

City of Papillion

Summary

- From 2010 to 2015, population increased by 3.3 percent, or by 616 persons.
- In 2015, 262 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$291,759.
- The vacancy rate in the Fall 2016 Rental Survey was 4.5 percent, which compared to a vacancy rate of 6.8 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Papillion's population increased by 19.23 percent between 2000 and 2015, from 16,363 to 19,510 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 5 persons in Papillion between 2014 and 2015, as shown below in Table III.22.1.

Subject	Nebraska	% Growth Since 2000	Papillion	% Growth Since 2000
2000 Census	1,711,263		16,363	.
July 2001 Estimate	1,719,836	0.5%	18,592	13.6
July 2002 Estimate	1,728,292	1.0%	18,574	13.5
July 2003 Estimate	1,738,643	1.6%	18,442	12.7
July 2004 Estimate	1,749,370	2.2%	18,548	13.4
July 2005 Estimate	1,761,497	2.9%	18,606	13.7
July 2006 Estimate	1,772,693	3.6%	18,682	14.2
July 2007 Estimate	1,783,440	4.2%	18,763	14.7
July 2008 Estimate	1,796,378	5.0%	18,893	15.5
July 2009 Estimate	1,812,683	5.9%	18,879	15.4
2010 Census	1,826,341	6.7%	18,894	15.5
July 2011 Estimate	1,842,383	7.7%	19,267	17.7
July 2012 Estimate	1,855,973	8.5%	19,466	19.0
July 2013 Estimate	1,869,300	9.2%	19,575	19.6
July 2014 Estimate	1,882,980	10.0%	19,515	19.3
July 2015 Estimate	1,896,190	10.8%	19,510	19.2

Table III.22.2, on the following page, shows the population of Papillion by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 92.6 percent of the population, with a total of 18,022 persons. There were also 677 black and 16 Native American persons residing in the City of Papillion. In 2010 the Hispanic population accounted for 5.2 percent of the population, with 987 persons, which compared to a population share of 3.7 percent in 2015 and a Hispanic population of 728.

Table III.22.2				
Population by Race and Ethnicity				
City of Papillion				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	17,132	90.7%	18,022	92.6%
Black	617	3.3%	677	3.5%
American Indian	79	.4%	16	.1%
Asian	281	1.5%	175	.9%
Native Hawaiian/ Pacific Islander	4	.0%	0	.0%
Other	274	1.5%	117	.6%
Two or More Races	507	2.7%	456	2.3%
Total	18,894	100.0%	19,463⁷⁹	100.0%
Hispanic	987	5.2%	728	3.7%

Table III.22.3, below, shows the population of Papillion 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 14.7 percent of the total population in 2010 to 13.6 percent in 2015. The number of people from 25 to 34 years of age accounted for 14.9 percent of the population in 2015, or 2,906 persons. The percentage of people aged 65 or Older changed from 11.0 percent of the total population in 2010 to 12.1 percent in 2015. Additional age details are shown in table III.22.3.

Table III.22.3				
Population by Age				
City of Papillion				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	4,084	21.6%	3,810	19.6%
15 - 24	2,784	14.7%	2,640	13.6%
25 - 34	2,214	11.7%	2,906	14.9%
35 - 44	2,357	12.5%	2,240	11.5%
45 - 54	3,107	16.4%	2,986	15.3%
55 - 64	2,278	12.1%	2,525	13.0%
65 or Older	2,070	11.0%	2,356	12.1%
Total	18,894	100.0%	19,463	100.0%

⁷⁹ 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.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Papillion increased by 14.8 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 13.4 percent to 3,559 persons, while the enrollment for those aged 5 to 10 increased by 9.1 percent, to 4,882 persons. Between 2015 and 2016, school enrollment rose by 1.9 percent or from 12,027 to 12,257 persons. These results can be seen in Table III.22.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	3,288	2,757	2,428	8,473
2001	3,228	2,708	2,517	8,453
2002	3,293	2,746	2,597	8,636
2003	3,305	2,816	2,734	8,855
2004	3,373	2,808	2,807	8,988
2005	3,566	2,857	2,827	9,250
2006	3,596	2,892	2,885	9,373
2007	3,925	2,884	3,013	9,822
2008	4,047	2,959	3,050	10,056
2009	4,247	2,961	3,095	10,303
2010	4,475	3,060	3,139	10,674
2011	4,598	3,117	3,136	10,851
2012	4,665	3,345	3,234	11,244
2013	4,771	3,557	3,319	11,647
2014	4,850	3,624	3,428	11,902
2015	4,838	3,753	3,436	12,027
2016	4,882	3,816	3,559	12,257

HOUSING

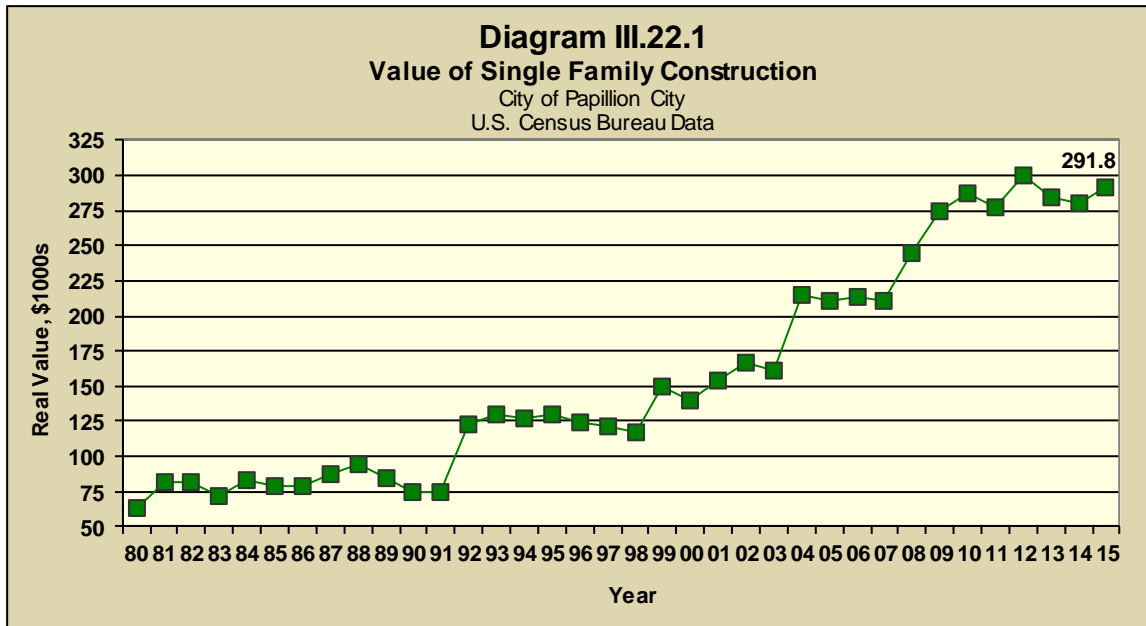
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁸⁰ 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 Papillion numbering 169 in 1980, 132 in 1990, 166 in 2000, and 220 in 2008. Between 2014 and 2015, single-family permits decreased to 260 units. Additional details of permit activity and per-unit valuations are shown in Table III.22.5.

⁸⁰ 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.

Table III.22.5									
Building Permits and Valuation									
City of Papillion									
1980–2015 Census Bureau Data									
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	169	0	0	0	169	64	0	0	0
1981	115	0	0	0	115	81	0	0	0
1982	174	0	0	0	174	81	0	0	0
1983	281	2	0	12	295	72	44	0	39
1984	193	2	0	88	283	83	49	0	43
1985	176	2	0	84	262	79	62	0	46
1986	169	8	0	120	297	78	58	0	39
1987	145	0	0	72	217	87	0	0	43
1988	90	2	24	72	188	94	47	46	42
1989	118	0	12	64	194	84	0	45	31
1990	132	0	0	0	132	74	0	0	0
1991	166	0	8	12	186	74	0	39	39
1992	166	6	0	0	172	123	65	0	0
1993	239	2	0	6	247	129	154	0	45
1994	283	0	4	48	335	127	0	74	43
1995	283	4	0	82	369	129	109	0	46
1996	298	2	0	0	300	124	120	0	0
1997	235	2	0	256	493	121	85	0	55
1998	293	2	0	0	295	118	126	0	0
1999	282	6	0	48	336	150	148	0	34
2000	166	0	0	0	166	139	0	0	0
2001	134	0	0	0	134	155	0	0	0
2002	196	18	0	64	278	166	105	0	33
2003	312	48	0	0	360	162	113	0	0
2004	418	18	11	40	487	215	113	176	60
2005	403	14	0	0	417	211	134	0	0
2006	367	0	0	0	367	213	0	0	0
2007	327	0	0	0	327	210	0	0	0
2008	220	0	0	0	220	245	0	0	0
2009	239	0	0	0	239	275	0	0	0
2010	233	0	0	0	233	287	0	0	0
2011	210	0	0	0	210	278	0	0	0
2012	218	0	0	172	390	300	0	0	72
2013	256	0	0	306	562	284	0	0	69
2014	279	0	0	43	322	280	0	0	58
2015	260	2	0	0	262	292	176	0	.0

As shown in Diagram III.22.1, on the following page, the average value of newly constructed single-family units in 2000 was \$139,327, \$210,552 in 2005, and \$286,739 in 2010. In 2015, the value of single family units rose to \$291,759 from \$280,378 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Papillion. As shown in Table III.22.6, below, 1.5 percent, or 117 housing units were vacant in 2015. Of the 7,443 housing units that were occupied in 2015, 67.9 percent, or 5,054 units, were owner-occupied, and the remaining 32.1 percent were renter-occupied. This compares to 6,925 housing units that were occupied in 2010 with 4,829 units, or 69.7 percent, being owner-occupied, and the remaining 30.3 percent being renter-occupied.

Table III.22.6
Housing Units by Tenure
 City of Papillion
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,925	95.6%	7,443	98.5%
Owner-Occupied	4,829	69.7%	5,054	67.9%
Renter-Occupied	2,096	30.3%	2,389	32.1%
Vacant Housing Units	315	4.4%	117	1.5%
Total Housing Units	7,240	100.0%	7,560	100.0%

As shown in Table III.22.7, on the following page, there were 5,608 single family dwellings in 2015, which accounted for 74.2 percent of all housing units. Apartment units accounted for 22.8 percent of housing units, with 1,727 units. Mobile homes also accounted for an additional 0.1 percent of housing with 5 units.

Table III.22.7				
Housing Units by Type				
City of Papillion				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,477	76%	5,608	74.2%
Duplex	34	0%	25	.3%
Tri- or Four-Plex	126	2%	195	2.6%
Apartment	1,549	22%	1,727	22.8%
Mobile Home	16	0%	5	.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	7,202	100.0%	7,560	100.0%

Table III.22.8, below, shows the disposition of vacant housing units in Papillion. At the time of the 2015 five-year ACS, 51.3 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 40 “other vacant” units, representing 12.7 percent of vacant units, which compared to 48.7 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.22.8				
Disposition of Vacant Housing Units				
City of Papillion				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	187	59.4%	60	51.3%
For Sale	61	19.4%	0	.0%
Rented or Sold, Not Occupied	20	6.3%	0	.0%
For Seasonal, Recreational, or Occasional Use	7	2.2%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	40	12.7%	57	48.7%
Total	315	100.0%	117	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.22.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Papillion. The number of completed surveys decreased from 21 in 2015 to 19 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 2.3 percentage points and was at 4.5 percent in 2016.

Table III.22.9				
Survey of Rental Properties				
City of Papillion				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	6	699	5.2	6.5
2003	3	428	1.6	9.1
2004	2	16	6.3	30.0
2005	11	800	3.8	29.7
2006	9	823	7.4	35.9
2007	13	1,204	5.9	32.7
2008	12	1,048	4.6	20.4
2009	15	1,438	3.8	30.0
2010	12	1,049	4.6	19.0
2011	13	1,788	5.3	26.4
2012	19	953	4.8	25.2
2013	18	1,063	2.3	30.0
2014	23	1,581	5.8	19.0
2015	21	1,581	6.8	26.4
2016	19	1,833	4.5	37.8

Table III.22.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of

the survey, there were an estimated 210 single family units in City of Papillion, with 6 of them available. This translates into a vacancy rate of 2.9 percent in City of Papillion, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,623 apartment units reported in the survey, with 77 of them available, which resulted in a vacancy rate of 4.7 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 4.8 percent.

Table III.22.10				
Rental Vacancy Survey by Type				
City of Papillion				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	210	6	2.9%	5.3%
Apartments	1,623	77	4.7%	4.7%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	0	0	0	3.1%
Total	1,833	83	4.5%	4.8%

Table III.22.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 54 units. The most common apartment units were two bedroom units, with 408 units. Details for additional unit types are reported below.

Table III.22.11						
Rental Units by Number of Bedrooms						
City of Papillion						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	18	0	0	.	18
One	0	404	0	0	.	404
Two	3	408	0	0	.	411
Three	54	47	0	0	.	101
Four	19	4	0	0	.	23
Don't Know	134	742	0		0	876
Total	210	1,623	0		0	1,833

Table III.22.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 9.3 percent.

Table III.22.12 Single Family Units by Number of Bedrooms City of Papillion 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	3	0	.0%
Three	54	5	9.3%
Four	19	1	5.3%
Don't know	134	0	.0%
Total	210	6	2.9%

Table III.22.13, 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 8.3 percent.

Table III.22.13 Apartment Units by Number of Bedrooms City of Papillion 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	18	0	.0%
One	404	19	4.7%
Two	408	34	8.3%
Three	47	5	10.6%
Four	4	0	.0%
Don't know	742	19	2.6%
Total	1,623	77	4.7%

Average market-rate rents by unit type are shown in Table III.22.14, 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.22.14 Average Market Rate Rents by Number of Bedrooms City of Papillion 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$739	\$	\$	\$739
One	\$	\$749	\$	\$	\$749
Two	\$775	\$929	\$	\$	\$912
Three	\$1,150	\$1,203	\$	\$	\$1,185
Four	\$1,725	\$1,476	\$	\$	\$1,576
Average	\$1,265	\$979	\$	\$	\$1,067

Table III.22.15, below, shows vacancy rates for single family units by average rental rates for the City of Papillion. The most common rent for single family units was \$1,250 to \$1,500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.22.15			
Single Family Market Rate Rents by Vacancy Status			
City of Papillion			
2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	0	0	0
\$750 to \$1,000	1	0	.0%
\$1,000 to \$1,250	20	2	10.0%
\$1,250 to \$1,500	117	0	.0%
Above \$1,500	5	0	.0%
Missing	67	4	6.0%
Total	210	6	2.9%

The average rent and availability of apartment units is displayed in Table III.22.16, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 2.0 percent.

Table III.22.16			
Apartment Market Rate Rents by Vacancy Status			
City of Papillion			
2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	240	0	.0%
\$750 to \$1,000	450	9	2.0%
\$1,000 to \$1,250	440	49	11.1%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	493	19	3.9%
Total	1,623	77	4.7%

Respondents were asked if utilities are included in the rent and as shown in Table III.22.17, on the following page, 8 respondents, or 57.1 percent, included some sort of utility in the rent.

Table III.22.17 Are there any utilities included with the rent? City of Papillion 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	6
% Offering Utilities	57.1%

The type of utility included in the rent is shown in Table III.22.18, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 6 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table III.22.18 Which utilities are included with the rent? City of Papillion 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	6
Trash Collection	8

Table III.22.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waiting list, with an estimated 181 number of persons on the waiting list.

Table III.22.19 Do you keep a waiting list? City of Papillion 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	9
Waiting list Size	181

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.22.20, below, 2 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.22.20 How would you rate the need for renovation of existing units in the city? City of Papillion 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	2	2	2	
Moderate Need	4	4	4	1
High Need	3	3	3	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.22.21, below, 3 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.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	4	4	
Low Need	1	1	1	
Moderate Need	5	5	5	1
High Need	4	3	3	
Extreme Need				

Local Commentary

Papillion is the county seat of Sarpy County and a suburb to the southwest of Omaha. Many of the largest employers are in the education, health care, government, finance, retail, and energy industries.⁸¹ Although the city was formerly a bedroom community, it now has a thriving economy of its own due to retail expansion, hospitals, and government agencies. One of its newly developed shopping centers is the largest in the Omaha metro area, and large Super Target and Wal-Mart stores provide hundreds of jobs.

There were many new businesses that opened in 2016, such as a Carhartt retail store, Our Family Dentist, and Truck Center Companies. Population continues to grow, but primarily outside of the city limits and there has been several recent residential developments. Employment has been stable and the housing market is strong. There is an expectation of at least 800 new homes to be built by 2020. There are several new projects in the works for 2017 including Project Raven, large scale data center for a yet-to-be-named company, two new breweries, Barrington Place, strip commercial development, and Bellino and Titan Springs apartment developments.

The local economy continues to steadily grow and Papillion continues to see new commercial development and high demand for its existing commercial spaces because of continued strong residential growth. Additionally, Highway 370 and Highway 50 corridors to the west of Papillion show great promise for the city's future growth in terms of both industry and residential and the City of Papillion recently established a boundary agreement with neighboring Springfield, which provides developers with greater clarity as they select sites in those corridors.⁸²

⁸¹ Sarpy County Chamber of Commerce, <http://www.sarpychamber.org/economicdevelopment/businessclimate>

⁸² Email interview with City of Papillion staff, 2/2017

