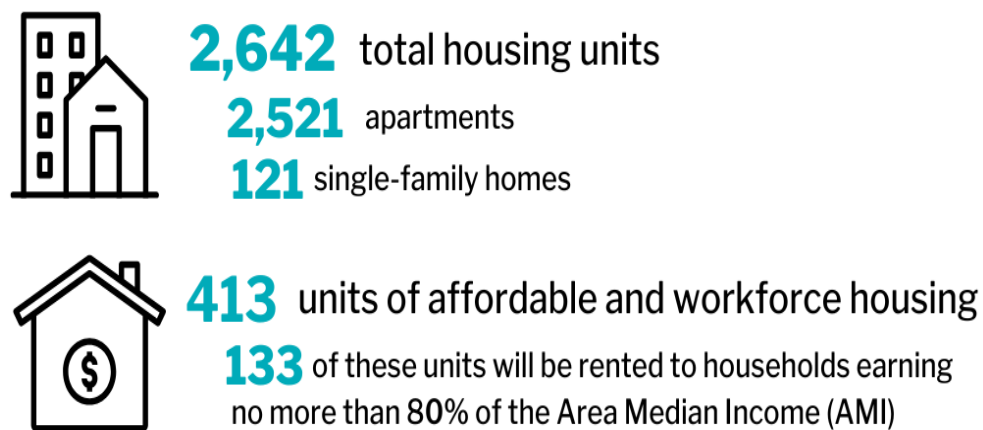
The City of Omaha recognizes the importance of providing affordable housing. Each year, the TIF Program partners with other funding programs such as LIHTC, CDBG, HOME and/or other affordable housing programs to create affordable housing opportunities.

Between 2020 and 2024, the TIF Program facilitated the approval of 7,507 housing units. Approximately 1,010 of these units were workforce housing (13.45%), available to households at 80-120% of the area median income (AMI), and approximately 1,053 units were affordable (14.03%), available to households at or below 80% AMI. While the number of units provided has not been enough to meet Omaha's affordable housing needs, without the assistance of the TIF Program, the number of affordable housing units would likely have been far fewer.

In 2023-2024, a total of 3,844 housing units have been approved in TIF projects. Approximately 1,247 of these units are to be affordable and workforce housing, with roughly 247 units to be rented to households earning no more than 80% AMI.

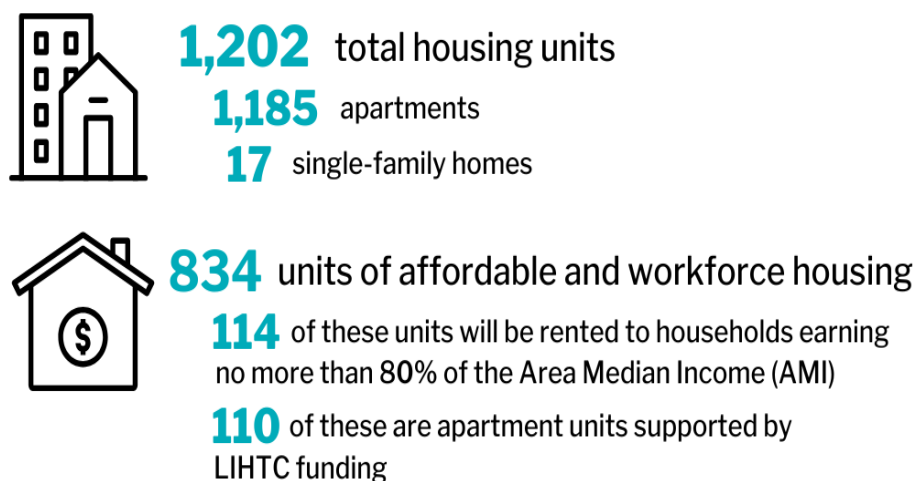
As reported in [Omaha's Annual TIF Reports](#), the following represents proposed TIF redevelopment activity for 2023 and 2024:

Figure 4.3: Approved 2023 TIF Project Activity



Source: City of Omaha Planning Dept, 2023 Annual TIF Report

Figure 4.4: Approved 2024 TIF Project Activity



Source: City of Omaha Planning Dept, 2024 Annual TIF Report

Low-Income Housing Tax Credits (LIHTC) are popular among affordable housing developers in Omaha. While not an incentive created by the City, the Nebraska Investment Finance Authority (NIFA) managed credit provides a dollar-for-dollar credit against the federal income tax liability of the owner, developer, or investor of a low-income housing development. LIHTC, rather than a direct subsidy, encourages private capital investment in creating rental housing by providing a credit to offset an investor's federal income tax liability. The tax credits are claimed in equal amounts for ten years. The rental property generating the credits must comply with the program guidelines and rent restrictions for at least 30 years from the first taxable year of the LIHTC credit period. The amount of credit claimed is directly related to the qualified development costs incurred and the number of low-income units that meet federal requirements for tenant income and rents. Eligible developments may include new construction, substantial rehabilitation or acquisition, and substantial rehabilitation.

Demographics, Market Trends & Housing Needs

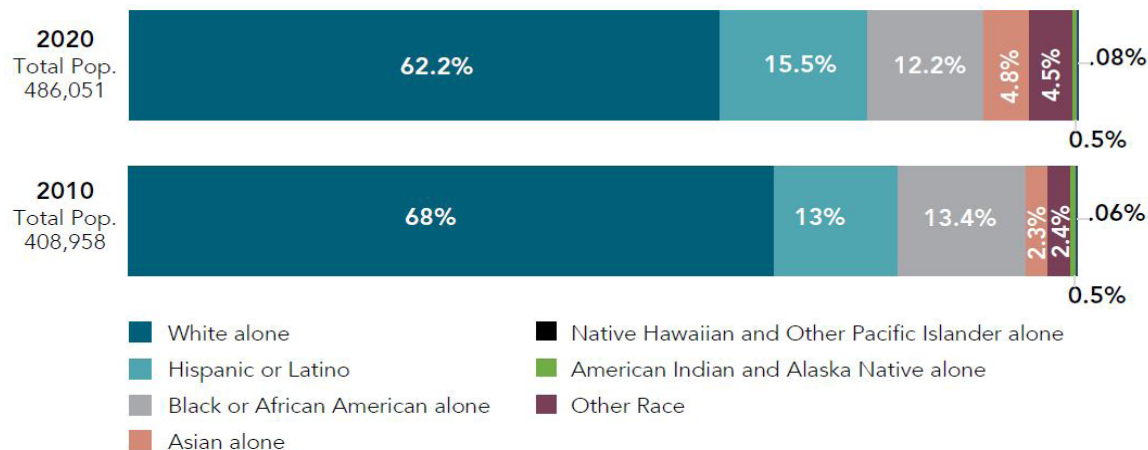
DEMOGRAPHIC ANALYSIS, MARKET TRENDS & ESTIMATED HOUSING NEEDED- SEC. 4(1)(i)

Demographic trends, market trends, and housing needs identified in the previously submitted 2021 housing report were further reinforced during the development of Omaha's 2022 Housing Affordability Action Plan (HAAP) and continue to hold true for this year's report. As the most diverse city in Nebraska, Omaha requires a housing market that meets a wide range of housing needs and preferences. For more in-depth demographics data and market analysis from the HAAP, please see [Omaha's 2022 Housing Affordability Action Plan, Appendix A](#).

A summary of the findings include:

- The median age for Omaha is 35, slightly younger than the state-wide age of 37.
- Almost 17% of households speak a language other than English at home.
- 10.7% of Omaha residents are foreign-born, compared to 7.4% for the state of Nebraska.
- Almost 3% of the population moved from a different state in the last year.
- Approximately 32% of the Nebraska's Hispanic or Latino population resides in Omaha.
- Just over 62% of Nebraska's Black or African American population resides in Omaha.
- Approximately 19% of Omaha's population is disabled and living independently (not in an institutional setting like skilled nursing).
- 42% of the disabled population that lives independently is over age 65.

Figure 5.1 Race



Source: U.S. Census Bureau

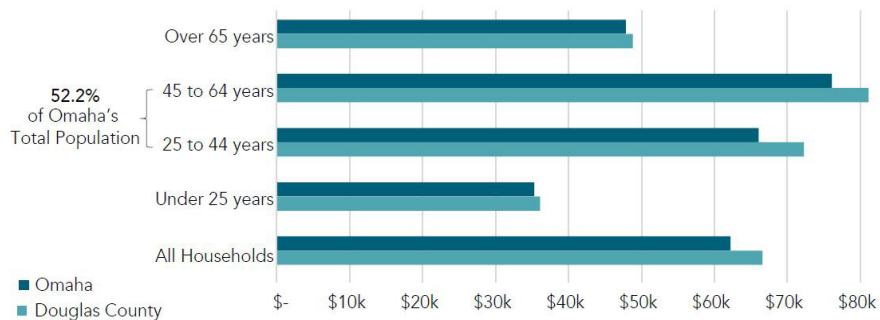


Household income often determines how much and the type of housing a household can afford.

- The U.S. Census estimated median household income for Omaha is just over \$62,200.
- Households tend to be in their peak earning years starting in their late 40's. These households are more likely to own a home and have some equity in the home that can support newer housing products.
- Women continue to make less income than men by 25%, making homeownership more difficult to obtain.
- Some of Omaha's lowest income households (See Figure 5.6 on page 23) are also some of the youngest households. These households also tend to have the longest commutes to work.

About 15% of households in Omaha include someone 65 or older

Figure 5.2: Household Income by Age of Householder



Source: ACS 2020 (5-Year Estimates)

Figure 5.3: Population

TOTAL **486,051**
POPULATION IN 2020

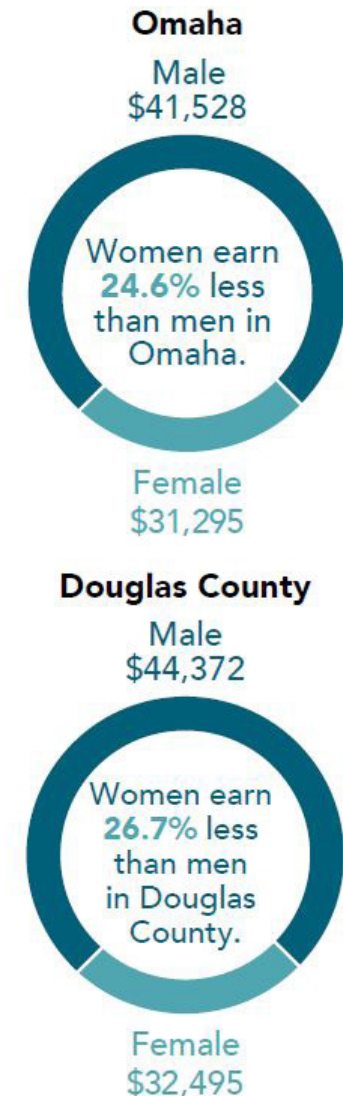


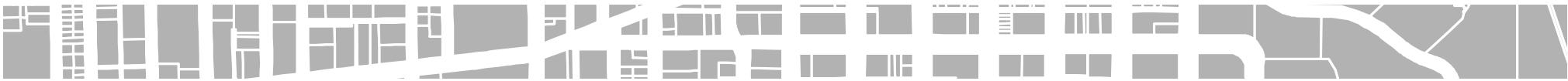
49.29%
Male



50.73%
Female

Figure 5.4: Household Income by Sex





MARKET TRENDS

MIT's Living Wage calculator shows that a minimum of \$20 per hour is necessary for the occupant of a safe one-bedroom unit in the metro area to not be cost-burdened. Households are considered cost-burdened when they spend more than 30% of their income on rent, mortgage payments and other housing costs, including utilities. The Joint Center for Housing Studies at Harvard University reports in their 2024 The State of the Nation's Housing report that 18.8% of homeowners and 47.5% of renters are cost-burdened in the Omaha metro.

The [*Housing Affordability in Omaha and Council Bluffs Area Assessment*](#), sponsored by nine local foundations and accessed from the Omaha Community Foundation, found there is approximately one dedicated affordable unit in the metro for every five households in need of affordable housing. Meanwhile, the Metropolitan Area Planning Agency projects the population in Omaha and the metro area will continue to grow, following its current trend of an overall growth rate of 12.8% since 2010.

During the creation of Omaha's Five Year Consolidated Plan, it was found that higher-income households frequently occupy units affordable to lower-income households. In addition to addressing affordable housing for middle-income homebuyers, solutions should simultaneously address affordable housing for low- and extremely low-income families. Therefore, providing higher-income households additional units is needed, as well as providing additional units for middle- low- and extremely low-income households.

- Nearly a quarter of Omaha's residential structures were built before 1950.
- Almost all of these units are located east of 90th Street, with some pockets in Elkhorn and Millard areas.
- Housing over 20 years old will need significant investments to maintain the quality of the structure (roofs, heating and cooling systems, etc.)
- The City's oldest housing stock is located east of Interstate 680.
- The Omaha metro has nearly 20,000 units of dedicated, subsidized affordable housing units. Preserving the affordability of these units requires ongoing investment.



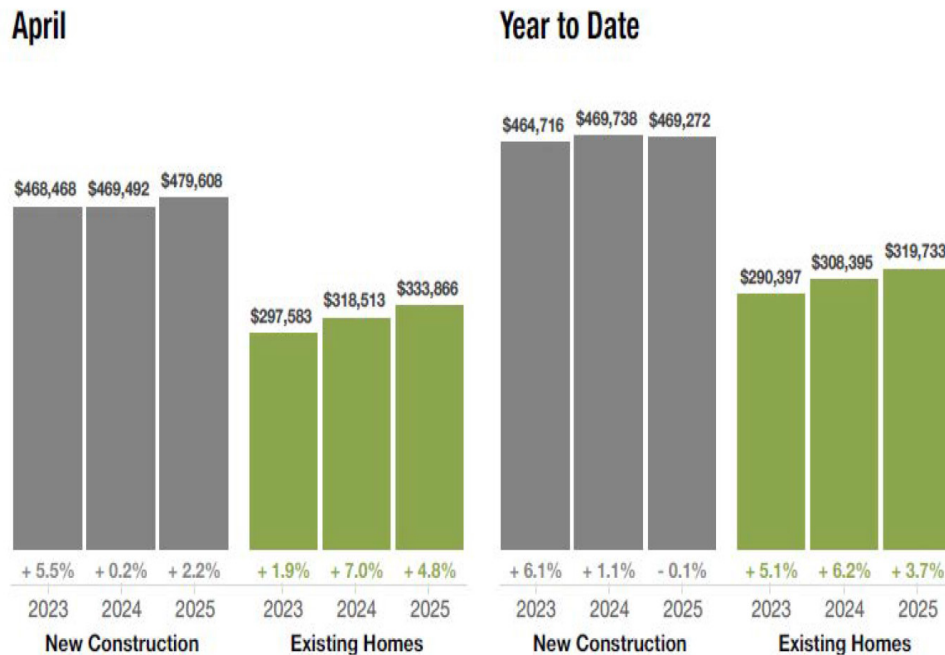
According to the 2023 American Community Survey, 1-year estimate, within the Omaha MSA there were an estimated 418,309 housing units, with about 95% occupied in 2023. HUD's Policy Development and Research Division's most recent Housing Market Profile (2023) found that the new home sales prices averaged \$447,700 during the 12 months ending May 2023, an 11% increase from a year earlier, while the average sales price of an existing home was \$288,000, or 10 percent higher from a year earlier.

As of April 2025, the monthly report from the Great Plains Regional MLS indicates this trend is not abating but growing worse. The average sales price for existing single-family detached homes in Omaha is now \$333,866. Figure 5.5, below, shows Omaha's existing home year-to-date average closing price is \$319,733.

The inventory of existing homes for sale in Omaha has remained low at an average of 1.6 month's supply over the past twelve months, as of April 2025. The national average was around 3 months during the same time frame. New construction inventory has averaged 6.6 months supply over the past twelve months.

Exacerbating an already tight housing market, interest rates remain elevated, disincentivating sellers, buyers, and builders and reducing affordability. According to Freddie Mac's [Primary Mortgage Market Survey](#), the weekly average interest rate for 30-year fixed rate mortgages was 6.81%, and 5.92% for 15-year fixed-rate mortgages the week of May 15, 2025. As of the week of June 29, 2023, the average interest rate for 30-year fixed-rate mortgages was 6.71% and 6.06 % for 15-year fixed-rate mortgages.

Figure 5.5: New and Existing Average Closed Price



Source: Great Plains Regional MLS Monthly Indicators Report, April 2025



ESTIMATED HOUSING NEEDED

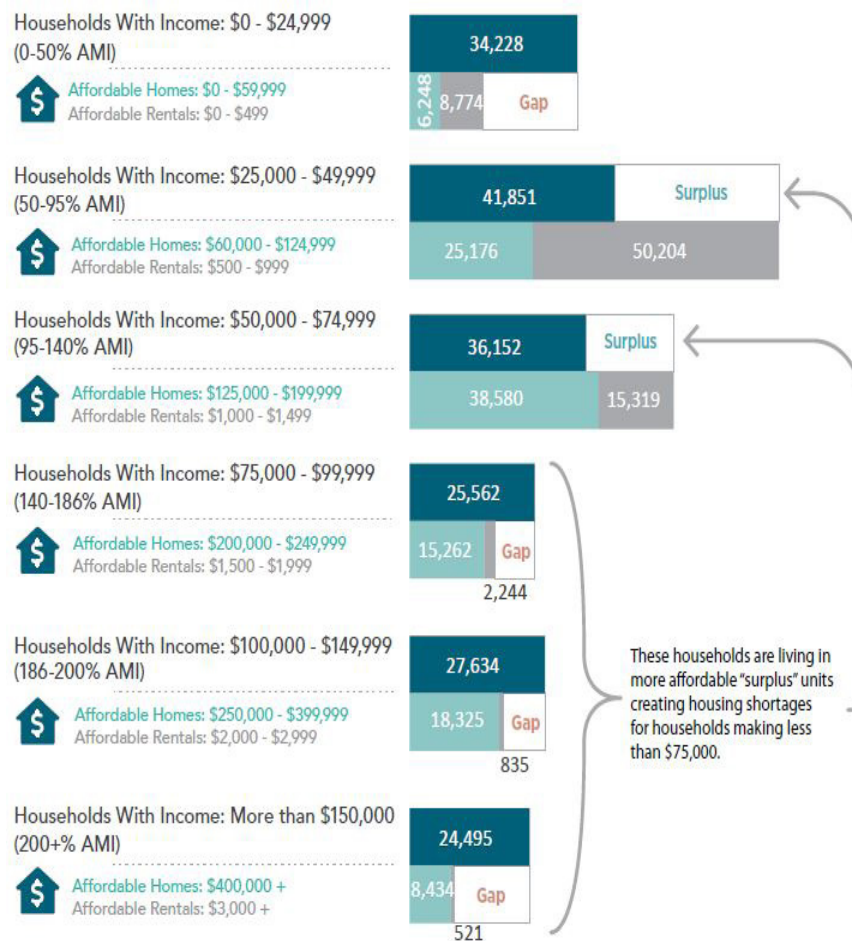
Figure 5.6 *Housing Affordability by Income Range* breaks down the number of households by income versus the number of owner-occupied and rental units available based on affordable ranges requiring households to pay no more than 30% of their income on housing.

- The greatest shortage of housing is for households making less than \$25,000.
 - 36% of all households making less than \$25,000 a year are over the age of 65.
 - 32% of individuals over the age of 65 have some type of disability.
 - Over 70% of households over 65 are in owner-occupied units.
- A gap appears to exist for households making more than \$75,000. These households are residing in cheaper homes than their income would allow them to purchase, reinforcing the finding that higher income households are often spending well below 30% of their income on housing.

Figure 5.7 compares the change in the number of households within a given income range to the change in the number of units affordable to that income range.

- There was a loss of units affordable to households making less than \$50,000, but there were also fewer households in this income range.
- Households making more than \$100,000 grew by more than the units affordable to those households, indicating these households are living in more affordable units and reducing the number of units available to households making less than \$100,000.
- Most households making less than \$35,000 spend over 30% of their income on housing.

This would likely indicate that Omaha is a very affordable housing market for most higher-income households. Yet, there is a significant disparity compared to moderate and lower-income households.

Figure 5.6: Housing Affordability by Income Range, 2020**Figure 5.7:** Change in Households by Income and Affordability 2010-2020

Income Range	Change in Households	Change in Affordable Units
\$0-24,999	-7,974	-2,453
\$25,000-49,999	-2,784	-4,524
\$50,000-74,999	5,165	9,330
\$75,000-99,999	6,977	8,791
\$100,000-150,000	11,293	10,827
\$150,000+	14,231	4,938

Source: U.S. Census Bureau; RDG Planning & Design

Gap = Shortage of affordable units for households within identified income range.**Surplus** = More affordable units than households within an income range.

Source: Omaha Housing Affordability Action Plan, Appendix A: Market Assessment, Page 42.



As the city grows, these needs will also increase. Due to growth from annexation, understanding Douglas County's growth patterns is just as important as understanding the city's growth. The Metropolitan Area Planning Agency (MAPA) estimates that Douglas County will grow to a population over 623,000 by 2030. Douglas County grew slightly more than was predicted for 2020. If the county grew at its 20-year trend of 1.1% annually, there would be a need to produce approximately 3,700 units annually.

- Over the past ten years, the Omaha area (the city and its ETJ) has produced more than 3,000 permitted units only in 2017 and 2021.
- The 3,700 units addressed some of the pent-up demand. However, nationally, sources estimate a shortage of anywhere from 1.5 million (Moody's Analytics) to 3.79 million (UpForGrowth.org), illustrating how challenging it is to determine the actual housing shortfall.

How Omaha grows will also be very important. Omaha growth is limited to county boundaries and the Elkhorn ridgeline, which forms the area's western edge that can be served by the Papio Creek watershed interceptor sewers. The City's 2024 Building and Development Summary noted that if greenfield development continues at densities similar to the past 5 years, only 53,241 units will be accommodated. However, if development patterns are similar to Midtown Omaha's medium-density neighborhoods, roughly two times as many units will be possible at 104,356.

Figure 5.8: Forecasted Population Growth in the MAPA Region, 2010 to 2050

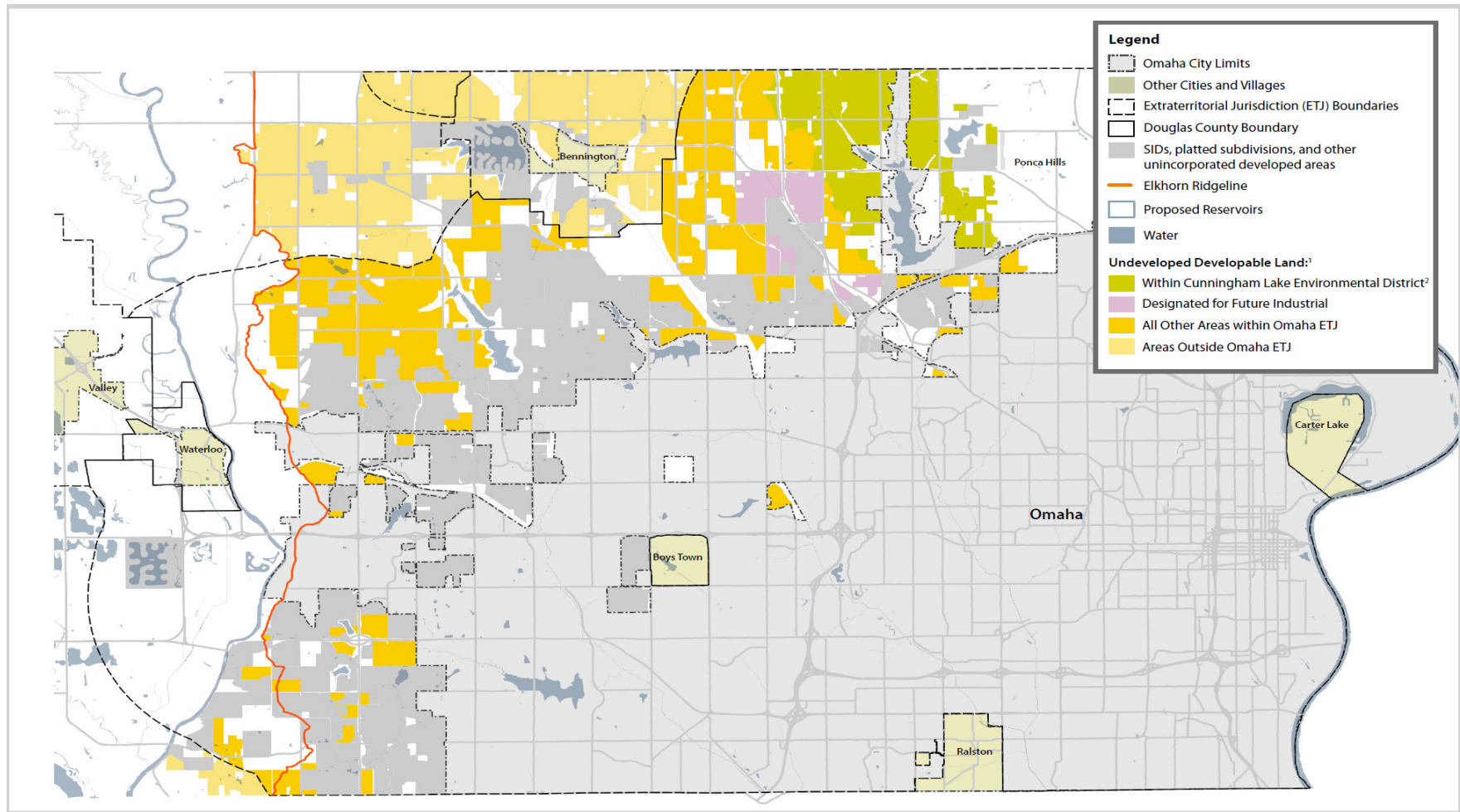
County	2010	2020	2030	2040	2050
Douglas	517,110	571,311	625,173	680,008	736,658
Sarpy	158,840	196,701	233,688	274,837	317,618
Pottawattamie (TMA*)	80,509	81,909	84,705	85,968	85,646
TOTAL	756,459	802,432	943,566	1,040,813	1,139,922

*TMA - Transportation Management Area
Source: MAPA

Source: MAPA, Omaha HAAP, Appendix A: Market Assessment Report, Pg 56



Figure 5.9: Developable Land Supply in the Future Serviceable Limit of the Papio Creek Watershed Sewer System in Douglas County (As of 12/31/2024)



1 Includes undeveloped or agricultural land that is not: 1) within an SID; 2) within a platted subdivision; 3) a parcel under 10 acres with a built residence; 4) a parcel with an existing commercial or industrial use; 5) a parcel owned by federal, state, or local government entity or public utility; or 6) within the footprint of designated floodway, flood fringe, future flood control reservoirs, or future regional parks.

2 The Cunningham Lake Water Quality Environmental Overlay District includes provisions intended to mitigate the impact of development on the water quality and natural features of the area. While it does not explicitly limit the density of new development, its provisions could have that effect and therefore it is distinguished on this map differently from other developable land.

Development of an Affordable Housing Action Plan

EFFORTS TO ADOPT AN AFFORDABLE HOUSING ACTION PLAN- SEC. 4(1)(j)

On December 13, 2022, the City of Omaha's City Council approved Ordinance 43207 to amend the City's master plan to include the [Housing Affordability Action Plan \(HAAP\)](#) for the City of Omaha. The Mayor signed the ordinance on December 15, 2022. A copy of the HAAP, including the supplemental market assessment and public engagement report, is incorporated here as part of the City of Omaha's Affordable Housing Report.

The HAAP identifies five goals, along with twenty-nine supporting strategies, so that all residents of Omaha have a choice of housing type and location, regardless of income. The goals are:

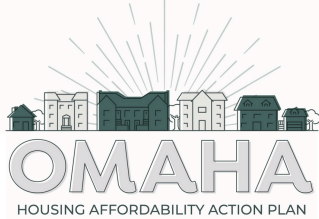
1. Increase the Types of Housing to Meet Current and Future Needs
2. Preserve Existing Affordable Units
3. Ensure All Parts of the City Have Affordable Housing
4. Foster Housing Innovation to Lower Costs
5. Advance Housing Stability

A [HAAP website](#) is available, providing updates on plan accomplishments and ongoing engagement, in addition to providing a summary of goals and copies of the plan. A HAAP Progress Update summary report is incorporated here as Exhibit 1.

Endnotes

1. <https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

Housing Affordability Action Plan (HAAP) Progress Update



HAAP GOALS



Goals 1 + 3: Increase the Types of Housing to Meet Current and Future Needs + Ensure That All Parts of the City Have Affordable Housing



Goal 2: Preserve Existing Affordable Units



Goal 4: Foster Innovation to Lower Costs



Goal 5: Advance Housing Stability

FUNDING PROVIDED



Development & Preservation Fund

A public-private partnership with Front Porch Investments, the fund draws from **\$20 M** in ARPA from the City and **\$20 M** of philanthropic dollars to support the creation of affordable housing.

\$33 M of \$40 M awarded



+1,500
affordable units
as awarded projects are constructed



Choice Neighborhoods

HUD awarded grants to the City of Omaha's partnership with OHA, Brinshore (developer), & local nonprofits to replace aging public housing with high-quality, mixed-income housing.

Choice North

253 units built **90 units underway**
+232 net new units **\$16.42 M**

Choice South

92 of 763 units underway
+405 net new units **\$28.90 M**



Emergency Rental Assistance

Omaha received Emergency Rental Assistance Program (ERAP) funds from the Treasury as part of COVID-19 economic relief efforts.

\$118 M of \$122 M expended

+16,564 households assisted



HOME-ARP

American Rescue Plan support for homelessness assistance & prevention

\$2.5 M of \$8.2 M awarded

+26 permanent supportive units for homeless households (so far)



Section 108

The City was awarded **\$20 M** through the HUD Section 108 loan guarantee program, which allows Omaha to leverage our CDBG allocation to establish an affordable housing loan pool for projects located in the Neighborhood Revitalization Strategy Areas. Applications opened to developers in November, 2024.

NEW GRANT



Older Adult Home Modification Grant

In November 2024, the City submitted a **\$1.46 M** Older Adult Home Modification Grant to HUD, to make home modifications and renovations to meet the needs of low-income seniors. The grant was awarded to the City in January 2025.

CDBG, HOME, & ESG Funds

CDBG, HOME, and ESG funds are allocated from HUD to City annually based on population and measures of community need. The City's fund use strategy is outlined in 5-Year Consolidated Plans. The most recently executed plan is the 2019-2023 Consolidated Plan*, during which the following was awarded:



CDBG

\$29.26 M

SF Rehab: **2,932 units**
Other Community Development Activities

\$9.31 M

\$19.95 M



HOME

SF Rehab: **33 HOME units (total)**
SF Construction: **20 HOME units, 193 total**
MF Construction: **26 HOME units, 301 total**
MF Rehab: **25 HOME units, 237 total**

\$16.72 M

\$5.66 M

\$3.02 M

\$5.34 M

\$2.70 M



ESG

\$1.99 M

792,068 beds of overnight shelter

319 people assisted with housing placements



FEES

2010

The last time Omaha's residential building permit fees increased

90%

Change in median home value since 2010: \$134,300 in 2010 to \$255,500 in 2023

44%

Increase in inflation since 2010

Recently updated fees include:

- Watershed Management Fee, updated in 2024.*
- Arterial Street Improvement Program (ASIP) and interceptor Sewer Fees, updated in 2022.*
- Community parks fees, updated in 2016.
- Trail & boulevard fees, updated in 2011.



*These fees include a fee schedule, and the fee values increase on January 1st of each year.

TIF



TIF & Housing

Tax Increment Financing (TIF) has helped create affordable housing units. Over the last two years, the use of TIF has been approved for projects that will create the following number of units:

Total Units	2022	2023
	1,706	2,642
Affordable Units		
	119	413

POLICIES CHANGED



Expanded density corridors along West Center, West Dodge and West Maple, while adding 204th as a corridor. Density corridors allow **unlimited residential density within 1/4 mile of the highway**. Approved July 28, 2020.



Reduced minimum lot width and area (while increasing max building and impervious coverage) in the R5 and R6 Districts. **This change allows a smaller footprint for single-family homes**. Approved October 27, 2020.

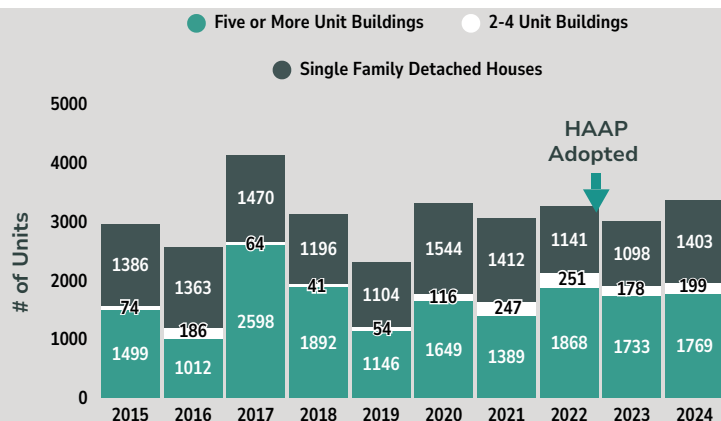


Modified the fee structure for the sewer interceptor and Arterial Street Improvement Program (ASIP), in coordination with Public Works, **to encourage density and housing affordability** by applying the fee per square foot rather than lot size. Approved February, 8, 2022.



Permitted ADUs by right in higher density districts (19.6% of residential areas), or by conditional use permit in all lower density districts. Approved March 5, 2024. In November 2024, the ADU Omaha website was launched, which includes eight pre-approved plans and a how-to guide for developing ADUs in Omaha.

BUILDING PERMITS ISSUED



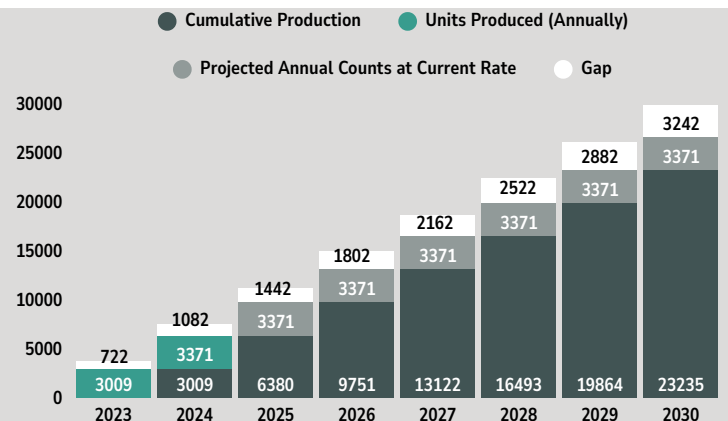
2015-2024 Total Permits Issued

- 16,555 Units in Multifamily (5+) Buildings
- 1,410 Units in 2-4 Unit Buildings
- 13,117 Single Family Units



Middle Housing (townhome, duplex, triplex, fourplex) production has increased dramatically, from 74 units/year in 2015 to 199 units/year in 2024!

EST. HOUSING PRODUCTION



Annual units produced are on the rise.

While annual housing units produced are steadily rising, Omaha is trending short of the needed **3,731 units/year** to produce 29,851 units from 2023 and 2030.

CITY PROPERTY SALES



In 2024, the City approved the sale of 50 City-owned parcels for housing construction. 37 parcels were sold for \$1, and will add at least:

- +12 units for households earning up to 80% of the Median Family Income
- +19 units for households earning up to 120% of the Median Family Income