

City of La Vista

Summary

- From 2010 to 2015, population increased by 7.4 percent, or by 1,163 persons.
- In 2015, 34 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$337,884.
- The vacancy rate in the Fall 2016 Rental Survey was 2.9 percent, which compared to a vacancy rate of 2.7 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, La Vista's population increased by 44.64 percent between 2000 and 2015, from 11,699 to 16,921 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 1 person in La Vista between 2014 and 2015, as shown below in Table III.14.1.

Subject	Nebraska	% Growth Since 2000	La Vista	% Growth Since 2000
2000 Census	1,711,263		11,699	
July 2001 Estimate	1,719,836	0.5%	12,200	4.3
July 2002 Estimate	1,728,292	1.0%	12,524	7.1
July 2003 Estimate	1,738,643	1.6%	12,817	9.6
July 2004 Estimate	1,749,370	2.2%	13,295	13.6
July 2005 Estimate	1,761,497	2.9%	13,724	17.3
July 2006 Estimate	1,772,693	3.6%	14,131	20.8
July 2007 Estimate	1,783,440	4.2%	14,587	24.7
July 2008 Estimate	1,796,378	5.0%	15,081	28.9
July 2009 Estimate	1,812,683	5.9%	15,461	32.2
2010 Census	1,826,341	6.7%	15,758	34.7
July 2011 Estimate	1,842,383	7.7%	16,726	43.0
July 2012 Estimate	1,855,973	8.5%	16,904	44.5
July 2013 Estimate	1,869,300	9.2%	16,982	45.2
July 2014 Estimate	1,882,980	10.0%	16,922	44.6
July 2015 Estimate	1,896,190	10.8%	16,921	44.6

Table III.14.2, on the following page, shows the population of La Vista by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 86.2 percent of the population, with a total of 14,564 persons. There were also 917 black and 91 Native American persons residing in the City of La Vista. In 2010 the Hispanic population accounted for 6.5 percent of the population, with 1,026 persons, which compared to a population share of 7.9 percent in 2015 and a Hispanic population of 1,328.

Table III.14.2				
Population by Race and Ethnicity				
City of La Vista				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	13,699	86.9%	14,564	86.2%
Black	617	3.9%	917	5.4%
American Indian	69	.4%	91	.5%
Asian	512	3.2%	502	3.0%
Native Hawaiian/ Pacific Islander	10	.1%	11	.1%
Other	404	2.6%	358	2.1%
Two or More Races	447	2.8%	452	2.7%
Total	15,758	100.0%	16,895⁴⁹	100.0%
Hispanic	1,026	6.5%	1,328	7.9%

Table III.14.3, below, shows the population of La Vista by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 14.3 percent of the total population in 2010 to 11.2 percent in 2015. The number of people from 25 to 34 years of age accounted for 16.5 percent of the population in 2015, or 2,795 persons. The percentage of people aged 65 or Older changed from 7.5 percent of the total population in 2010 to 9.0 percent in 2015. Additional age details are shown below.

Table III.14.3				
Population by Race and Ethnicity				
City of La Vista				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	3,457	21.9%	3,826	22.6%
15 - 24	2,249	14.3%	1,898	11.2%
25 - 34	2,842	18.0%	2,795	16.5%
35 - 44	2,152	13.7%	2,397	14.2%
45 - 54	2,259	14.3%	2,620	15.5%
55 - 64	1,620	10.3%	1,836	10.9%
65 or Older	1,179	7.5%	1,523	9.0%
Total	15,758	100.0%	16,895	100.0%

⁴⁹ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

HOUSING

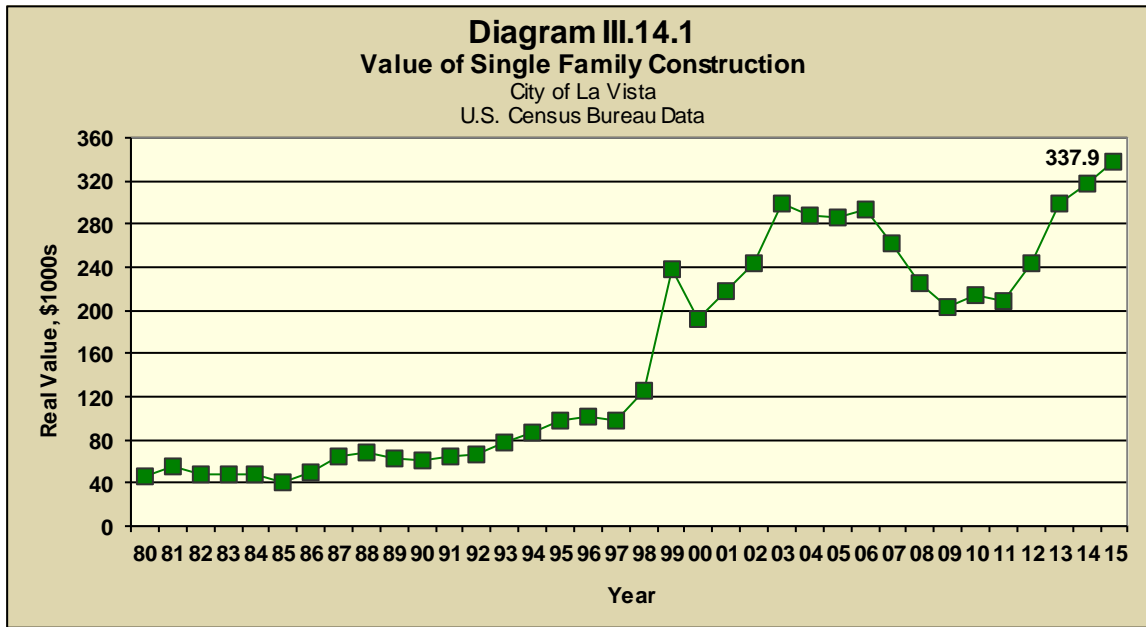
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁵⁰ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in La Vista numbering 121 in 1980, 25 in 1990, 194 in 2000, and 106 in 2008. Between 2014 and 2015, single-family permits decreased to 34 units. Additional details of permit activity and per-unit valuations are shown in Table III.14.4.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	121	0	0	0	121	46	0	0	0
1981	12	0	0	0	12	55	0	0	0
1982	62	0	0	0	62	48	0	0	0
1983	32	0	0	0	32	48	0	0	0
1984	5	0	0	0	5	48	0	0	0
1985	10	0	0	0	10	41	0	0	0
1986	2	0	0	0	2	50	0	0	0
1987	13	0	0	0	13	65	0	0	0
1988	30	0	0	118	148	68	0	0	44
1989	20	0	0	48	68	62	0	0	41
1990	25	0	0	96	121	61	0	0	38
1991	39	0	0	24	63	65	0	0	56
1992	31	0	0	188	219	66	0	0	29
1993	37	0	0	60	97	77	0	0	42
1994	23	0	0	48	71	86	0	0	44
1995	45	0	0	48	93	98	0	0	44
1996	65	0	0	0	65	102	0	0	0
1997	104	0	0	0	104	98	0	0	0
1998	92	0	0	0	92	127	0	0	0
1999	162	8	0	0	170	238	141	0	0
2000	194	2	0	102	298	191	170	0	71
2001	115	0	0	130	245	218	0	0	71
2002	182	0	0	266	448	244	0	0	94
2003	207	0	0	212	419	299	0	0	90
2004	204	0	0	320	524	288	0	0	78
2005	187	0	0	44	231	286	0	0	86
2006	151	2	0	0	153	293	199	0	0
2007	102	0	0	0	102	262	0	0	0
2008	106	0	0	0	106	225	0	0	0
2009	121	0	0	0	121	204	0	0	0
2010	91	0	0	244	335	214	0	0	60
2011	59	0	0	48	107	209	0	0	70
2012	55	0	0	0	55	244	0	0	0
2013	67	0	0	0	67	299	0	0	0
2014	42	0	0	0	42	318	0	0	0
2015	34	0	0	0	34	338	0	0	.0

⁵⁰ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.14.1, below, the average value of newly constructed single-family units in 2000 was \$191,406, \$285,828 in 2005, and \$214,204 in 2010. In 2015, the value of single family units rose to \$337,884 from \$317,518 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in La Vista. As shown in Table III.14.5, below, 2.1 percent, or 151 housing units were vacant in 2015. Of the 6,968 housing units that were occupied in 2015, 56.4 percent, or 3,930 units, were owner-occupied, and the remaining 43.6 percent were renter-occupied. This compares to 6,419 housing units that were occupied in 2010 with 3,502 units, or 54.6 percent, being owner-occupied, and the remaining 45.4 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,419	96.2%	6,968	97.9%
Owner-Occupied	3,502	54.6%	3,930	56.4%
Renter-Occupied	2,917	45.4%	3,038	43.6%
Vacant Housing Units	251	3.8%	151	2.1%
Total Housing Units	6,670	100.0%	7,119	100.0%

As shown in Table III.14.6, on the following page, there were 4,420 single family dwellings in 2015, which accounted for 62.1 percent of all housing units. Apartment units accounted for 36.8 percent of housing units, with 2,621 units. Mobile homes also accounted for an additional 0.3 percent of housing with 23 units.

Table III.14.6				
Housing Units by Type				
City of La Vista				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,084	63%	4,420	62.1%
Duplex	45	1%	0	.0%
Tri- or Four-Plex	50	1%	44	.6%
Apartment	2,310	36%	2,621	36.8%
Mobile Home	0	0%	23	.3%
Boat, RV, Van, Etc.	0	0%	11	.2%
Total	6,489	100.0%	7,119	100.0%

Table III.14.7, below, shows the disposition of vacant housing units in La Vista. At the time of the 2015 five-year ACS, 52.3 percent of vacant units were for rent, 9.9 percent were for sale, and 9.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 19 “other vacant” units, representing 7.6 percent of vacant units, which compared to 28.5 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.14.7				
Disposition of Vacant Housing Units				
City of La Vista				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	158	62.9%	79	52.3%
For Sale	37	14.7%	15	9.9%
Rented or Sold, Not Occupied	28	11.2%	14	9.3%
For Seasonal, Recreational, or Occasional Use	9	3.6%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	19	7.6%	43	28.5%
Total	251	100.0%	151	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.14.8 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of La Vista. The number of completed surveys decreased from 11 in 2015 to 10 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .1 percentage points and was at 2.9 percent in 2016.

Table III.14.8				
Survey of Rental Properties				
City of La Vista				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	1,338	4.7	17.8
2003	4	1,437	1.8	29.6
2004	3	21	9.5	3.1
2005	7	1,908	21.1	14.9
2006	7	1,909	2.3	26.5
2007	10	2,053	2.8	18.4
2008	8	2,145	2.8	11.6
2009	7	1,862	4.7	23.0
2010	5	1,006	2.6	15.0
2011	5	1,349	.7	
2012	9	1,345	1.6	21.7
2013	10	2,109	2.4	22.3
2014	10	1,706	2.1	12.7
2015	11	1,706	2.7	10.3
2016	10	2,268	2.9	18.3

Table III.14.9 on the following page, shows the amount of total and vacant units with their associated vacancy rates. There were

2,268 apartment units reported in the survey, with 65 of them available, which resulted in a vacancy rate of 2.9 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 2.3 percent.

Table III.14.9				
Rental Vacancy Survey by Type				
City of La Vista				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	0	0	0	4.5%
Apartments	2,268	65	2.9%	2.3%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	0	0	0	.0%
Total	2,268	65	2.9%	2.3%

Table III.14.10, below reports units by Number of Bedrooms. The most common apartment units were two bedroom units, with 614 units. Details for additional unit types are reported below.

Table III.14.10						
Rental Units by Number of Bedrooms						
City of La Vista						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	455	0	0	.	455
Two	0	614	0	0	.	614
Three	0	155	0	0	.	155
Four	0	0	0	0	.	0
Don't Know	0	1,044	0		0	1,044
Total	0	2,268	0		0	2,268

Table III.14.11, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 2.8 percent.

Table III.14.11			
Apartment Units by Number of Bedrooms			
City of La Vista			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	455	16	3.5%
Two	614	17	2.8%
Three	155	1	.6%
Four	0	0	0
Don't know	1,044	31	3.0%
Total	2,268	65	2.9%

Average market-rate rents by unit type are shown in Table III.14.12, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.14.12					
Average Market Rate Rents by Number of Bedrooms					
City of La Vista					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$737	\$	\$	\$737
Two	\$	\$898	\$	\$	\$898
Three	\$	\$897	\$	\$	\$897
Four	\$	\$	\$	\$	\$
Average	\$	\$828	\$	\$	\$828

The average rent and availability of apartment units is displayed in Table III.14.13, on the following page. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 2.2 percent.

Table III.14.13 Apartment Market Rate Rents by Vacancy Status City of La Vista 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	94	0	.0%
\$750 to \$1,000	1,512	34	2.2%
\$1,000 to \$1,250	484	23	4.8%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	178	8	4.5%
Total	2,268	65	2.9%

Respondents were asked if utilities are included in the rent and as shown in Table III.14.14, below, 7 respondents, or 77.8 percent, included some sort of utility in the rent.

Table III.14.14 Are there any utilities included with the rent? City of La Vista 2016 Survey of Rental Properties	
Period	Respondent
Yes	7
No	2
% Offering Utilities	77.8%

The type of utility included in the rent is shown in Table III.14.15, below. There were 0 respondents who included electricity, 1 respondent who included natural gas, 6 respondents who included water and sewer and 7 respondents included trash collection in the rent.

Table III.14.15 Which utilities are included with the rent? City of La Vista 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	6
Trash Collection	7

Table III.14.16, at right, shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waiting list, with an estimated 30 number of persons on the waiting list.

Table III.14.16 Do you keep a waiting list? City of La Vista 2016 Survey of Rental Properties	
Period	Respondent
Yes	7
No	2
Waiting list Size	30

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.14.17, below, 4 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 4 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table III.14.17 How would you rate the need for renovation of existing units in the city? City of La Vista 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	4	4	
Low Need	2	2	2	1
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need				

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.14.18, below, 4 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 4 respondents indicated no need for constructing new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.14.18 How would you rate the need for construction of new units in the city? City of La Vista 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	4	4	4	
Low Need	3	3	3	1
Moderate Need	2	2	2	
High Need				
Extreme Need				

Local Commentary

La Vista is a suburb of Omaha, located in Sarpy County. One of Nebraska’s fastest-growing cities, and located near Omaha and two military bases, the city’s commercial, tourism, and

retail sectors have grown recently.⁵¹ However, many of the largest employers in Sarpy County are also located in La Vista, and many of these are in the technology and internet industries.⁵² La Vista's residents and businesses benefit from the Omaha metro area's stable and diverse economy.

In August of 2016, Nebraska MultiSport Complex had their dedication ceremony. This complex contains soccer fields, natatorium, tennis center, and a field house. Additionally, the athletic campus will provide state-of-the-art accessibility and the facilities and equipment to enable teaching, fitness, sport and training programs for the disabled and those with special needs. The 84th Street Corridor begins its \$175 million-plus development project this coming spring. It is known as the City Centre project and will bring apartments, restaurants, retailers, offices and a grocer to the area.

Several new businesses have opened in 2016 and many more are slated to open including a Comfort Suites, Pearle Vision, Dr. Pepper Distribution Facility, and a Volleyball Academy. There is always a need for housing, but La Vista is in a unique position where we are bordered by Omaha, Bellevue, Papillion, and Gretna. So space is limited, but here is a new multi-family development under construction. Population has remained stable and employment is steady. A Costco recently opened providing more jobs to the community.⁵³

⁵¹ La Vista Area Chamber of Commerce, <http://www.lavistachamber.org/community.aspx> <http://www.lavistachamber.org/community.htm>

⁵² City of La Vista, <http://www.ci.la-vista.ne.us/index.aspx?NID=54>

⁵³ Telephone interview with City of La Vista Staff, 12/2016