



APPENDIX A

POPULATION AND DEMOGRAPHIC PROFILE

Population

There are 53 cities or villages in the MAPA region. Table A1 shows the 2000, 2010, and 2019 population counts for those communities and the percent change. Population decline occurred between 2010 and 2019 in 12 communities, eight of which are located in the region's Iowa counties.

Table A1: Population by Municipal Jurisdiction, 2010 and 2019

Jurisdiction		2010 Population	2019 Population	2010-2019 # Change	2010-2019 % Change
Cass County	Alvo	132	137	5	3.8%
	Avoca	242	252	10	4.1%
	Cedar Creek	390	410	20	5.1%
	Eagle	1,024	1,096	72	7.0%
	Elmwood	634	661	27	4.3%
	Greenwood	568	595	27	4.8%
	Louisville	1,106	1,306	200	18.1%
	Manley	178	172	-6	-3.4%
	Murdock	236	247	11	4.7%
	Murray	463	485	22	4.8%
	Nehawka	204	212	8	3.9%
	Plattsmouth*	6,502	6,441	-61	-0.9%
	South Bend	99	104	5	5.1%
	Union	233	243	10	4.3%
	Weeping Water	1,050	1,095	45	4.3%
Douglas County	Bennington	1,458	1,521	63	4.3%
	Boys Town	745	562	-183	-24.6%
	Omaha*	408,958	478,192	69,234	16.9%
	Ralston	5,943	7,273	1,330	22.4%
	Valley	1,875	2,890	1,015	54.1%
	Waterloo	848	915	67	7.9%
Sarpy County	Bellevue	50,137	53,544	3,407	6.8%
	Gretna	4,441	5,058	617	13.9%
	La Vista	15,758	17,170	1,412	8.9%
	Papillion*	18,895	20,471	1,576	8.3%
	Springfield	1,529	1,624	95	6.2%

Jurisdiction		2010 Population	2019 Population	2010-2019 # Change	Total Project Cost
Washington County	Arlington	1,243	1,315	72	5.8%
	Blair*	7,990	7,892	-98	-1.2%
	Fort Calhoun	908	980	72	7.9%
	Herman	268	271	3	1.1%
	Kennard	361	366	5	1.4%
	Washington	150	157	7	4.7%
Mills County	Emerson	438	449	11	2.5%
	Glenwood*	5,269	5,389	120	2.3%
	Hastings	152	152	0	0.0%
	Henderson	185	185	0	0.0%
	Malvern	1,142	1,115	-27	-2.4%
	Pacific Junction	471	342	-129	-27.4%
	Silver City	245	246	1	0.4%
	Tabor (part)^	84	--	--	--
Pottawattamie County	Avoca	1,506	1,521	15	1.0%
	Carson	812	809	-3	-0.4%
	Carter Lake	3,785	3,785	0	0.0%
	Council Bluffs*	62,230	62,166	-64	-0.1%
	Crescent	617	616	-1	-0.2%
	Hancock	196	196	0	0.0%
	Macedonia	246	243	-3	-1.2%
	McClelland	151	155	4	2.7%
	Minden	599	598	-1	-0.2%
	Neola	842	891	49	5.8%
	Oakland	1,527	1,501	-26	-1.7%
	Shelby (part)^	23	--	--	--
	Treynor	919	965	46	5.0%
	Underwood	917	956	39	4.3%
	Walnut	785	769	-16	-2.0%

*-County Seat

^-Portions of Tabor and Shelby extended into Mills and Pottawattamie Counties by primarily exist in neighboring counties outside the MAPA region.

Source: U.S. Census Bureau, 2019 American Community Survey (ACS) 1-Year Estimates



Almost 24 percent of the MAPA region's residents live outside of urbanized areas in 2019. Douglas County's population growth in 2019 occurred largely in Omaha and the other incorporated jurisdictions. Mills County – though not a highly urbanized county – actually had an incorporated population decline between 2000 to 2010 and 2010 to 2019. See Table A2 for incorporated/unincorporated growth trends by county.

Table A2: Incorporated and Unincorporated Population by County, 2000 to 2019

Jurisdiction	2000 Census	2010 Census	2019 Census	2000-2010 # Change	2010-2019 # Change	2000-2010 % Change	2010-2019 % Change
Cass County							
Incorporated	13,580	13,061	13,456	-519	395	-3.8%	3.0%
Unincorporated	10,754	12,180	12,792	1,426	612	13.3%	5.0%
Douglas County							
Incorporated	406,385	419,827	491,353	13,442	71,526	3.3%	17.0%
Unincorporated	57,200	97,283	79,974	40,083	-17,309	70.1%	-17.8%
Sarpy County							
Incorporated	76,249	90,759	97,867	14,510	7,108	19.0%	7.8%
Unincorporated	46,346	68,081	89,329	21,735	21,248	46.9%	31.2%
Washington County							
Incorporated	10,372	10,920	10,981	548	61	5.3%	0.6%
Unincorporated	8,408	9,314	9,748	906	434	10.8%	4.7%
Mills County							
Incorporated	8,305	7,902	7,878	-403	-24	-4.9%	-0.3%
Unincorporated	6,242	7,157	7,231	915	74	14.7%	1.0%
Pottawattamie County							
Incorporated	70,467	75,132	75,171	4,665	39	6.6%	0.1%
Unincorporated	17,336	18,026	18,035	690	9	3.9%	0.0%
Source: U.S. Census Bureau, 2019 ACS 1-Year Estimates							



Age

Table A3: Age Distribution by County

Age Range	Cass	Douglas	Sarpy	Washington	Mills	Pottawattamie
75+	7.1%	5.3%	4.8%	7.4%	7.0%	7.5%
65 to 74	11.0%	8.1%	7.3%	11.3%	11.9%	10.4%
55 to 64	15.4%	11.6%	11.4%	14.9%	15.1%	14.3%
45 to 54	13.0%	11.4%	12.2%	12.6%	13.5%	11.9%
35 to 44	12.4%	13.6%	14.4%	12.8%	12.1%	12.1%
25 to 34	10.4%	15.4%	14.3%	9.8%	10.1%	12.1%
14 to 24	13.0%	14.5%	14.5%	13.0%	12.9%	13.6%
5 to 13	12.1%	12.7%	14.0%	12.7%	12.0%	11.8%
0 to 4	5.6%	7.4%	7.1%	5.5%	5.4%	6.2%
Median Age	42.1	35.1	35.1	41.7%	43.1	40.0
U.S. Census Bureau, 2019 ACS 1-Year Estimates						



Race

Table A4: Racial Distribution by County

Race	Cass	Douglas	Sarpy	Washington	Mills	Pottawattamie
White	96.2%	80.0%	88.8%	96.9%	96.9%	94.5%
Black or African American	0.8%	11.5%	4.4%	0.8%	0.7%	1.8%
Native American/Alaskan Native	0.6%	1.2%	0.8%	0.5%	0.7%	0.8%
Asian	0.5%	4.3%	2.7%	0.4%	0.4%	0.9%
Native Hawaiian	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Two or more races	1.8%	2.8%	3.2%	1.3%	1.2%	2.0%
Hispanic	3.8%	12.9%	10.1%	3.0%	3.5%	7.9%
Not Hispanic	96.2%	87.1%	89.9%	97.0%	96.5%	92.1%
U.S. Census Bureau, 2019 ACS 1-Year Estimates						

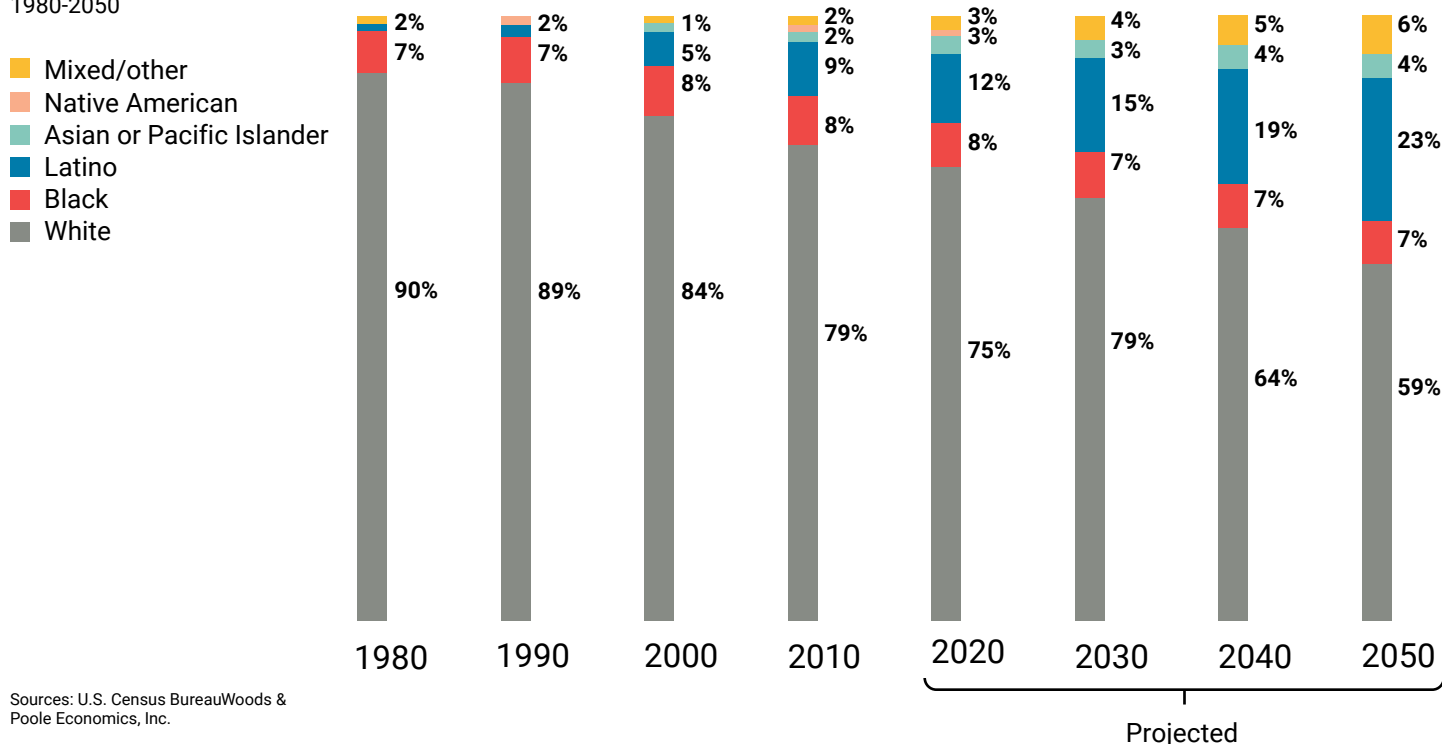
In 1980, 90 percent of the 650,000 residents in the Omaha-Council Bluffs region were White, and the remaining 10 percent were predominantly Black. By 2010, the share of the population that was people of color had more than doubled, rising to 21 percent of the region's 865,000 residents. In the growing region, nearly all racial/ethnic groups are growing in absolute numbers, including the White population, but it is communities of color – particularly Latinos but also Asians, people of Mixed/other backgrounds, and Blacks – who are driving the region's population growth and change. Communities of color contributed 59 percent of net growth between 2000 and 2015 and accounted for most new residents in five of the region's eight counties. Between 2000 and 2010, the Latino share of the population increased from 5 percent to 9 percent.

Immigrants are also contributing to growth, accounting for 23 percent of the growth in the region between 2000 and 2015, the overwhelming majority of whom are immigrants of color. This demographic shift is projected to continue, and, by 2050, 41 percent of the region's residents will be people of color. Nearly one in four of the region's residents will be Latino and the Black population will remain at about 7 percent of the total. While the Asian or Pacific Islander and Mixed/other populations will also grow, the White population share will decline.

Figure A1: Racial and Ethnic Composition of the MAPA Region, 1980 to 2050

The region is quickly becoming more diverse and, by 2050, four in 10 residents will be people of color

Racial/ethnic composition,
1980-2050

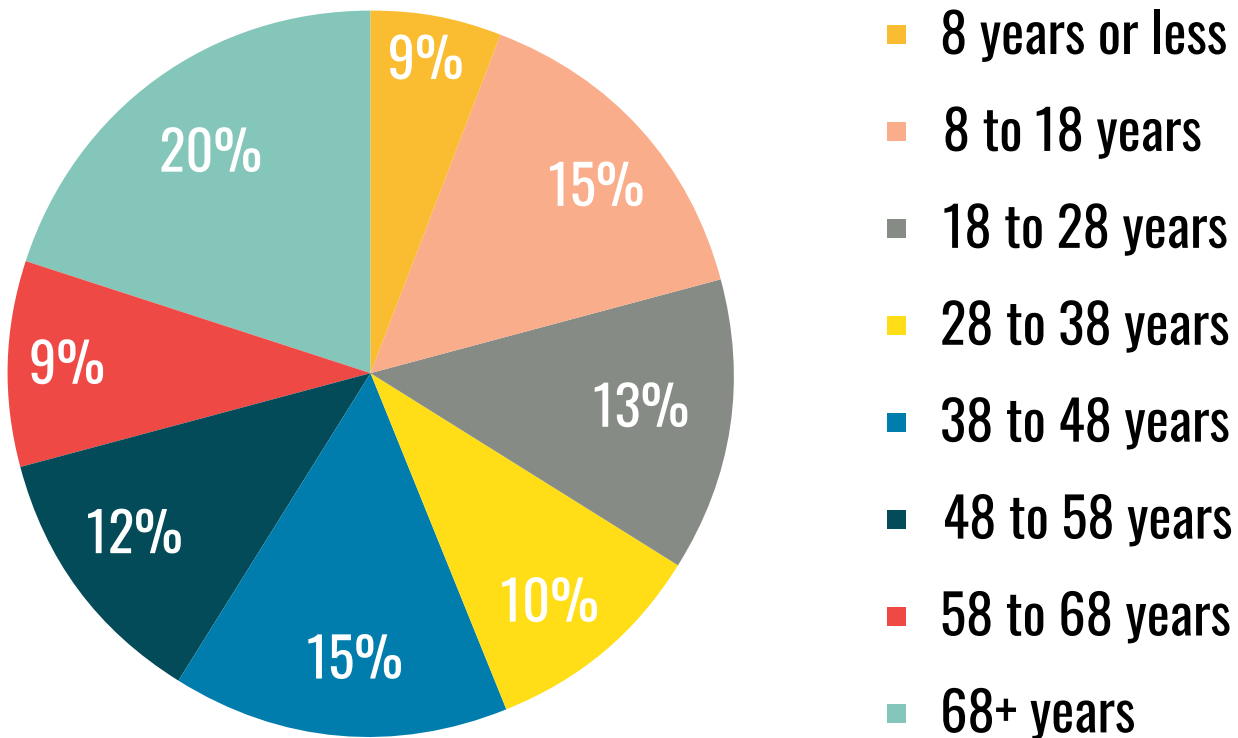


Sources: U.S. Census Bureau Woods & Poole Economics, Inc.

Households and Housing

Age of housing in the MAPA region is fairly evenly distributed. Approximately 60 percent of housing stock is under 50 years old.

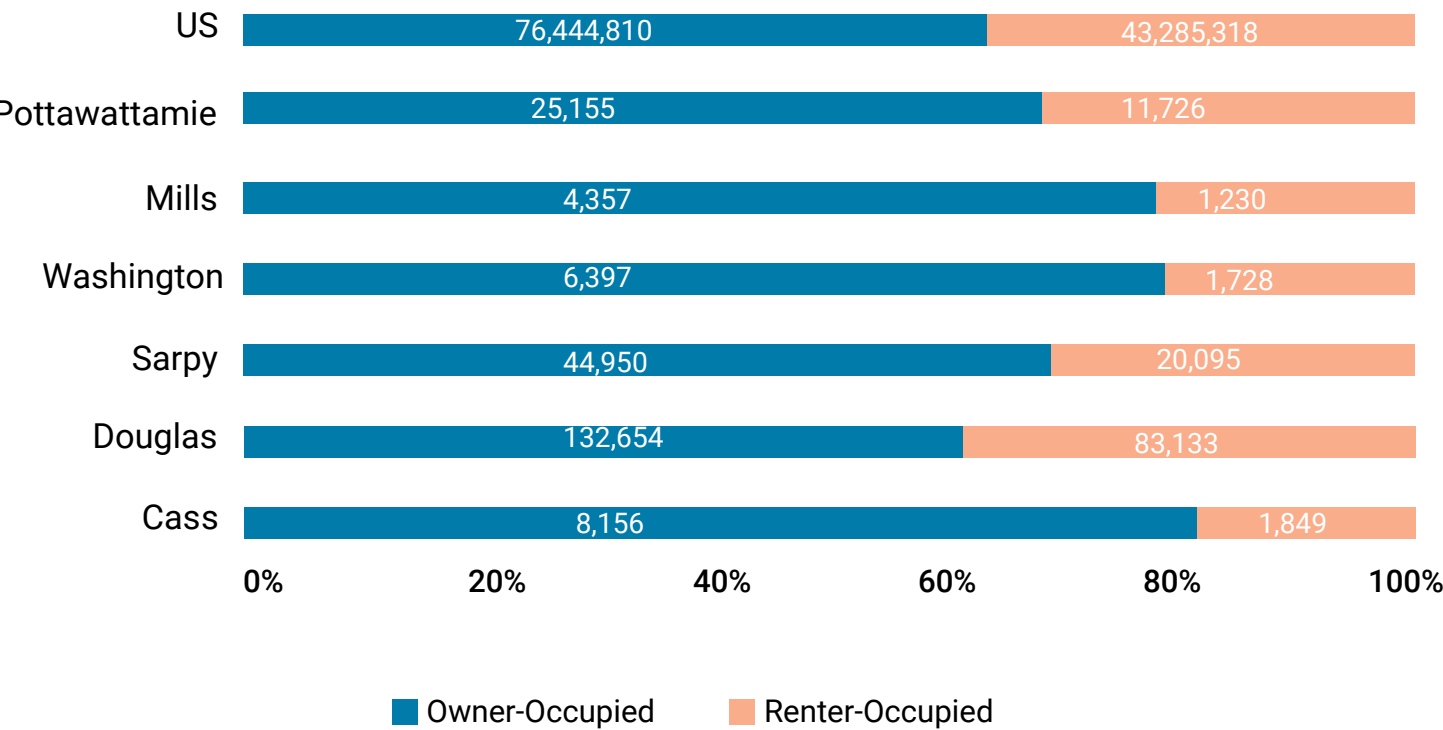
Figure A2: Age of Housing Stock



Source: 2014-2018 ACS 5-Year Estimates

Of the 366,137 occupied housing units in the MAPA region, 64 percent are owner-occupied, which is slightly above the national average of 63 percent. Cass County, Washington County, and Mills County – the region’s most rural counties – have the highest rates of owner-occupied housing. Douglas County, the most urban county, has the smallest rate of owner-occupied homes in the region at 61 percent.

Figure A3: Owner and Renter Occupied Housing Comparison by County



Source: 2014-2018 ACS 5-Year Estimates

Median home values have risen steadily throughout the MAPA region in the last decade. The median value for owner-occupied homes in the region is \$164,353 according to 2018 ACS five-year estimates, a 14 percent increase since 2010.

Table A5: Median Home Value by Jurisdiction

Jurisdiction	2000	2010	2018	2000-2010 % Change	2010-2018 % Change
Cass	\$95,400	\$142,800	\$170,700	49.7%	19.5%
Douglas	\$100,800	\$141,400	\$161,400	40.3%	14.1%
Sarpy	\$112,100	\$158,600	\$183,700	41.5%	15.8%
Washington	\$114,300	\$167,200	\$185,800	46.3%	11.1%
Mills	\$92,900	\$144,200	\$165,200	55.2%	14.6%
Pottawattamie	\$84,900	\$126,100	\$136,900	48.5%	8.6%
MAPA Region	\$101,514	\$144,035	\$164,353	41.9%	14.1%
Source: U.S. Census Bureau; 2006-2010 ACS 5-Year Estimates; 2014-2018 ACS 5-Year Estimates					

Education

Table A6: MAPA Region Public School Districts and Enrollment, 2011-12 and 2018-19 Academic Years

School District	# Enrolled 2011-2012	# Enrolled 2018-2019	% Change
Cass County			
Conestoga Public Schools	642	718	11.8%
Elmwood-Murdock Public Schools	423	471	10.2%
Louisville Public Schools	550	687	24.9%
Plattsmouth Community Schools	1,852	1,669	-9.9%
Weeping Water Public Schools	353	320	-9.3%
Douglas County			
Bennington Public Schools	1,490	2,931	96.7%
Douglas County West Community Schools	716	970	35.5%
Elkhorn Public Schools	6,059	9,857	62.7%
Millard Public Schools	23,068	24,104	4.5%
Omaha Public Schools	50,372	53,194	5.6%
Ralston Public Schools	3,103	3,406	9.8%
Westside Community Schools	5,964	5,942	-0.4%
Sarpy County			
Bellevue Public Schools	9,987	9,807	-1.8%
Gretna Public Schools	3,280	5,492	67.4%
Papillion-La Vista Public Schools	10,339	12,158	17.6%
Springfield Platteview Community Schools	1,026	1,160	13.1%



School District	# Enrolled 2011-2012	# Enrolled 2018-2019	% Change
Washington County			
Arlington Public Schools	569	700	23.0%
Blair Community Schools	2,326	2,294	-1.4%
Fort Calhoun Community Schools	588	719	22.3%
Mills County			
East Mills Community Schools	507	552	8.9%
Glenwood Community Schools	2,011	2,025	0.7%
Pottawattamie County			
A-H-S-T-W Community Schools	526	786	49.4%
Council Bluffs Community Schools	8,529	9,453	10.8%
Lewis Central Community Schools	3,075	2,726	-11.3%
Riverside Community Schools	588	699	18.9%
Treynor Community Schools	758	683	-9.9%
Tri-Center Community Schools	705	644	-8.7%
Underwood Community Schools	755	738	-2.3%
Walnut Community Schools	147	-	-
Source: Iowa Department of Education; Nebraska Department of Education; National Center for Education Statistics			



Table A7: MAPA Region Post-Secondary Education Institutions and Enrollment

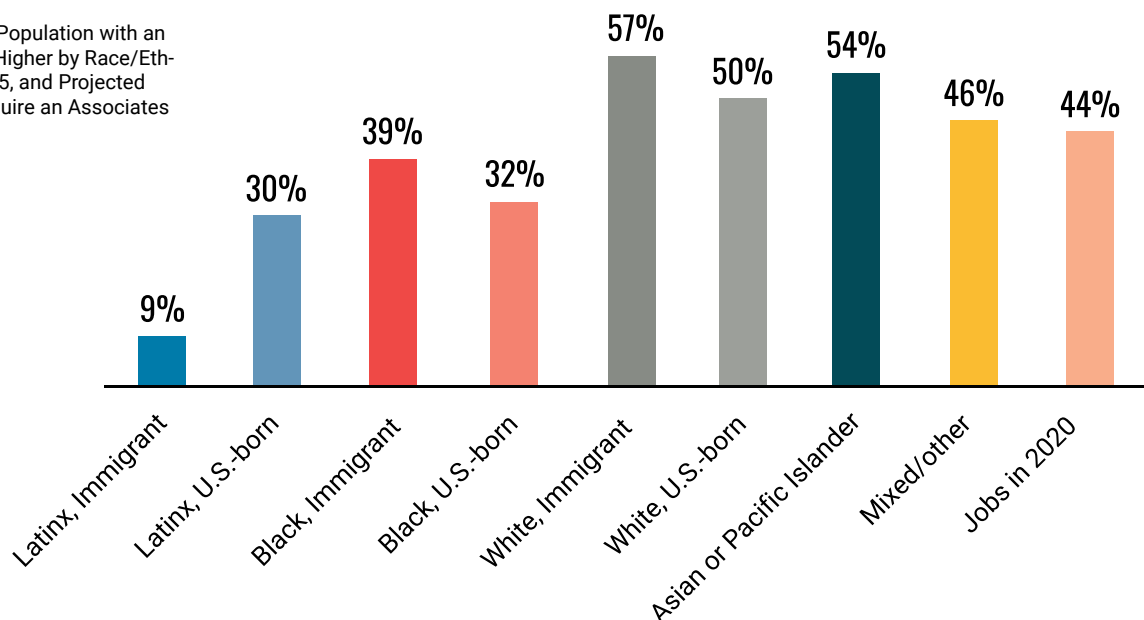
Institution	Location	# Enrolled Fall 2019
Bellevue University	Bellevue	11,637
Clarkson College	Omaha	1,108
College of Saint Mary	Omaha	1,050
Creighton University	Omaha	8,821
Iowa Western Community College	Council Bluffs	5,977
Metropolitan Community College	Omaha	14,300
Nebraska Methodist College	Omaha	1,128
University of Nebraska Omaha	Omaha	15,153
University of Nebraska Medical Center	Omaha	4,055
Source: National Center for Education Statistics		

According to the Georgetown Center for Education and the Workforce, an estimated 44 percent of jobs in the area will require an associate's degree or higher in 2020. Today, only 32 percent of the region's U.S.-born Black workers and 30 percent of its U.S.-born Latino workers possess that level of education. This figure is even lower for Latino immigrants, at 9 percent.

Figure A4: Working Age Population with Associate's Degree or Higher, by Race and Ethnicity

There is a wide gap between the education levels of Black and Latinx workers and the educational requirements of future jobs.

Share of Working-Age Population with an Associates Degree or Higher by Race/Ethnicity and Nativity, 2015, and Projected Share of Jobs that Require an Associates Degree or Higher, 2020



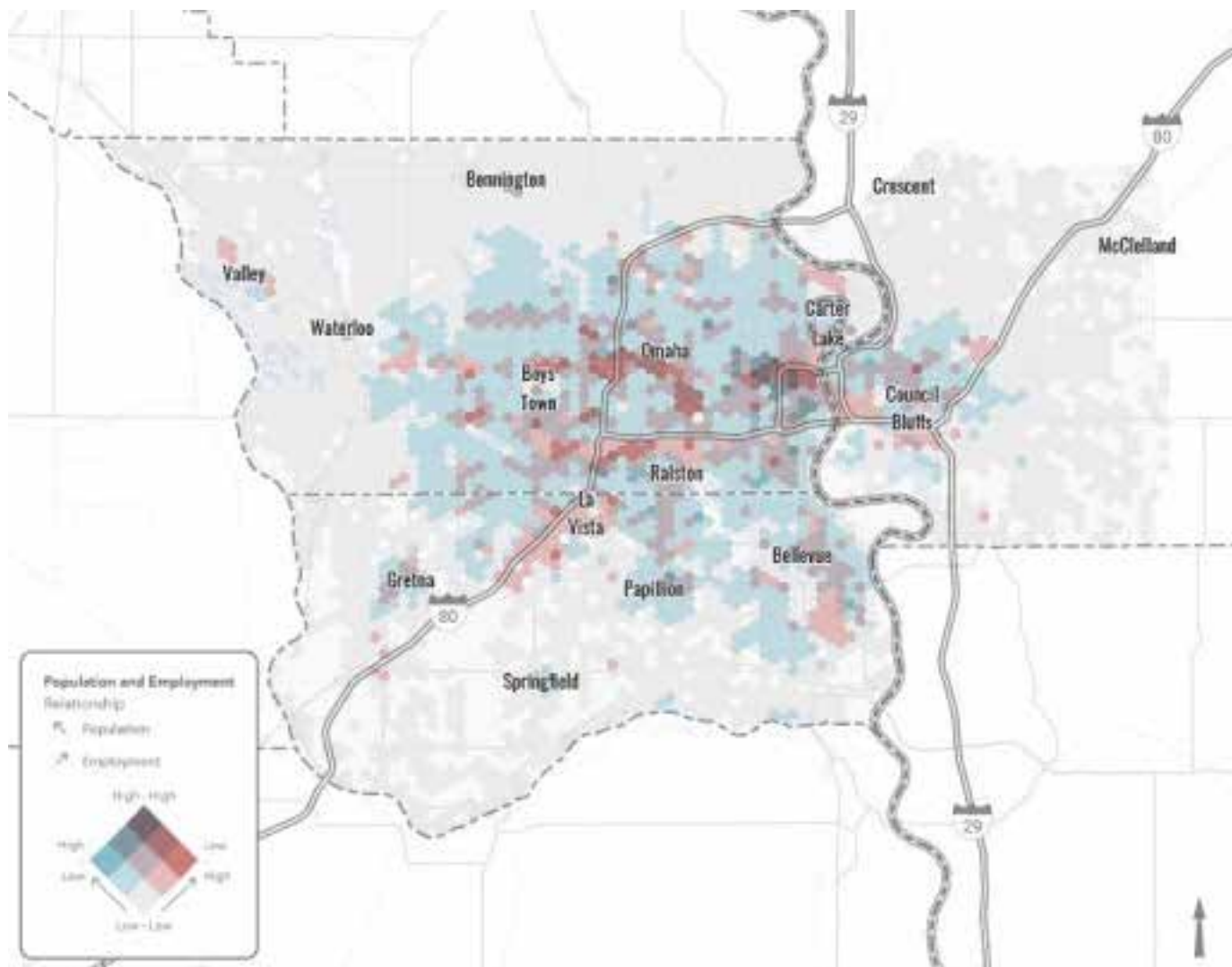
Sources: Georgetown Center for Education and the Workforce, IPUMS, Universe for education levels of workers includes all persons ages 25 through 64.

Note: Data for 2015 by race/ethnicity/nativity represents a 2011 through 2015 average and is at the regional level, data on jobs in 2020 represents a regional job-weighted average of stats-level projections for Nebraska and Iowa.

Employment

The Omaha-Council Bluffs metropolitan area consists of many different clustered areas of employment. Like much of the region's housing growth, jobs in the Omaha-Council Bluffs region have become much more decentralized over the last 50 years. This pattern is one in which jobs and employment options are moving from an urban core to suburban locations. Downtown and central Omaha remain the highest concentration of employment in the region, while other corridors (notably the I-680 corridor) have a similar level of total employment but at a much lower density. Significant employment centers include the Old Mill and Miracle Hills business parks, which are located to the north and south of West Dodge Road between 120th Street and I-680 in Omaha. Established areas such as the area north of L Street in Omaha, North Omaha and corridors along I-80 in Council Bluffs have remained important industrial clusters. Many new industries and businesses have located in La Vista near I-80 and West Giles Road. Figure A5 shows the distribution of population and employment throughout the urbanized area.

Figure A5: Total Population and Employment in the Omaha-Council Bluffs Urban Area



Note: Data for the balance of the MAPA region is currently not available.

Table A8 lists the top 10 major employers for all five MAPA counties. Education and healthcare are heavily represented among the employers listed below, especially in Douglas County. The region's largest employer, Offutt Air Force Base, is located in Sarpy County, south of Bellevue. Washington County has three employers based in information/communications. Mills County has a high concentration of assisted living facilities.

Table A8: Top Employers by County

Cass	Douglas	Sarpy	Washington	Mills	Pottawattamie
Ash Grove Cement Company	Alegent Creighton Health	Offutt Air Force Base	Woodhouse Auto Group	Glenwood Resource Center	ConAgra Brands
Carol Joy Holling Retreat	Omaha Public Schools	PayPal Inc.	HunTel Systems, Inc.	Glenwood Community School District	Council Bluffs Community Schools
Eugene T. Mahoney State Park	Methodist Health Center	Bellevue Public Schools	Cargill, Inc.	Five Star Quality Care	Hy-Vee Inc.
Frontier Cooperative Company	The Nebraska Medical Center	Werner Enterprises Inc.	Memorial Community Hospital & Health System	Bunge North America	Mercy Hospital
Hy-Vee Inc.	University of Nebraska Medical Center	Papillion-La Vista Public Schools	Wilkinson Industries	Mills Co.	Methodist Jennie Edmundson Hospital
Masonic Home	First Data Corp.	Infogroup	Blair Community Schools	East Mills Community School District	MidAmerican Energy Company
Platte River State Park	Union Pacific	Bellevue University	Mid America Computer Corp.	Glen Haven & Linnwood Estates	OSI Industries
Plattsmouth Public Schools	Hy-Vee Inc.	Ehrling Bergquist Clinic	CON-E-CO	Mills Co. YMCA & Community Center	Packers Sanitation Services
Schmidt Transportation	First National Bank	Hillcrest Health Systems	Great Plains	A&M Green Power	Sapp Brothers Truck Stop Inc.
Source: Iowa Workforce Development; Gateway Economic Development Corporation; Greater Omaha Chamber					

Residents in the MAPA region generally use personal automobiles to commute to and from work. According to 2018 ACS five-year estimates, 86 percent of workers 16 years of age and older drive alone to work and 9 percent carpool. Roughly 1 percent of commuters utilize public transportation, though there are no public transportation alternatives for residents in the region's rural counties. The proportion of workers utilizing public transportation in Omaha alone is only 1 percent, below the national average of 5 percent. Table A9 breaks out commuter means of travel by jurisdiction.

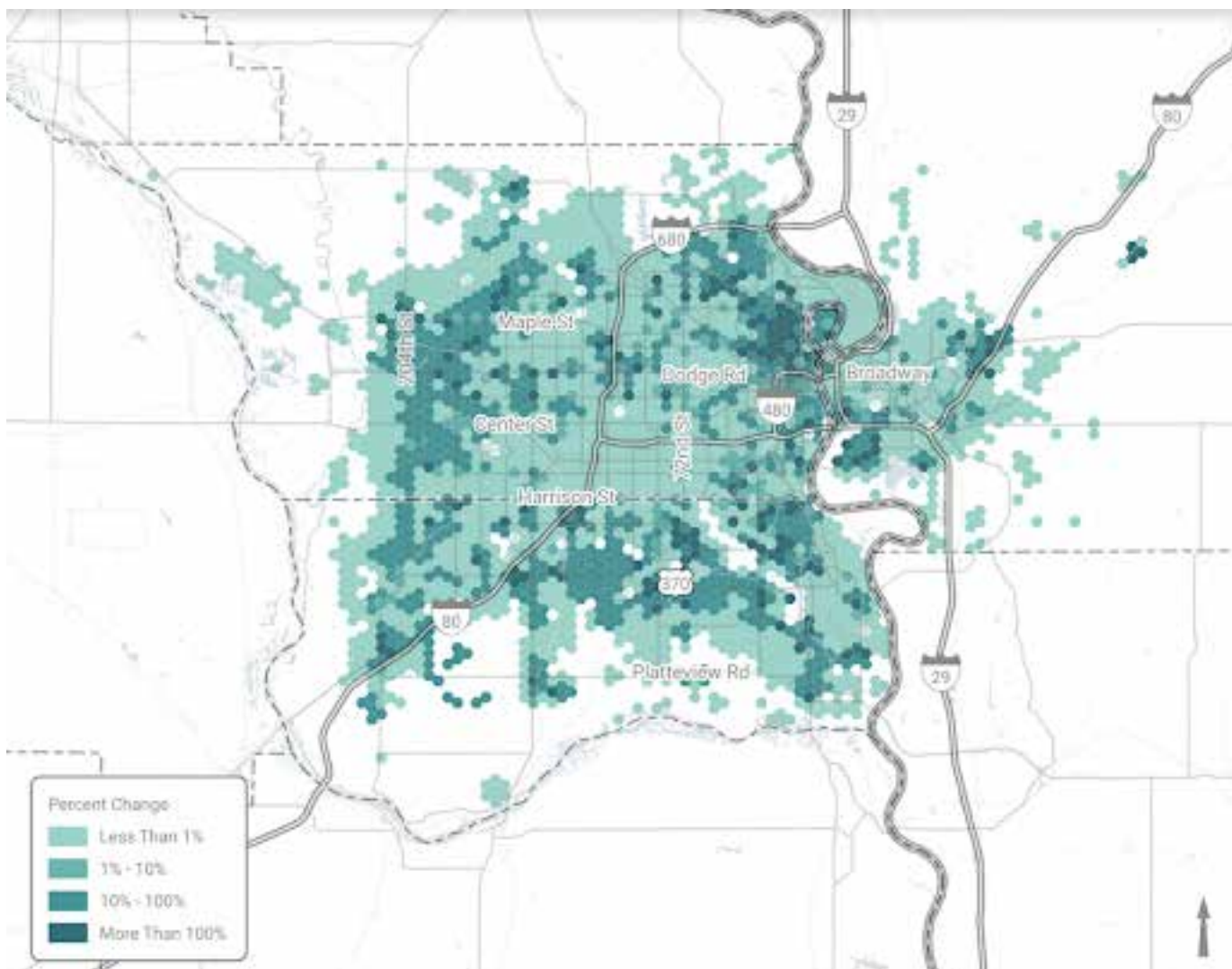
Table A9: Commuter Means of Travel and Mean Travel Time by Jurisdiction

Jurisdiction	Drive Alone	Carpool	Public Transportation	Walk	Other means	Work from Home	Mean Travel Time (min.)
Cass	87%	7%	0%	2%	0%	4%	26.1
Douglas	83%	9%	1%	2%	1%	4%	19.4
Omaha	82%	9%	1%	2%	2%	4%	18.8
Sarpy	88%	7%	0%	1%	1%	4%	20.7
Washington	87%	4%	0%	3%	1%	5%	22.0
Mills	85%	6%	2%	2%	1%	4%	24.2
Pottawattamie	85%	8%	1%	2%	1%	3%	20.5
MAPA Region	86%	7%	1%	2%	1%	4%	20.1
Source: 2014-2018 ACS 5-Year Estimates							

Future Employment Growth

Anticipated future commercial employment growth is identified in Figure A6. This anticipated growth is derived from local input and coordination with communities on future growth patterns and where they anticipate this growth to happen. Growth is likely to be well distributed, with clusters of future development on the West Maple Road, West Dodge Road, and West Center Road corridors in Douglas County. Heavy growth in Sarpy County is anticipated near the current and proposed I-80 interchanges, Highway 370, 144th Street (N-50), as well as significant new development in the Cities of Bellevue, La Vista, and Papillion. Continued commercial growth is anticipated along the I-80 and Veteran's Memorial Highway in Council Bluffs as well.

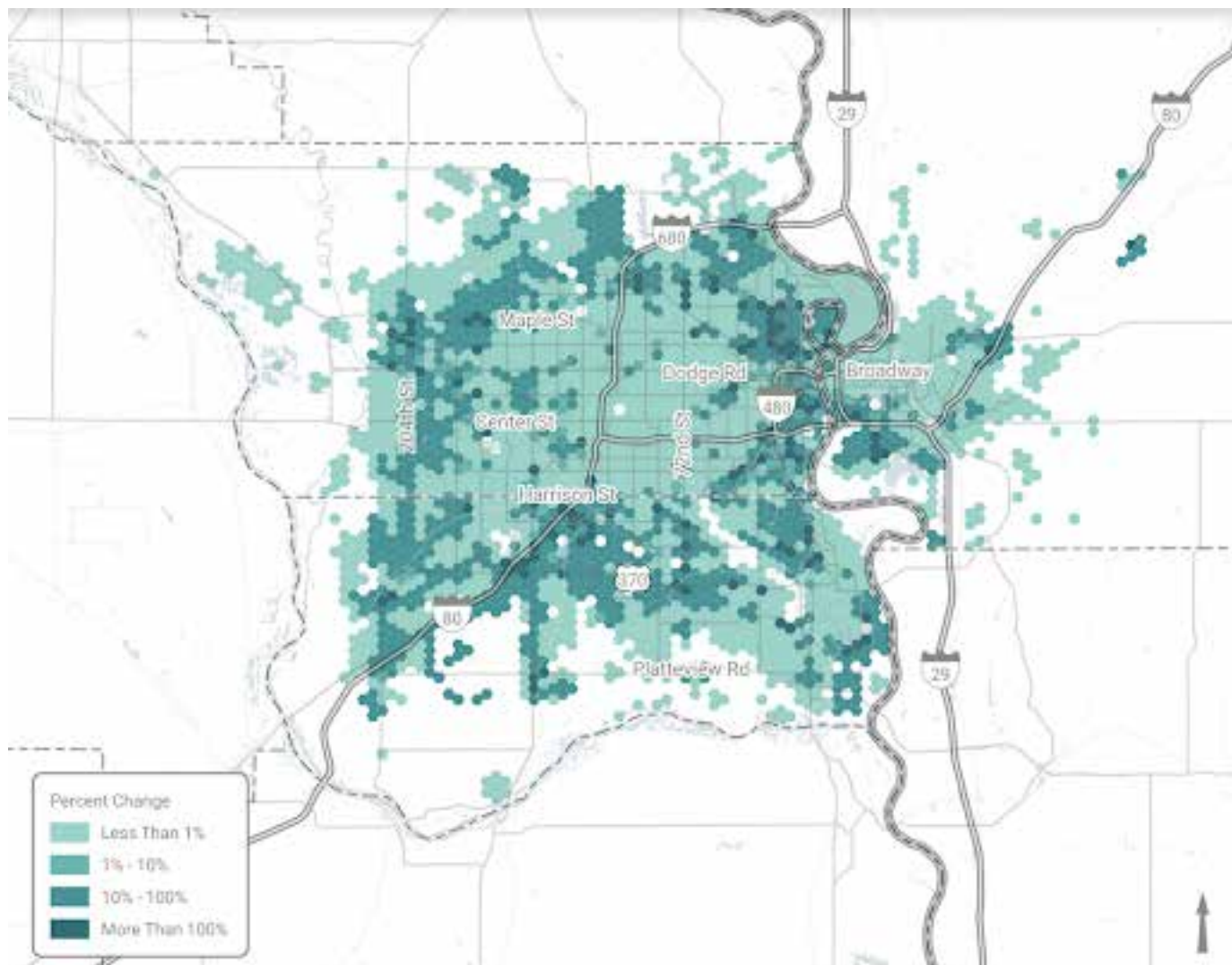
Figure A6: Future Commercial Employment Growth, 2015 to 2050



Note: Data for the balance of the MAPA region is currently not available.

Growth in office employment is forecasted adjacent to primary transportation arterials (see Figure A7) based on local comprehensive plans. These include the West Dodge Road and West Maple Road corridors, Highway 6/31 in Douglas County, along 72nd Street in far north Omaha, and near the I-80 interchanges in Sarpy County. Smaller areas of office development are also expected in Bellevue, Papillion, Council Bluffs, and developed portions of Omaha. While increases in office employment are anticipated in areas of new growth, redevelopment activities in North and South Omaha and Bellevue are anticipated to increase office growth as well.

Figure A7: Future Office Employment Growth, 2015 to 2050

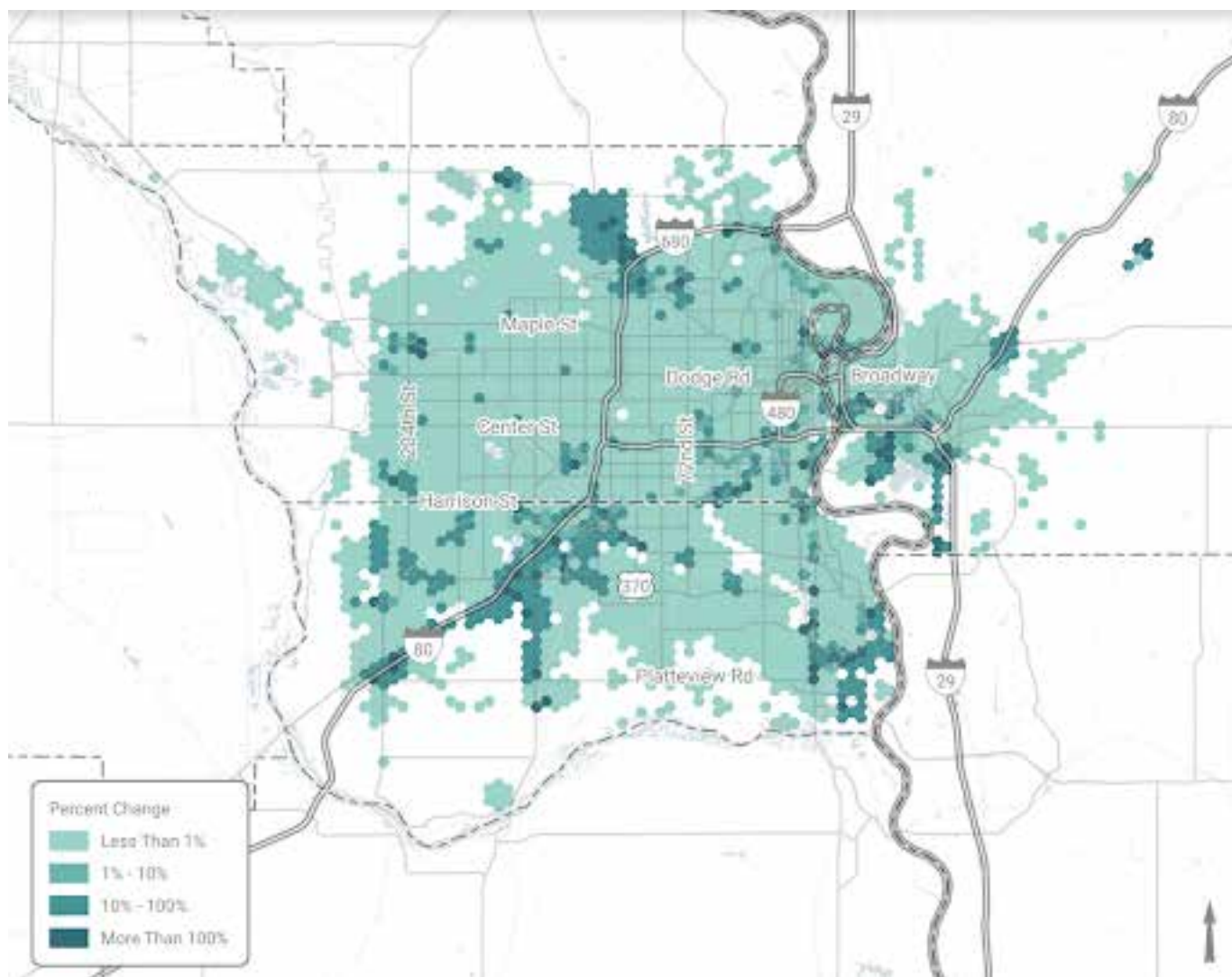


Note: Data for the balance of the MAPA region is currently not available.

Industrial growth within the region is located in far more specific locations than commercial and office growth, based on the unique set of needs industrial sites need to be economically viable. Industrial centers are often located in places where access to trucking and rail routes is optimal.

Similar to other growth patterns, large amounts of growth will be located south and west within the region, most notably in Sarpy County in the vicinity of Springfield and Gretna (along Highways 31, 50, and 370) where greenfield development sites are located. Other potential sites include Council Bluffs along I-29, along Highway 133 between Omaha and Bennington, and in Bellevue near and adjacent to the new Highway 34 bridge.

Figure A8: Future Industrial Employment Growth, 2015 to 2050



Note: Data for the balance of the MAPA region is currently not available.

Poverty

Table A10 shows the percentage of the total population in poverty for each MAPA county, the MAPA region, and the U.S. from 2015 through 2018. Sarpy and Cass Counties have had the lowest rates of poverty in the MAPA region, both below the 8 percent mark. Mills County's rate has remained relatively fixed at around 9 percent. Overall, poverty in the MAPA region has decreased from 2015 to 2018.

Table A10: Percent of Individuals in Poverty by Jurisdiction, 2015 to 2018

Jurisdiction	2015	2016	2017	2018
Cass	6.2%	7.0%	6.3%	6.4%
Douglas	14.6%	14.2%	13.5%	12.7%
Sarpy	6.4%	6.2%	5.3%	5.4%
Washington	9.5%	9.2%	9.8%	8.1%
Mills	8.9%	8.2%	9.1%	8.6%
Pottawattamie	13%	11.8%	11.2%	11.1%
MAPA Region	9.8%	9.4%	9.2%	8.7%
U.S.	15.5%	15.1%	14.6%	14.1%
Source: U.S. Census Bureau				



Cost of Living

Figures A9 and A10 show the Housing + Transportation Index (H+T index) census tracts throughout the region. These graphics illustrate the affordability of average housing and transportation costs in those areas for a household at the regional median income and for households with more moderate incomes, respectively. It is clear from these analyses that low and moderate income households are much more burdened, with many spending more than 50 percent of their income on housing and transportation costs. Additionally, Figure A10 shows how the lack of affordable housing in areas of high growth limits the ability of moderate income families to live in those neighborhoods. Furthermore, while portions of the urbanized area have higher costs of living, on balance rural and exurban residents spend a higher share of their incomes on housing and transportation costs compared to residents living closer to existing employment centers.

Figure A9: Housing and Transportation Costs as a Share of a Typical Income

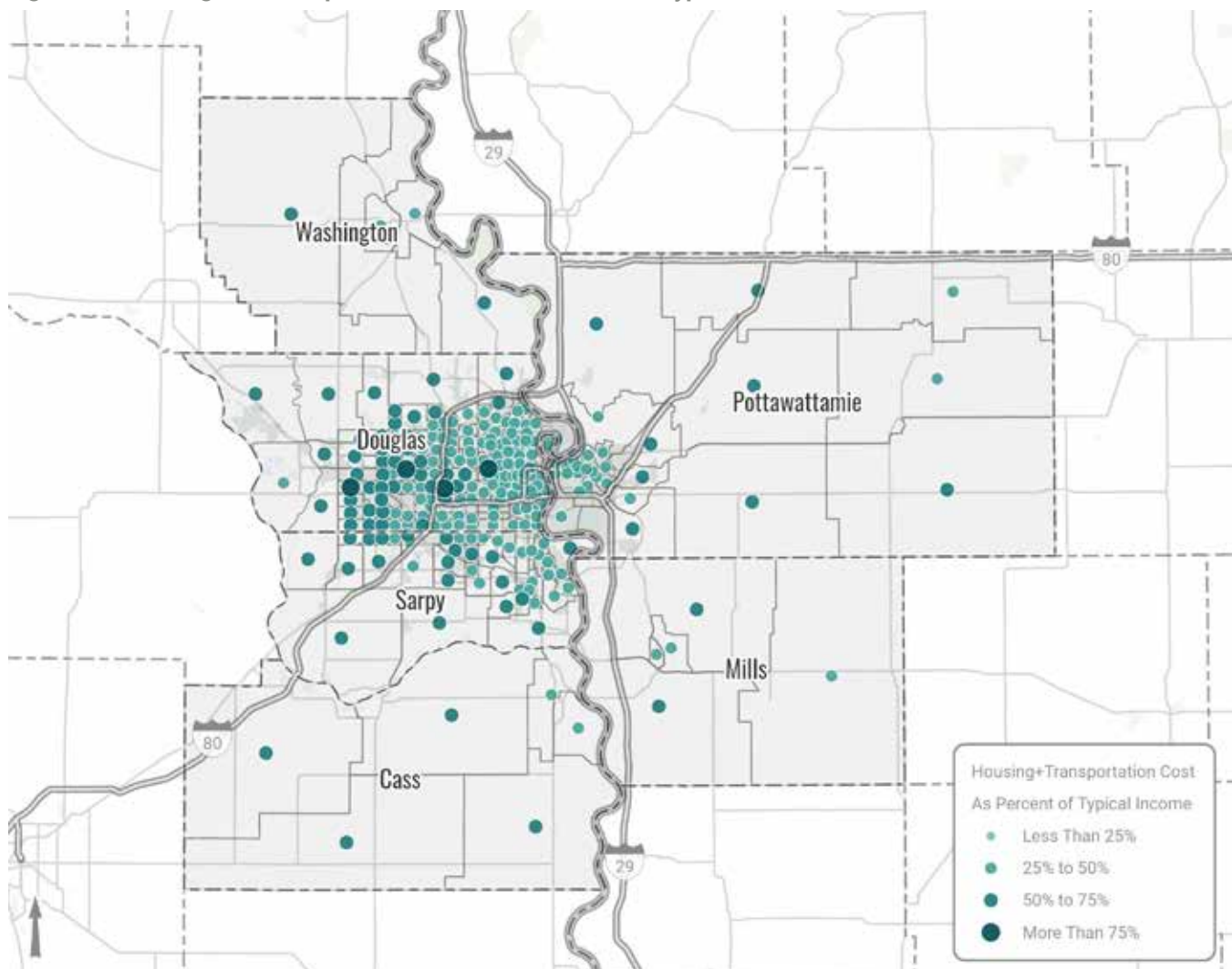


Figure A10: Housing and Transportation Costs as a Share of a Moderate Income

