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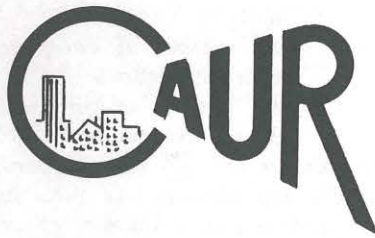
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University of Nebraska at Omaha

REVIEW

of

APPLIED URBAN RESEARCH

Vol. VII, No. 3

March, 1979

In: Nebraska's First Class Cities

A Formula for Allocation of Housing Assistance

Author's Note: Dr. David R. DiMartino, senior research fellow and Jody Josephs, graduate assistant were major contributors to this study. The original report of 118 pages, titled *A Housing Allocation Formula for Nebraska Cities of the First Class*, was published by CAUR in October, 1978. Copies are on file in the Center's library.

By Jack Ruff
Housing Coordinator

IN RECENT YEARS many governmental agencies and private businesses have expressed an interest in the housing needs of Nebraska communities. Government agencies are concerned with the needs of various communities in order to allocate resources, and the private sector needs information to determine the profitability of a capital venture.

Although different agencies have developed data bases which they use to indicate the needs in various communities, these are most often designed for their specific program requirements. Even though many data have been available which indicate that certain communities may have more need than others, actual attempts to quantify those needs have been few.

This project set about to determine the need of Nebraska's cities of the first class for assisted housing by developing a process for updating and combining various data bases. The City of Bellevue was the chief sponsor of this project with financial support provided by the Nebraska Department of Economic Development and the Old West Regional

Commission. The goals of the project were: 1) the project would develop the data base and methodology for determining the housing needs in Nebraska cities of the first class, 2) data used in the project should be relatively easily available so that a community or agency could update the project without having to do survey research, and 3) the outcome of the process should be an estimating tool, not a projection tool.

Building the Data Base

Because readily available, disaggregated data for smaller urban areas are somewhat scarce, procedures for using and updating different data sources needed to be devised. The desired results were current estimates of the population of each community, the number of households, distribution of population according to family size, and the percentage of each income group which fell below the income limits for HUD subsidy of existing units under Section 8 of the Housing and Community Development Act. Each of the above categories was divided according to the elderly and non-elderly population. The data sources used for developing this information were the 1970 census, *Nebraska Economic and Business Report No. 17*, death certificates from the State Department of Health, the *Annual Housing Report* from the Division of Community Affairs of the Nebraska Department of Economic Development, fair market rent ceilings from the Department of Housing and Urban Development, and data from the Bureau of Sociological Research's Nebraska Annual Social Indicators Survey.

Methodology

Although many of the techniques used to update the data for this report are commonly used, two new techniques were developed. One question the researchers needed to answer was, "What is the ceiling below which a household is eligible for housing assistance?" To determine the number of families which fell below the Section 8 existing ceiling, HUD standards of eligibility were used.¹

Under this procedure, a household (or family) of four is eligible for assistance if its income is less than 80 percent of the median income for its area. Eligibility levels for larger or smaller families are then computed as an adjustment from the four-person household standard. Table 1 shows the percentage of the median income ceiling for each family size.

Persons per Household	Percent of Median Income
1 person	50
2 persons	64
3 persons	72
4 persons	80
5 persons	85
6 persons	90
7 persons	95
8 persons	100

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Thus, according to HUD's general guideline, a family of four in an area with a \$10,000 median income would be eligible for rental assistance if its income were below \$8,000. A more precise computation of income ceiling can be obtained by taking into consideration area differences in the cost of housing as reflected in a fair market rent, so the researchers also combined this consideration with the procedure. The method used to calculate the income ceilings for each first class city in Nebraska was straightforward. Three values were calculated for a given household size in a particular area—housing costs, housing income, and an index (ratio) to determine the income ceiling.

The first step in the procedure was to determine the maximum proportion of a household's annual income that should be devoted to housing (25 percent); this value was labeled as "housing cost." The annual housing cost was computed by multiplying the monthly fair market rent for a particular household size in a specific area by 12 months.² Next, using the 25 percent of income convention, the assumption was made that the annual housing cost would total one-fourth of a household's total real income. So the annual housing cost was divided by 25 percent to arrive at the "housing ceiling" by household size. Table 2 depicts the income ceilings for each of the cities of the first class. (See page 4.)

The second methodology developed which was somewhat unique dealt with the determination of the number of elderly persons who resided in one- and two-person households.

Almost one-fourth of the households in the 28 Nebraska cities of the first class had incomes below the ceiling for existing unit housing assistance.

The question which needed to be asked for the elderly was, "What is the number of elderly households in each city with incomes below the income ceiling for that household size?" To answer that question, the researchers needed to answer two other questions, "How many elderly are there within each income grouping?" and "How many people reside in each of those households?" In order to answer those questions, the total number of households updated for each of the municipalities was multiplied by the percentage of households which were elderly in 1970 to determine the number of elderly house-

holds. From census and death certificate data the number of elderly in each community was also calculated. The assumption was made that the number of elderly households with three or more family members was insignificantly small. This assumption enabled the number of elderly households to be divided according to one- and two-person households. The steps involved in the calculations were:

Step 1—Subtraction of the total number of elderly households (Value B, below) from the total number of elderly persons (Value A, below); this computation yielded a value which represented the number of two-person elderly households (Value C, below). Step 2—Subtraction of the number of two-person elderly households (Value C) from the total number of elderly households (Value B); this computation yielded a value which represented the number of one-person elderly households (Value D, below).

These computations can be represented in equation form as:

$$A - B = C$$

$$B - C = D$$

where A = the total elderly population
 B = the number of elderly households
 C = the number of two-person elderly households
 D = the number of one-person elderly households

The number of one- and two-person households and persons was then subtracted from the total number of one- and two-person households and persons to arrive at the number of non-elderly one- and two-person households. Other non-elderly household sizes were determined by applying 1970 percentages to the 1977 data base.

Findings

The research project discovered that the 1977 estimate of households in the 28 study cities was 116,344. Of those households 27,196 (23.37 percent) were households whose incomes were below

City	Eligible Households As % of All Households in the City	Eligible Households in the City			Eligible Households in the City as Percent of Eligible Households in All Cities		
		Total	Elderly	Non-elderly	Total	Elderly	Non-elderly
Alliance	24	659	407	252	2.42	3.04	1.82
Beatrice	32	1,547	858	689	5.69	6.41	4.99
Bellevue	23	1,988	236	1,752	7.31	1.76	12.68
Blair	21	453	270	183	1.67	2.02	1.32
Chadron	18	333	190	143	1.22	1.42	1.04
Columbus	19	1,071	569	502	3.94	4.25	3.63
Fairbury	23	515	352	163	1.89	2.63	1.18
Falls City	23	487	350	137	1.79	2.62	0.99
Fremont	19	1,700	946	754	6.25	7.07	5.46
Gering	25	658	308	350	2.42	2.30	2.53
Grand Island	28	3,238	1,558	1,680	11.91	11.64	12.16
Hastings	29	2,530	1,365	1,165	9.30	10.20	8.43
Holdrege	22	466	281	185	1.71	2.10	1.34
Kearney	25	1,685	758	927	6.20	5.66	6.71
LaVista	22	596	11	585	2.19	0.08	4.23
Lexington	23	536	309	227	1.97	2.31	1.64
McCook	19	571	286	285	2.10	2.14	2.06
Nebraska City	23	624	396	228	2.29	2.96	1.65
Norfolk	20	1,250	723	527	4.60	5.40	3.81
North Platte	19	1,420	833	587	5.22	6.22	4.25
Papillion	24	555	127	428	2.04	0.95	3.10
Plattsmouth	18	409	208	201	1.50	1.55	1.46
Scottsbluff	28	1,398	664	734	5.14	4.96	5.31
Seward	20	362	224	138	1.33	1.67	1.00
Sidney	19	405	230	175	1.49	1.72	1.27
South Sioux City	27	870	384	486	3.20	2.87	3.52
Wayne	21	313	189	124	1.15	1.41	0.90
York	21	557	350	207	2.05	2.62	1.50
Average Total	22.7	—	477.9	493.4	—	—	—
		—	27,196	13,382	13,814	99.99	99.98
		Percent of Total	49.21%	50.79%			

the income ceiling for Section 8 existing unit housing assistance.

Table 3 shows that the breakdown of need by elderly and non-elderly households is nearly equal, with 49.2 percent of the need being elderly households and 50.8 percent being non-elderly households.

The research also revealed that certain communities had higher percentages of their households in need of assistance than did other communities. How the 28 first class cities rank according to different need standards can be seen in Table 4. The first column shows that of all the need in cities of the first class, the extremes were Grand Island at 11.9 percent of that need and Wayne at 1.1 percent of the need. The second column ranks each city according to the percentage of its households requiring assistance. The highest was 32 percent for Beatrice, the lowest 18 percent for Chadron and Plattsmouth. The third column depicts the rank of these communities according to the percentage of their total eligible households which were elderly. The range was from 72 percent in Fairbury to 2 percent in LaVista.

Conclusions

The study demonstrates first that much of the data needed to determine "housing need" (particularly for low-income house-



The picture is of Lexington, Nebraska's conventional elderly public housing project. The 50-unit project was completed in 1964.

holds) are available in readily accessible publications. Second, the study demonstrates that the data available could be updated and integrated for this analysis. Third, although the processes used to determine housing needs necessitated making certain assumptions, a framework has been provided within which the housing needs of specific communities

can be defined.

¹This methodology is based upon the *State Housing Plan: Working Paper No. 3*, "A Methodology to Predict Housing Assistance Needs of Households in Alabama Counties." Alabama Development Office, 1977.

²Fair market rents were obtained from the March 29, 1978 *Federal Register*.

Number	Eligible in Each City As Percent of Eligible in All Cities			Eligible Households As Percent of Total Households in Each City			Elderly Eligible As Percent of Total Eligible in Each City		
	Rank	Percent	City Name	Rank	Percent	City Name	Rank	Percent	City Name
1	1	11.9	Grand Island	1	32	Beatrice	1	72	Falls City
2	2	9.3	Hastings	2	29	Hastings	2	68	Fairbury
3	3	7.3	Bellevue	3	28	Grand Island	3	63	Nebraska City
4	4	6.3	Fremont	3	28	Scottsbluff	3	63	York
5	5	6.2	Kearney	5	27	South Sioux City	5	62	Alliance
6	6	5.7	Beatrice	6	25	Gering	5	62	Seward
7	7	5.2	North Platte	6	25	Kearney	7	60	Blair
8	8	5.1	Scottsbluff	8	24	Alliance	7	60	Holdrege
9	9	4.6	Norfolk	8	24	Papillion	7	60	Wayne
10	10	3.9	Columbus	10	23	Bellevue	10	59	North Platte
11	11	3.2	South Sioux City	10	23	Fairbury	11	58	Lexington
12	12	2.4	Alliance	10	23	Falls City	11	58	Norfolk
13	12	2.4	Gering	10	23	Lexington	13	57	Chadron
14	14	2.3	Nebraska City	10	23	Nebraska City	13	57	Sidney
15	15	2.2	LaVista	15	22	Holdrege	15	56	Fremont
16	16	2.1	McCook	15	22	LaVista	16	55	Beatrice
17	17	2.0	York	17	21	Blair	17	54	Hastings
18	17	2.0	Papillion	17	21	Wayne	18	53	Columbus
19	17	2.0	Lexington	17	21	York	19	51	Plattsmouth
20	20	1.9	Fairbury	20	20	Norfolk	20	50	McCook
21	21	1.8	Falls City	20	20	Seward	21	48	Grand Island
22	22	1.7	Blair	22	19	Columbus	22	47	Gering
23	22	1.7	Holdrege	22	19	Fremont	22	47	Scottsbluff
24	24	1.5	Plattsmouth	22	19	McCook	24	45	Kearney
25	24	1.5	Sidney	22	19	North Platte	25	44	South Sioux City
26	26	1.3	Seward	22	19	Sidney	26	23	Papillion
27	27	1.2	Chadron	27	18	Chadron	27	12	Bellevue
28	28	1.1	Wayne	27	18	Plattsmouth	28	2	LaVista

TABLE 2
INCOME CEILINGS FOR HOUSING ASSISTANCE OF HOUSEHOLD SIZE FOR FIRST CLASS CITIES IN 1977

Adams County - Hastings						Box Butte County - Alliance						Buffalo County - Kearney						Cass County - Plattsmouth						Cheyenne County - Sidney					
1977 median income = 13,400 1978 fair market rent = 187 Housing Income = $\frac{187 \times 12}{25\%} = 8,976$ Ratio: $\frac{\text{income ceiling}}{\text{median income}} = .6699$						1977 median income = 11,400 1978 fair market rent = 172 Housing Income = $\frac{172 \times 12}{25\%} = 8,256$ Ratio: $\frac{\text{income ceiling}}{\text{median income}} = .7242$						1977 median income = 12,400 1978 fair market rent = 191 Housing Income = $\frac{191 \times 12}{25\%} = 9,168$ Ratio: $\frac{\text{income ceiling}}{\text{median income}} = .7394$						1977 median income = 12,300 1978 fair market rent = 156 Housing Income = $\frac{156 \times 12}{25\%} = 7,488$ Ratio: $\frac{\text{income ceiling}}{\text{median income}} = .6088$						1977 median income = 11,500 1978 fair market rent = 148 Housing Income = $\frac{148 \times 12}{25\%} = 7,104$ Ratio: $\frac{\text{income ceiling}}{\text{median income}} = .6177$					
Household Size	% of Median	Proportion to 4 Person Household	Income Ceiling (As % of Median)	Income Ceiling (Dollars)		Household Size	% of Median	Proportion to 4 Person Household	Income Ceiling (As % of Median)	Income Ceiling (Dollars)		Household Size	% of Median	Proportion to 4 Person Household	Income Ceiling (As % of Median)	Income Ceiling (Dollars)		Household Size	% of Median	Proportion to 4 Person Household	Income Ceiling (As % of Median)	Income Ceiling (Dollars)		Household Size	% of Median	Proportion to 4 Person Household	Income Ceiling (As % of Median)	Income Ceiling (Dollars)	
1	50	62	42	\$ 5,628		1	50	62	45	\$ 5,130		1	50	62	46	\$ 5,704		1	50	62	38	\$ 4,674		1	50	62	38	\$ 4,370	
2	64	80	54	7,236		2	64	80	58	6,812		2	64	80	59	7,316		2	64	80	49	6,027		2	64	80	49	5,635	
3	72	90	60	8,040		3	72	90	65	7,410		3	72	90	67	8,308		3	72	90	55	6,765		3	72	90	56	6,440	
4	80	100	67	8,976		4	80	100	72	8,256		4	80	100	74	9,168		4	80	100	61	7,488		4	80	100	62	7,104	
5	85	106	71	9,514		5	85	106	77	9,514		5	85	106	78	9,672		5	85	106	65	7,995		5	85	106	65	7,475	
6	90	112	75	10,050		6	90	112	81	9,234		6	90	112	83	10,292		6	90	112	68	8,364		6	90	112	69	7,935	
7	95	118	79	10,586		7	95	118	85	9,690		7	95	118	87	10,788		7	95	118	72	8,856		7	95	118	73	8,395	
8+	100	125	84	11,256		8+	100	125	91	10,374		8+	100	125	92	11,408		8+	100	125	75	9,348		8+	100	125	77	8,855	

Three Workshops Offer Training To Iowa Corrections Personnel

This is the second in a series of three articles about community service activities developed or sponsored by the Center for Applied Urban Research. The first, "Nebraska Child Welfare Workers Given Legal Training Program," appeared on page 7 of the February issue of the Review. The next article will be on the Foster Parent Training Program. This series will serve as a reminder to readers of the variety of ways in which CAUR responds to community needs and interests.

For a more complete description of the services available through CAUR, write for a copy of the brochure, "Service to Communities." The address is given on the last page of this issue.

and less demand exists for accountability or training. Few corrections academies have been established so many corrections agencies have an orientation program for new workers but little other systematic training.

Corrections workers bring varied backgrounds, experience, and education to their work with the offender. In most correctional facilities, a worker may have a high school education whereas the community-based corrections worker often has a baccalaureate degree in sociology, psychology, criminal justice, or related field. Training needs and expectations of the workers will vary considerably, therefore, within a correctional system.

By Janet Porter

DURING THE LAST 15 YEARS, law enforcement agencies in the criminal justice system have emphasized the professionalism of police officers, and the high visibility of law enforcement personnel has made the public increasingly aware of their role and function. Perceived shortcomings of law enforcement officers have been accompanied by a concomitant demand for increased training. In-service training, training academies, and specialized inter-agency programs have become common training opportunities or requirements for police officers in all parts of the country. The corrections component of the criminal justice system has had less public scrutiny of its role and function,

A former chief probation officer for the Douglas County Juvenile Court, the author is now an assistant professor of criminal justice at UNO. She teaches law courses in that department and also teaches social work and the law. In addition to working on legal training for child welfare workers in Nebraska, she has helped to develop this project to train Iowa corrections workers.

Iowa Training Programs

Iowa has provided training for its corrections workers for several years, but not all community-based corrections workers have participated in these programs. During 1979, the Iowa Department of Social Services (the State Administrative Agency responsible for community-based corrections) plans to offer a variety of staff development programs. Specific core courses include income maintenance training, institutions training (presently in the formative stages), management/supervisory training, social service training, and support worker training. Much of the present training focuses on the social service case worker who provides services to welfare recipients rather than upon the community-based corrections worker who provides services to the criminal offender. However, the social service core training includes such programs as case assessment, planning and recording, basic counseling skills, and stress management for the human service professional. These are important skills and information for the community-based corrections worker as well as the social service worker.

The 1977 Iowa Assembly provided statutory authority for the Iowa Social Service Agency to promulgate administrative rules relating to community-based corrections. Each judicial district in Iowa is to provide at a minimum the following community-based corrections services: pre-trial services, pre-sentence investiga-

tion services, probation services, and alternative residential services. In Section 25.3 (7) of the Iowa Administrative Code, a board of directors is charged with establishing policies and ensuring procedures governing the training of staff.

Based on this mandate to provide training specifically for community-based corrections workers, the Iowa Department of Social Services requested that the UNO Criminal Justice Department and the Center for Applied Urban Research prepare a training proposal for community-based corrections personnel in the eight judicial districts of Iowa. Workers had requested training on the specific roles of the key personnel in the criminal justice system as they relate to the community-based corrections worker, improvement of communication skills, counseling skills related to their work with the offender, and interpersonal and management skills to enrich job performance and satisfaction.

Training Program Developed

A two-day training program for 150 community-based corrections workers in three different geographical locations was proposed. The training "package" included six modules. Module 1 is an introduction to the training. Module 2 familiarizes the trainee with the history, trends, and contemporary issues of corrections in America with a special emphasis on the development of community-based corrections. Module 3 analyzes the dynamics of roles, procedures, relationships, and responsibilities of the community-based worker as he/she interacts with other persons in the criminal justice system (police, prosecutors, judges, and community agency personnel). Module 4 presents a variety of verbal and non-verbal communication skills essential to effective job performance. Module 5 increases awareness of personal and organizational management problems through a discussion of problem-solving techniques, decision-making, conflict management, and techniques of time management. Module 6 reviews group and individual counseling techniques, behavioral contracts, assertiveness training, and work planning techniques.

The training program was approved by the training division of the Iowa Department of Social Services in the fall, 1978, and funded through a Law Enforcement Assistance Administration (LEAA) grant.

UNO Faculty Involved

UNO faculty from the Criminal Justice Department and the Department of Communications developed curriculum materials for a training manual and trainee

materials. In each module there is a self-assessment inventory or pre-assessment quiz, learning activities, a lesson abstract, definitions, and a bibliography. At the conclusion of the training program, the training manual will become the property of the Iowa Department of Social Services and be available for training, with modifications, in future years. Costs subsequent to the initial training programs will be minimal, and the Agency could revise, improve, or offer similar training to future community-based corrections workers using their own trainers or UNO personnel.

Most of the faculty members involved in the current series of workshops have had active experience in criminal justice agencies. The training, therefore, provides not only a sound academic base but also some practical applications made possible by trainers with first-hand experience in similar or identical situations.

Three two-day training programs have been scheduled for 1979. The first was held January 24 and 25 in Des Moines. A second program was scheduled in Sioux City on March 8 and 9 with the last program in Davenport on April 26 and 27.

Evaluation

The training program is being evaluated in two ways: a) a trainee evaluation designed to measure both the quality and quantity of the training is administered at the end of each module; and b) within two weeks after the completion of the training, follow-up evaluations will be sent to each worker. The purpose of the re-evaluation will be to discover if some of the training appears to be more or less valuable to the workers after they have returned to their jobs.

Community-based corrections workers rated these workshops an average of 8 on a 10-point scale. The evaluations were used to strengthen and revise the program materials.

The evaluations after the Des Moines training indicate that the program was well received. On a 10 point scale the average ratings for all modules was approximately 8. The evaluations suggested a number of useful revisions, especially for the management module. These revisions were used to strengthen the training in Sioux City and Davenport.

UNO is especially pleased with this opportunity to assist professional community-based corrections workers in Iowa. We believe it has already awakened interest in the possibility of similar service to the corrections community in Nebraska and elsewhere in the region.

STAFF ACTIVITIES

● "A Computerized Demonstration of the Central Limit Theorem in Statistics," a paper by Paul S.T. Lee of the Center for Applied Urban Research, has been accepted for inclusion in the Proceedings of the sixth annual Indiana University Computing Network Conference on Academic Computing Applications. The conference will be held in Gary, Indiana on April 6.

● David R. DiMartino, senior research fellow, has had an article, "The Impact of Regional and National Trends on the Small City," printed in *The Small City and Regional Community*, a book published by the Foundation Press at the University of Wisconsin, Robert P. Wolensky and Edward J. Miller, editors.

● Murray Frost, coordinator of research, has been nominated to be a candidate for the governing board of the Council of University Institutes for Urban Affairs.

● Dr. Frost has had an article, "The Jewish Community in Shanghai," published in the December, 1978 issue of *Judaica Philatelic Journal*. He also served as a consultant in the development of the Millard Public Schools ninth grade curriculum unit on the Holocaust.

● Dr. Frost recently received a "Kudos" award from the Board of Regents for "meritorious service and dedication to improving the quality of the University."

● Jack Ruff, housing coordinator, is assisting the City of Norfolk in developing a plan which will identify areas within the city which would benefit from particular types of community development efforts. He will propose a program for the improvement of these areas.

● Mr. Ruff is also the principal investigator in a Rural Development Act (Title V) grant for a study of the developmental accomplishments of community leaders. The primary purpose of this study will be to determine the payoffs of investments in leadership training within the communities of Nebraska.

● The Nebraska Mexican American Commission has awarded a research grant to CAUR for a study of the needs of elderly Hispanics in the Omaha area. David R. DiMartino is the principal investigator. A related program planning and development grant has also been made from the Gerontology Center. Genevieve Burch and Jack Ruff are principal investigators.

● CAUR co-sponsored a workshop on Sanitary and Improvement Districts for Sarpy County public officials held in Papillion on March 10. Other sponsors were the City of Papillion; Chiles, Heider, (Continued on Page 8)

NEW HOME MORTGAGES

TABLE 1
OUTSTANDING LOANS FOR NEW HOUSING UNITS IN SUBDIVISIONS OF DOUGLAS AND SARPY COUNTIES, JANUARY, 1979

Subdivision	Speculative Loans			Pre-sold Loans			Subdivision	Speculative Loans			Pre-sold Loans		
	Units Under Construction		Sold	Units Under Construction		Current Period		Units Under Construction		Sold	Units Under Construction		Current Period
	Current Period	Total Outstanding		Current Period	Total Outstanding			Current Period	Total Outstanding		Current Period	Total Outstanding	
Douglas County							Douglas County Continued						
Armbrust Oaks		3					Saddle Hills		3				9
Armbrust Park		1			3		Silver Fox		2				2
Ashland Park		16					Skyline Estates		8				10
Autumn Heights	2	39			13	65	Skyline Ranches, III		4				1
Brau's						4	Southside Acres		1				2
Brighton Square		4				2	Stony Brook		3	1			1
Bruhn Acres						3	Sunnyslope						6
Candlewood		11	1		1	15	Timbercreek I, II & III	3	5	1	5	29	
Center Park		36				10	Treehouse						4
Champion's Meadow View						3	Twin Oaks		8				1
Chapel Hill I & II		6				1	Twin River Vista II		3				
Colonial Acres		3				7	Walnut Grove		20				8
Crescent Oaks	4	25	1			1	Weir Crest		6				
Discovery		10				21	West Village		4				1
Eldorado, Phase III	3	38	1	1		6	Western Trails		12		1		6
Fair Meadows		10					Willow Wood	1	36	3	1	15	1
Fairacres Place		1			1	2	Winchester Heights						5
Fountain Hills	2	13				7	Woodgate		3				
Georgetowne, Replat		7	1			3	Woodhaven		39	3			
Ginger Cove		1				4	Woodhurst		2	1			
Ginger Woods		2				2	Woodstone Replat		4				1
Glenbrook	1	7	1			1	Wycliffe & Replat	4	50	1	2		2
Golden Hills I & II	2	2			1	3	Rural Douglas County		3				7
Green Meadows	1	1				6	Other Subdivisions ^{a/}	1	38	1	4	86	8
Greenbrier		6					Total Douglas County	49	919	36	52	565	40
Greentree		8				1	Sarpy County						
Harvey Oaks, III	5	65	2			6	Briarwood	3	4		3	6	
Hilltop of Oak Hills Highland	5	5			1	2	Charwood		5				1
Homestead		2				1	Citta's I		5				3
The Knolls	2	23	3	2		19	College Heights		4				3
Kristy Acres		2				1	Crestview Heights		27				4
Lakeview Heights		16				3	Evening Vue		1				2
Leawood		8					Fairview Heights		2				3
Leawood Southwest	1	19	1			2	Falcon Forest		11	1			
Lebeau		17				12	Faulkland Heights	1	19				4
Lebeau West	1	6					Grenada II	1	2		4	4	
Maenner Meadows		2				1	Granville East II		6				9
Maple Village, III		21	1			2	Harvest Hills		18		1		2
Millard Heights & Replat		9			1	24	Hawaiian Village		6				3
Montclair West		2	1		1	1	Hidden Hills		1				2
Monterey Village		7				6	Leawood Oaks I & II		35	1		7	2
Oak Heights I, II, III, & IV		37	2			13	Leawood South		11				
Oak Hills Estates						4	Maclad Heights		6				2
Oak Hills Highlands		1				2	The Meadows & Replat		6	1			
Oak Hills Hilltop		10				4	Millard Highlands South				2		3
Olive Crest						4	Monarch Place	1	54	5	1	2	
Pacific Heights & Replat	2	29	3			12	Normandy Hills		4				6
Park Lane		4					Oak Hills of Papillion	5	10				
Patterson's Park		4					Overland Hills		10				
Perry's Park & Replat	1	2			1	5	Park Hills I, III, & IV	3	7		3	5	
Pheasant Run & Replat	2	8				15	Pawnee Hills		17				4
Piedmont & Replat	1	28			2	11	Quail Creek	1	3				
Pineridge		1				2	South Woods		6	1		2	1
Plantation		1				3	Southampton		15	2	1	2	
Ponderosa		12				2	Southern Park		3	1			1
Quail Ridge	1	6					Sun Valley Park		4				
Ralston						3	Sunnyview Estates						5
Rambleridge	3	26	6			6	Villa Springs		1		1		4
Ramblewood	1	1			6	7	Westmont & Replat		8				
Raven Oaks		4			1	15	Whispering Timbers		19		1		3
Regency IV		8	1		1	18	Willow Springs (The Town)		3				
Roanoke Estates		12				1	Rural Sarpy County				1		2
Rose Garden Estates		5			2	5	Other Subdivisions ^{a/}	1	21	2	4	19	
Rosemont		8					Total Sarpy County	16	354	14	22	113	9
Roxbury		4				1	Total	65	1,273	50	74	678	49

^{a/} Includes subdivisions with no more than 2 units either under construction and/or completed and unsold. Sources: Compiled by CAUR from data provided by the American National Bank, Center Bank, Commercial Federal S & L, Conservative S & L, First Federal Lincoln, First National Bank of Bellevue, Nebraska Federal S & L, Occidental S & L, Omaha National Bank, Omaha S & L, Packers National Bank, U.S. National Bank of Omaha, and Western Securities Company.

