

**VOLUME III:
LA VISTA**

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La Vista

DEMOGRAPHICS

Population Estimates

Table III.4.1, at right shows the population for the City of La Vista. As can be seen, the population in La Vista increased from 15,758 persons in 2010 to 17,143 person in 2016, or by 8.8 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of La Vista. Although a city may span several counties, for the county level data pieces, Sarpy County was selected. For a more in-depth county level view, please refer to Sarpy County in Volume II of this profile.

Sarpy County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Sarpy County increased from 562 persons in 2015 to 818 persons in 2016, with an additional net movement of 203 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.4.2.

Table III.4.1 Population Estimates La Vista Census Population Estimates		
Year	Population	Percent Yearly Change
2000	11,699	.
2001	12,200	4.3%
2002	12,524	2.7%
2003	12,817	2.3%
2004	13,295	3.7%
2005	13,724	3.2%
2006	14,131	3%
2007	14,587	3.2%
2008	15,081	3.4%
2009	15,461	2.5%
2010	15,758	1.9%
2011	16,833	6.8%
2012	17,031	1.2%
2013	17,108	0.5%
2014	17,050	-0.3%
2015	17,054	0%
2016	17,143	0.5%

Table III.4.2			
Driver's Licenses Exchanged and Surrendered			
Sarpy County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	3,084	2,731	353
Calendar 2002	3,182	2,343	839
Calendar 2003	3,320	2,249	1,071
Calendar 2004	3,519	2,594	925
Calendar 2005	3,456	2,465	991
Calendar 2006	3,693	2,611	1,082
Calendar 2007	3,445	2,522	923
Calendar 2008	3,832	2,450	1,382
Calendar 2009	3,167	1,992	1,175
Calendar 2010	4,447	2,978	1,469
Calendar 2011	3,228	2,060	1,168
Calendar 2012	3,346	2,277	1,069
Calendar 2013	3,129	2,362	767
Calendar 2014	3,235	2,736	499
Calendar 2015	3,208	2,646	562
Calendar 2016	3,743	2,925	818
First Half of 2017	1,686	1,483	203

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Characteristics

Table III.4.3, shows population by age for the 2000 and 2010 Census. The population changed by 34.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 123.7 percent to a total of 1,179 persons in 2010. Those aged 25 to 34 changed by 26.8 percent, and those aged under 5 changed by 26.2 percent.

Table III.4.3
Population by Age

La Vista
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	964	8.2%	1,217	7.7%	26.2%
5 to 19	2,835	24.2%	3,241	20.6%	14.3%
20 to 24	901	7.7%	1,248	7.9%	38.5%
25 to 34	2,242	19.2%	2,842	18%	26.8%
35 to 54	3,472	29.7%	4,411	28%	27%
55 to 64	758	6.5%	1,620	10.3%	113.7%
65 or Older	527	4.5%	1,179	7.5%	123.7%
Total	11,699	100.0%	15,758	100.0%	34.7%

The elderly population is further explored in Table III.4.4. Those aged 65 to 66 changed by 72.4 percent between 2000 and 2010, resulting in a population of 181 persons. Those aged 85 or older changed by 192.3 percent during the same time period, and resulted in 76 persons over age 85 in 2010.

Table III.4.4
Elderly Population by Age

La Vista
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	105	19.9%	181	15.4%	72.4%
67 to 69	127	24.1%	258	21.9%	103.1%
70 to 74	134	25.4%	337	28.6%	151.5%
75 to 79	87	16.5%	197	16.7%	126.4%
80 to 84	48	9.1%	130	11%	170.8%
85 or Older	26	4.9%	76	6.4%	192.3%
Total	527	100.0%	1,179	100.0%	123.7%

Population by race and ethnicity is shown in Table III.4.5 representing 86.9 percent of the white population in 2010. The black population changed by 79.4 percent, representing 3.9 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 3.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 111.5 percent between 2000 and 2010, compared to the 31.4 percent growth rate for non-Hispanics.

Table III.4.5
Population by Race and Ethnicity

La Vista
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	10,582	90.5%	13,699	86.9%	29.5%
Black	344	2.9%	617	3.9%	79.4%
American Indian	46	0.4%	69	0.4%	50%
Asian	275	2.4%	512	3.2%	86.2%
Native Hawaiian/ Pacific Islander	12	0.1%	10	0.1%	-16.7%
Other	190	1.6%	404	2.6%	112.6%
Two or More Races	250	2.1%	447	2.8%	78.8%
Total	11,699	100.0%	15,758	100.0%	34.7%
Hispanic	485	4.1%	1,026	6.5%	111.5%
Non-Hispanic	11,214	95.9%	14,732	93.5%	31.4%

Population by race and ethnicity through 2016 is shown in Table III.4.6. The white population represented 87 percent of the population in 2016, compared with black households accounting for 5.2 percent of the population. Hispanic households represented 8 percent of the population in 2016.

Table III.4.6 Population by Race and Ethnicity La Vista 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	13,699	86.9%	14,850	87%
Black	617	3.9%	879	5.2%
American Indian	69	0.4%	89	0.5%
Asian	512	3.2%	458	2.7%
Native Hawaiian/ Pacific Islander	10	0.1%	10	0.1%
Other	404	2.6%	295	1.7%
Two or More Races	447	2.8%	483	2.8%
Total	15,758	100.0%	17,064	100.0%
Non-Hispanic	14,732	93.5%	15,696	92%
Hispanic	1,026	6.5%	1,368	8%

The population by race is broken down further by ethnicity in Table III.4.7. While the white non-Hispanic population changed by 27.5 percent between 2000 and 2010, the white Hispanic population changed by 108.9 percent. The black non-Hispanic population changed by 74.1 percent.

Table III.4.7 Population by Race and Ethnicity La Vista 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	10,334	92.2%	13,181	89.5%	27.5%
Black	344	3.1%	599	4.1%	74.1%
American Indian	41	0.4%	54	0.4%	31.7%
Asian	269	2.4%	506	3.4%	88.1%
Native Hawaiian/ Pacific Islander	12	0.1%	9	0.1%	-25%
Other	11	0.1%	32	0.2%	190.9%
Two or More Races	203	1.8%	351	2.4%	72.9%
Total Non-Hispanic	11,214	100.0%	14,732	100.0%	31.4%
Hispanic					
White	248	51.1%	518	50.5%	108.9%
Black	0	0%	18	1.8%	
American Indian	5	1%	15	1.5%	200%
Asian	6	1.2%	6	0.6%	0%
Native Hawaiian/ Pacific Islander	0	0%	1	0.1%	
Other	179	36.9%	372	36.3%	107.8%
Two or More Races	47	9.7%	96	9.4%	104.3%
Total Hispanic	485	100.0%	1,026	100.0%	31.4%
Total Population	11,699	100.0%	15,758	100.0%	34.7%



The change in race and ethnicity between 2010 and 2016 is shown in Table III.4.8. During this time, the total non-Hispanic population was 15,696 persons in 2016. The Hispanic population was 1,368.

Table III.4.8				
Population by Race and Ethnicity				
La Vista				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	13,181	89.5%	14,177	90.3%
Black	599	4.1%	555	3.5%
American Indian	54	0.4%	67	0.4%
Asian	506	3.4%	458	2.9%
Native Hawaiian/ Pacific Islander	9	0.1%	10	0.1%
Other	32	0.2%	0	0%
Two or More Races	351	2.4%	429	2.7%
Total Non-Hispanic	14,732	100.0%	15,696	100.0%
Hispanic				
White	518	50.5%	673	49.2%
Black	18	1.8%	324	23.7%
American Indian	15	1.5%	22	1.6%
Asian	6	0.6%	0	0%
Native Hawaiian/ Pacific Islander	1	0.1%	0	0%
Other	372	36.3%	295	21.6%
Two or More Races	96	9.4%	54	3.9%
Total Hispanic	1,026	100.0	1,368	100.0%
Total Population	15,758	100.0%	17,064	100.0%

Households by type and tenure are shown in Table III.4.9. Family households represented 62.3 percent of households, while non-family households accounted for 37.7 percent. These changed from 63.2 and 36.8 percent, respectively.

Table III.4.9				
Household Type by Tenure				
La Vista				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,058	63.2%	4,329	62.3%
Married-Couple Family	2,933	72.3%	3,080	71.1%
Owner-Occupied	2,252	76.8%	2,389	77.6%
Renter-Occupied	681	23.2%	691	22.4%
Other Family	1,125	27.7%	1,249	26%
Male Householder, No Spouse Present	298	26.5%	371	23.9%
Owner-Occupied	149	50%	130	35%
Renter-Occupied	149	50%	241	65%
Female Householder, No Spouse Present	827	73.5%	878	66.2%
Owner-Occupied	339	41%	400	45.6%
Renter-Occupied	488	59%	478	54.4%
Non-Family Households	2,361	36.8%	2,620	37.7%
Owner-Occupied	762	32.3%	903	34.5%
Renter-Occupied	1,599	67.7%	1,717	65.5%
Total	6,419	100.0%	6,949	100.0%



The number of foreign-born persons is shown in Table III.4.10. An estimated 1.4 percent of the population was born in Mexico, with 1 percent born in El Salvador, and another 0.7 percent were born in Nepal.

Table III.4.10			
Place of Birth for the Foreign-Born Population			
La Vista			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	243	1.4%
#2 country of origin	El Salvador	174	1%
#3 country of origin	Nepal	115	0.7%
#4 country of origin	Vietnam	105	0.6%
#5 country of origin	Thailand	88	0.5%
#6 country of origin	Germany	70	0.4%
#7 country of origin	Saudi Arabia	42	0.2%
#8 country of origin	Iran	39	0.2%
#9 country of origin	India	37	0.2%
#10 country of origin	Liberia	36	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.4.11. An estimated 3.4 percent of the population speaks Spanish at home, followed by 0.6 percent speaking Vietnamese.

Table III.4.11			
Limited English Proficiency and Language Spoken at Home			
La Vista			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	546	3.4%
#2 LEP Language	Vietnamese	91	0.6%
#3 LEP Language	Other Indo-European languages	86	0.5%
#4 LEP Language	Arabic	51	0.3%
#5 LEP Language	Other Asian and Pacific Island languages	43	0.3%
#6 LEP Language	French, Haitian, or Cajun	28	0.2%
#7 LEP Language	Other and unspecified languages	16	0.1%
#8 LEP Language	Russian, Polish, or other Slavic languages	11	0.1%
#9 LEP Language	Chinese	0	0%
#10 LEP Language	German or other West Germanic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.4.12. Some 14.2 percent of the population was disabled in 2000, or a total of 1,517 persons. The disability rate was highest for those over 65, with 47.2 percent disabled.

Table III.4.12 Disability by Age La Vista 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	144	6.5%
16 to 64	1,130	14.2%
65 and older	243	47.2%
Total	1,517	14.2%

Table III.4.13 shows disability by type in 2000. There were 586 physical disabilities in 2000, some 701 employment disabilities, and 507 go-outside-home disabilities reported.

Table III.4.13 Total Disabilities Tallied: Aged 5 and Older La Vista 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	358
Physical disability	586
Mental disability	380
Self-care disability	179
Employment disability	701
Go-outside-home disability	507
Total	2,711

Disability by age, as estimated by the 2016 ACS, is shown in Table III.4.14. The disability rate for females was 9.1 percent, compared to 10 percent for males. The disability rate changed precipitously higher with age, with 44.2 percent of those over 75 experiencing a disability.

Table III.4.14 Disability by Age La Vista 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	20	3.2%	0	0%	20	1.7%
5 to 17	117	6.6%	100	6.3%	217	6.4%
18 to 34	70	3.4%	31	1.6%	101	2.5%
35 to 64	382	11.3%	309	8.9%	691	10.1%
65 to 74	171	38.4%	160	27.8%	331	32.4%
75 or Older	86	39.3%	173	47.1%	259	44.2%
Total	846	10%	773	9.1%	1,619	9.5%



The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.4.15. Some 4.5 percent have an ambulatory disability, 3.6 have an independent living disability, and 1 percent have a self-care disability.

Table III.4.15		
Total Disabilities Tallied: Aged 5 and Older		
La Vista		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	717	4.2%
Vision disability	218	1.3%
Cognitive disability	533	3.4%
Ambulatory disability	711	4.5%
Self-Care disability	161	1%
Independent living disability	445	3.6%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.4.16 and Table III.4.17. In 2016, some 9,894 persons were employed and 328 were unemployed. This totaled a labor force of 10,222 persons. The unemployment rate for La Vista was estimated to be 3.2 percent in 2016.

Table III.4.16	
Employment, Labor Force and Unemployment	
La Vista	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	9,894
Unemployed	328
Labor Force	10,222
Unemployment Rate	3.2%

In 2016, 95 percent of households in La Vista had a high school education or greater.

Table III.4.17	
High School or Greater Education	
La Vista	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	6,605
Total Households	6,949
Percent High School or Above	95%

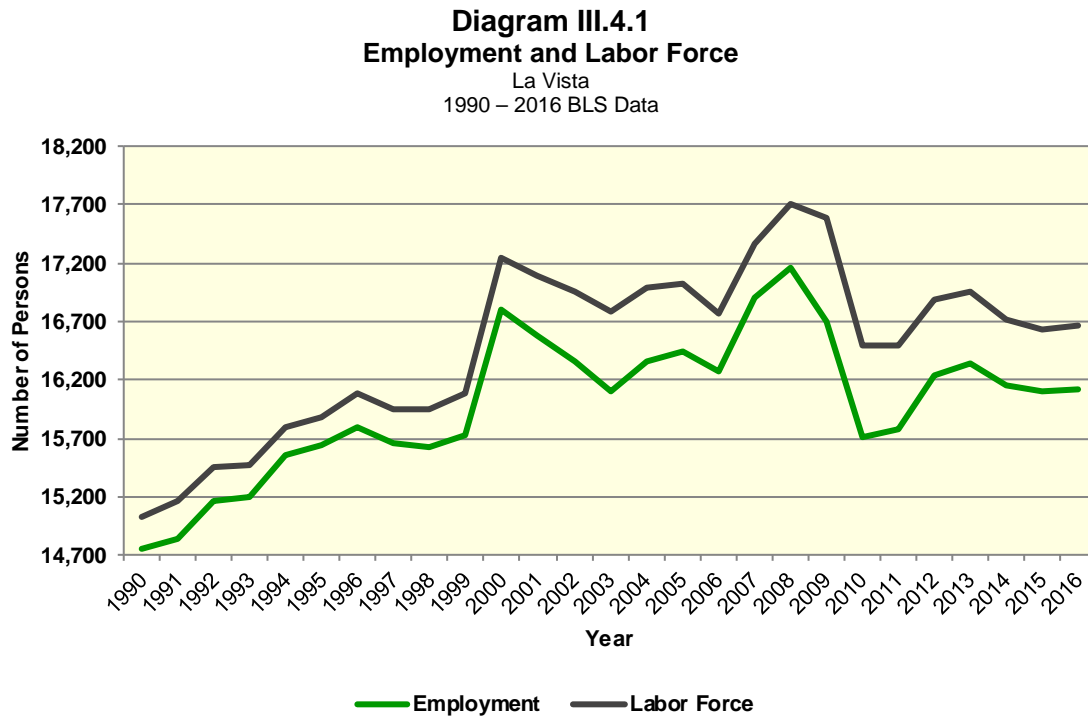
As seen in Table III.4.18, 23.7 percent of the population had a high school diploma or equivalent, another 39.7 percent have some college, 22.1 percent have a Bachelor's Degree, and 8.8 percent of the population had a graduate or professional degree.

Table III.4.18 Educational Attainment La Vista 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	712	5.7%
High School or Equivalent	2,965	23.7%
Some College or Associates Degree	4,967	39.7%
Bachelor's Degree	2,770	22.1%
Graduate or Professional Degree	1,104	8.8%
Total Population Above 18 years	12,518	100.0%

ECONOMICS

Labor Force

Diagram III.4.1, shows the employment and labor force for La Vista. The difference between the two lines represents the number of unemployed persons.



Sarpy County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies.

Diagram III.4.2, shows real average earnings per job for Sarpy County from 1990 to 2016. Over this period the average earnings per job for La Vista was \$ 47,348 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram III.4.2
Real Average Earnings Per Job
 Sarpy County
 BEA Data 1990 - 2016

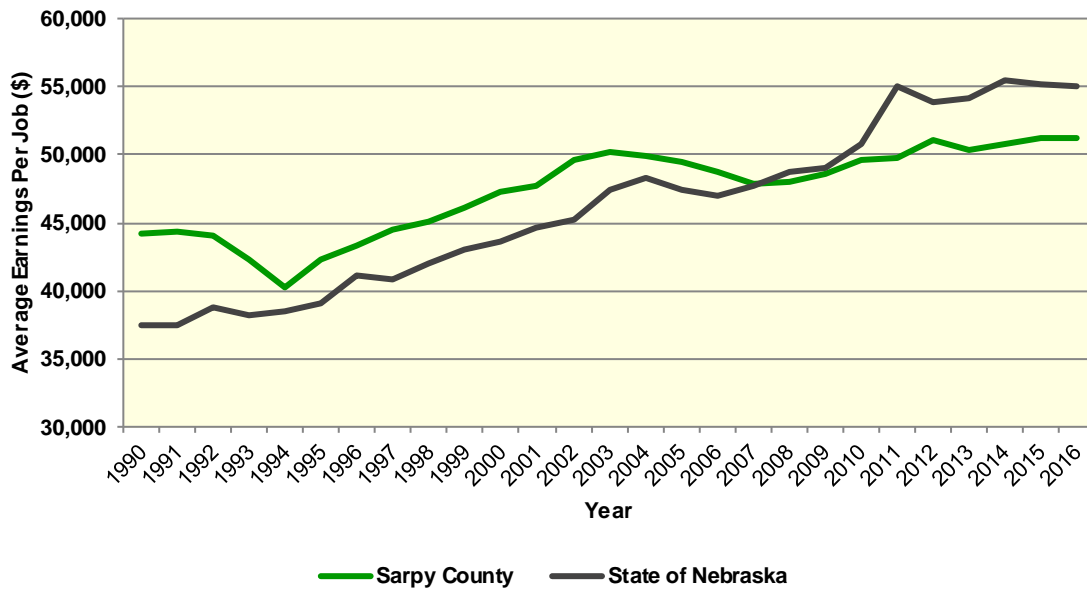
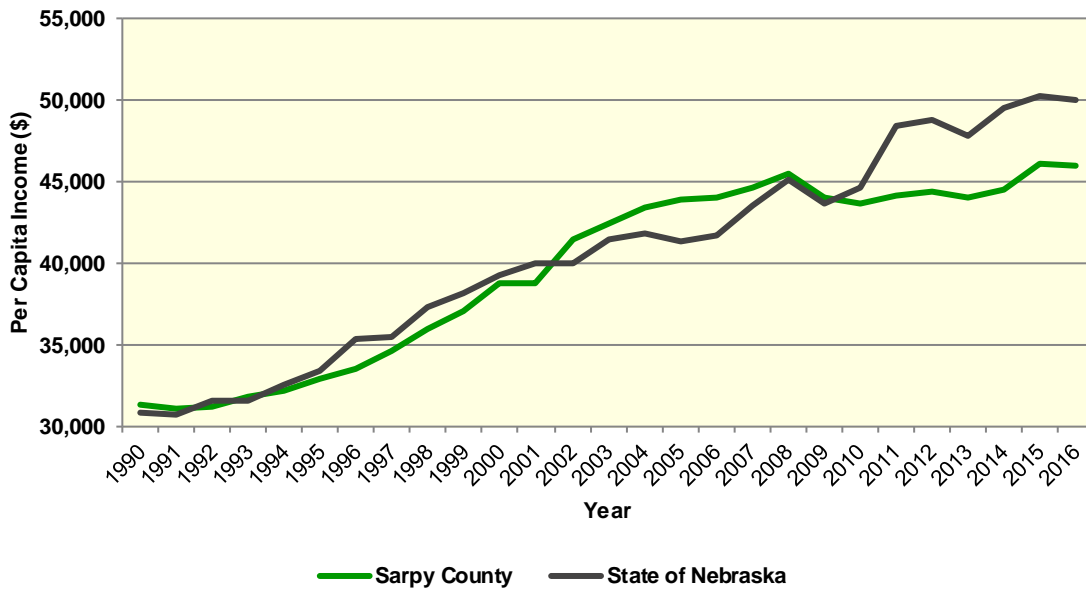


Diagram III.4.3, shows real per capita income La Vista from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for La Vista was 39,702 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.4.3
Real Per Capita Income
 La Vista
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Sarpy County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 5.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 8.21 percent over the period. In 2016 there were 17,550 returns for AGIs of \$100,000 or more. Table III.4.19 presents AGI distribution for the years 2000 through 2016.

Table III.4.19
Income Tax Returns by Adjusted Gross Income
 Sarpy County
 1991–2016 DOR Data

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ⁸
2000	9,973	3,091	6,987	5,619	6,393	8,839	5,071	3,796	328	50,097
2001	9,663	3,120	6,836	5,869	6,518	8,995	5,382	3,821	289	50,493
2002	9,678	3,395	7,016	5,919	6,683	9,253	5,667	4,126	296	52,033
2003	9,236	3,526	6,762	5,998	6,941	9,641	6,075	4,774	339	53,292
2004	9,089	3,357	6,860	6,102	7,062	9,807	6,766	5,819	416	55,278
2005	8,189	3,002	5,784	5,271	6,333	9,333	6,783	6,251	492	51,438
2006	8,913	3,606	7,133	6,347	7,418	10,045	7,597	7,712	602	59,373
2007	9,433	3,699	7,197	6,240	7,576	10,260	8,017	9,031	712	62,165
2008	9,528	3,867	7,578	6,899	7,868	10,649	8,389	9,973	688	65,439
2009	9,104	4,055	7,465	6,743	8,190	10,488	8,318	10,366	647	65,376
2010	8,905	4,255	7,675	6,818	8,196	10,529	8,394	11,006	779	66,557
2011	9,335	4,303	7,951	6,944	8,088	10,406	8,466	11,817	872	68,182
2012	9,237	4,284	8,042	6,871	8,215	10,532	8,486	12,745	1,053	69,465
2013	9,283	4,213	7,825	7,074	8,263	10,548	8,565	13,411	1,142	70,324
2014	9,402	4,200	7,865	7,287	8,485	10,775	8,451	14,515	1,304	72,284
2015	9,422	4,142	7,925	7,455	8,726	10,941	8,697	15,541	1,447	74,296
2016	9,381	4,123	7,805	7,725	8,873	11,067	8,925	15,994	1,556	75,449

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 9,188 in 2010 to 10,294 in 2016, with the poverty rate reaching 5.8 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.4.20 presents poverty data for Sarpy County.

The rate of poverty for La Vista is shown in Table III.4.21. In 2016, there were an estimated 1,272 persons living in poverty. This represented a 7.5 percent poverty rate, compared to 5.7 percent poverty in 2000. In 2016, some 11.5 percent of those in poverty were under age 6, and 5.8 percent were 65 or older.

Table III.4.20
Persons in Poverty
 Sarpy County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	5,340	4.3%
2001	5,914	4.6%
2002	6,644	5%
2003	7,369	5.4%
2004	7,462	5.4%
2005	6,973	5.1%
2006	7,339	5.2%
2007	8,999	6.2%
2008	7,971	5.4%
2009	7,996	5.3%
2010	9,188	5.8%
2011	10,632	6.6%
2012	12,597	7.7%
2013	10,560	6.3%
2014	8,991	5.3%
2015	10,095	5.8%
2016	10,294	5.8%

⁸ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Table III.4.21				
Poverty by Age				
La Vista				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	127	19.1%	146	11.5%
6 to 17	156	23.4%	356	28%
18 to 64	367	55.1%	696	54.7%
65 or Older	16	2.4%	74	5.8%
Total	666	100.0%	1,272	100.0%
Poverty Rate	5.7%	.	7.5%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in La Vista decreased from 34 authorizations in 2015 to 9 in 2016.

The real value of single-family building permits decreased from \$342,334 in 2015 to \$329,613 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.4.23.

Table III.4.23
Building Permits and Valuation
 La Vista
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	121	0	0	0	121	47,029	0
1981	12	0	0	0	12	56,239	0
1982	62	0	0	0	62	48,512	0
1983	32	0	0	0	32	48,859	0
1984	5	0	0	0	5	48,869	0
1985	10	0	0	0	10	41,908	0
1986	2	0	0	0	2	50,510	0
1987	13	0	0	0	13	65,705	0
1988	30	0	0	118	148	68,888	45,071
1989	20	0	0	48	68	62,986	41,697
1990	25	0	0	96	121	61,716	38,633
1991	39	0	0	24	63	65,739	57,180
1992	31	0	0	188	219	67,402	29,907
1993	37	0	0	60	97	78,031	42,457
1994	23	0	0	48	71	87,542	44,974
1995	45	0	0	48	93	99,855	44,247
1996	65	0	0	0	65	103,173	0
1997	104	0	0	0	104	99,035	0
1998	92	0	0	0	92	128,444	0
1999	162	8	0	0	170	241,849	0
2000	194	2	0	102	298	194,325	72,492
2001	115	0	0	130	245	220,984	71,856
2002	182	0	0	266	448	247,627	95,001
2003	207	0	0	212	419	303,419	91,293
2004	204	0	0	320	524	292,458	79,434
2005	187	0	0	44	231	290,201	87,786
2006	151	2	0	0	153	297,669	0
2007	102	0	0	0	102	265,547	0
2008	106	0	0	0	106	228,046	0
2009	121	0	0	0	121	206,735	0
2010	91	0	0	244	335	217,469	60,490
2011	59	0	0	48	107	212,148	71,242
2012	55	0	0	0	55	247,267	0
2013	67	0	0	0	67	303,145	0
2014	42	0	0	0	42	321,957	0
2015	34	0	0	0	34	342,334	0
2016	9	0	0	54	63	329,613	13,977

Diagram III.4.4 Single-Family Permits

La Vista
Census Bureau Data, 1980–2016

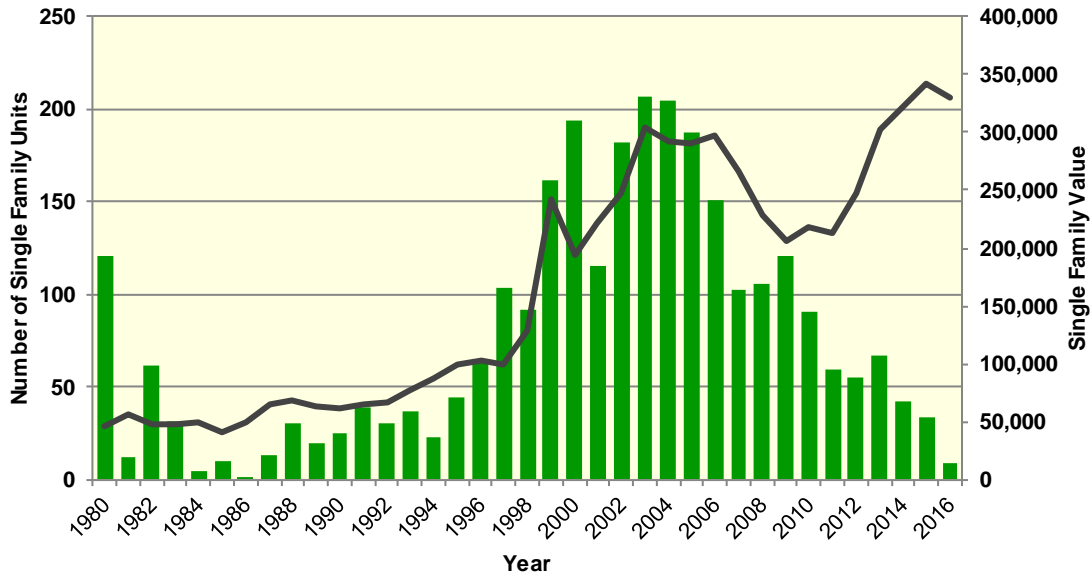
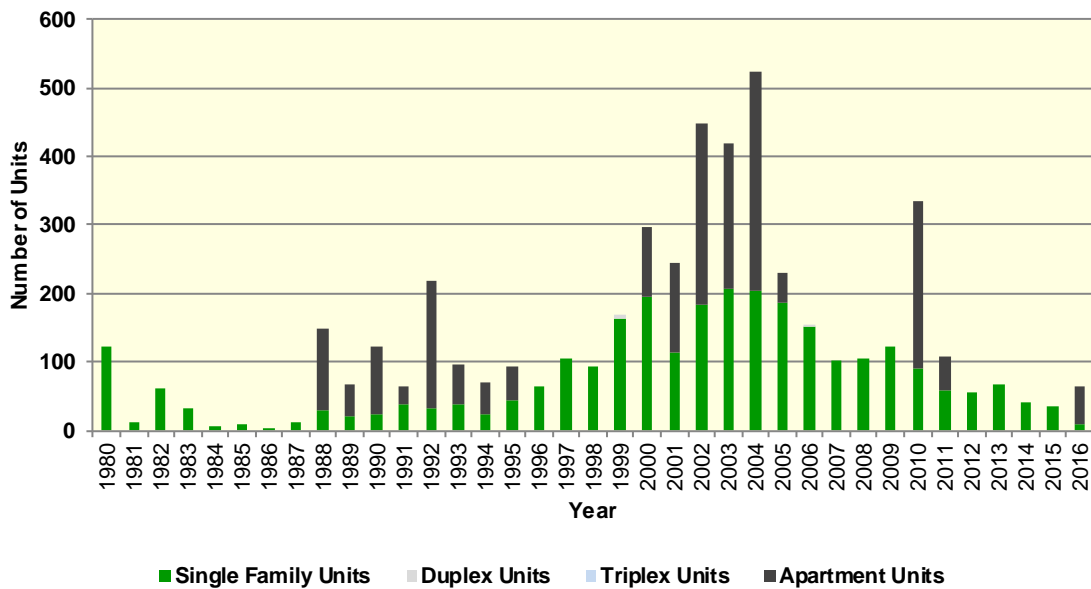


Diagram III.4.5 Total Permits by Unit Type

La Vista
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.4.23. In 2016, there were 7,099 housing units, up from 4,515 in 2000. Single-family units accounted for 60.4 percent of units in 2016, compared to 68.2 in 2000. Apartment units accounted for 37.8 percent in 2016, compared to 29.8 percent in 2000.

Table III.4.23				
Housing Units by Type				
La Vista				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,080	68.2%	4,288	60.4%
Duplex	21	0.5%	77	1.1%
Tri- or Four-Plex	37	0.8%	40	0.6%
Apartment	1,347	29.8%	2,684	37.8%
Mobile Home	30	0.7%	0	0%
Boat, RV, Van, Etc.	0	0%	10	0.1%
Total	4,515	100.0%	7,099	100.0%

Some 96.2 percent of housing was occupied in 2010, compared to 97.6 percent in 2000. Owner-occupied housing changed 35.2 percent between 2000 and 2010, ending with owner-occupied units representing 54.6 percent of units. Vacant units changed by 134.6 percent, resulting in 251 vacant units in 2010.

Table III.4.24					
Housing Units by Tenure					
La Vista					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,404	97.6%	6,419	96.2%	45.8%
Owner-Occupied	2,590	58.8%	3,502	54.6%	35.2%
Renter-Occupied	1,814	41.2%	2,917	45.4%	60.8%
Vacant Housing Units	107	2.4%	251	3.8%	134.6%
Total Housing Units	4,511	100.0%	6,670	100.0%	47.9%

Table III.4.25 shows housing units by tenure from 2010 to 2016. By 2016, there were 7,099 housing units. An estimated 55 percent were owner-occupied, and 2.1 percent were vacant.

Table III.4.25				
Housing Units by Tenure				
La Vista				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,419	96.2%	6,949	97.9%
Owner-Occupied	3,502	54.6%	3,822	55%
Renter-Occupied	2,917	45.4%	3,127	45%
Vacant Housing Units	251	3.8%	150	2.1%
Total Housing Units	6,670	100.0%	7,099	100.0%

Households by household size are shown in Table III.4.26. There were a total of 6,419 households in 2010, up from 4,404 in 2000. One person households changed by 95.6 percent between 2000 and 2010, while two person households changed by 47.9 percent. Three and four person households changed by 18.4 and 20.6 respectively, representing 15.6 percent and 13.9 percent of the population in 2010.

Table III.4.26					
Households by Household Size					
La Vista					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	941	21.4%	1,841	28.7%	95.6%
Two Persons	1,435	32.6%	2,123	33.1%	47.9%
Three Persons	848	19.3%	1,004	15.6%	18.4%
Four Persons	739	16.8%	891	13.9%	20.6%
Five Persons	310	7%	365	5.7%	17.7%
Six Persons	93	2.1%	132	2.1%	41.9%
Seven Persons or More	38	0.9%	63	1%	65.8%
Total	4,404	100.0%	6,419	100.0%	45.8%

Households by income is shown in Table III.4.27. Households earning more than \$100,000 per year represented 22.7 percent of households in 2016, compared to 5.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 23.8 percent of households in 2010, compared to 30.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 6 percent of households in 2016, compared to 7.1 percent in 2000.

Table III.4.27				
Households by Income				
La Vista				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	315	7.1%	414	6%
\$15,000 to \$19,999	203	4.6%	225	3.2%
\$20,000 to \$24,999	336	7.6%	276	4%
\$25,000 to \$34,999	547	12.3%	638	9.2%
\$35,000 to \$49,999	977	22%	1,245	17.9%
\$50,000 to \$74,999	1,343	30.2%	1,655	23.8%
\$75,000 to \$99,999	484	10.9%	922	13.3%
\$100,000 or More	236	5.3%	1,574	22.7%
Total	4,441	100.0%	6,949	100.0%

Table III.4.28 shows households by year home built. Housing units built between 2000 and 2009, account for 28.1 percent and those built in 2010 or later accounted for 4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 20.3 percent, 11.6 percent, and 16.4, respectively. Housing units built prior to 1939 represented 0.9 percent of households in 2016.

Table III.4.28				
Households by Year Home Built				
La Vista				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	35	0.8%	60	0.9%
1940 to 1949	51	1.2%	67	1%
1950 to 1959	148	3.4%	259	3.7%
1960 to 1969	976	22.1%	981	14.1%
1970 to 1979	1,680	38.1%	1,413	20.3%
1980 to 1989	482	10.9%	803	11.6%
1990 to 1999	1,039	23.6%	1,141	16.4%
2000 to 2009	.	.	1,950	28.1%
2010 or Later	.	.	275	4%
Total	4,411	100.0%	6,949	100.0%

The distribution of unit types by race are shown in Table III.4.29. An estimated 61.7 percent of white households occupy single-family homes, while 36.7 percent of black households do. Some 36.4 percent of white households occupy apartments, while 59.6 percent of black households do. An estimated 69.6 percent of Asian, and 72.7 percent of American Indian households occupy single-family homes.

Table III.4.29							
Distribution of Units in Structure by Race							
La Vista							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	61.7%	36.7%	72.7%	69.6%	100%	81.5%	18%
Duplex	1.2%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	0.6%	0%	0%	0%	0%	0%	0%
Apartment	36.4%	59.6%	27.3%	30.4%	0%	18.5%	82%
Mobile Home	0%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	3.7%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.4.30. An estimated 62.9 percent of vacant units were for rent in 2010, a 113.5 percent change since 2000. In addition, some 14.7 percent of vacant units were for sale, a change of 236.4 percent between 2000 and 2010. "Other" vacant units represented 7.6 percent of vacant units in 2010. This is a change of 46.2 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.4.30					
Disposition of Vacant Housing Units					
La Vista					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	74	69.2%	158	62.9%	113.5%
For Sale	11	10.3%	37	14.7%	236.4%
Rented or Sold, Not Occupied	8	7.5%	28	11.2%	250%
For Seasonal, Recreational, or Occasional Use	1	0.9%	9	3.6%	800%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	13	12.1%	19	7.6%	46.2%
Total	107	100.0%	251	100.0%	134.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.4.31. By 2016, for rent units accounted for 37.3 percent of vacant units, while for sale units accounted for 9.3 percent. “Other” vacant units accounted for 44.7 percent of vacant units, representing a total of 67 “other” vacant units.

Table III.4.31				
Disposition of Vacant Housing Units				
La Vista				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	158	62.9%	56	37.3%
For Sale	37	14.7%	14	9.3%
Rented Not Occupied	13	5.2%	0	0%
Sold Not Occupied	15	6%	13	8.7%
For Seasonal, Recreational, or Occasional Use	9	3.6%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	19	7.6%	67	44.7%
Total	251	100.0%	150	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.4.32. In 2016, an estimated 1.9 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table III.4.32 Overcrowding and Severe Overcrowding La Vista 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	2,550	98.4%	24	0.9%	18	0.7%	2,592
2016 Five-Year ACS	3,805	99.6%	17	0.4%	0	0%	3,822
Renter							
2000 Census	1,747	96%	37	2%	35	1.9%	1,819
2016 Five-Year ACS	2,990	95.6%	118	3.8%	19	0.6%	6,949
Total							
2000 Census	4,297	97.4%	61	1.4%	53	1.2%	4,411
2016 Five-Year ACS	6,795	97.8%	135	1.9%	19	0.3%	6,949

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 27 households with incomplete plumbing facilities in 2016, representing 0.4 percent of households in La Vista. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Table III.4.33 Households with Incomplete Plumbing Facilities La Vista 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,411	6,922
Lacking Complete Plumbing Facilities	0	27
Total Households	4,411	6,949
Percent Lacking	0%	0.4%

There were 40 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000. This was a change from 0 percent of households in 2000 to 0.6 percent in 2016.

Table III.4.34 Households with Incomplete Kitchen Facilities La Vista 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,411	6,909
Lacking Complete Kitchen Facilities	0	40
Total Households	4,411	6,949
Percent Lacking	0%	0.6%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.



For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In La Vista, 15.4 percent of households had a cost burden and 9.3 percent had a severe cost burden. Some 20.9 percent of renters were cost burdened, and 14.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.9 percent and a severe cost burden rate of 4.1 percent. Owner occupied households with a mortgage had a cost burden rate of 12 percent, and severe cost burden at 5.3 percent.

Table III.4.35
Cost Burden and Severe Cost Burden by Tenure

La Vista
2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,842	81.2%	341	15%	78	3.4%	7	0.3%	2,268
2016 Five-Year ACS	2,487	82.7%	362	12%	159	5.3%	0	0%	3,008
Owner Without a Mortgage									
2000 Census	185	92.5%	8	4%	0	0%	7	3.5%	200
2016 Five-Year ACS	720	88.5%	56	6.9%	33	4.1%	5	0.6%	814
Renter									
2000 Census	1,295	71.5%	305	16.8%	169	9.3%	42	2.3%	1,811
2016 Five-Year ACS	1,963	62.8%	653	20.9%	457	14.6%	54	1.7%	3,127
Total									
2000 Census	3,322	77.6%	654	15.3%	247	5.8%	56	1.3%	4,279
2016 Five-Year ACS	5,170	74.4%	1,071	15.4%	649	9.3%	59	0.8%	6,949

Housing Problems by Income

Table III.4.36, shows the HUD calculated Median Family Income (MFI) for a family of four for Sarpy County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

Table III.4.36
Median Family Income
Sarpy County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200



Table III.4.37 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 380 owner-occupied and 500 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 195 owner-occupied and 430 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,460 households without a housing problem.

Table III.4.37						
Housing Problems by Income and Tenure						
La Vista						
2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	20	0	10	30
Housing cost burden greater than 50% of income (and none of the above problems)	80	80	25	10	0	195
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	80	155	60	70	380
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	15	95	420	395	2,360	3,285
Total	130	255	620	465	2,440	3,910
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	15	0	0	4	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	20	0	0	30	120
Housing cost burden greater than 50% of income (and none of the above problems)	225	165	40	0	0	430
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	245	190	0	15	500
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	20	50	640	465	1,000	2,175
Total	420	495	870	465	1,049	3,299
Total						
Lacking complete plumbing or kitchen facilities	15	0	0	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	15	0	0	4	29
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	20	20	0	40	150
Housing cost burden greater than 50% of income (and none of the above problems)	305	245	65	10	0	625
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	325	345	60	85	880
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	35	145	1,060	860	3,360	5,460
Total	550	750	1,490	930	3,489	7,209



Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.4.38 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in La Vista. The number of completed surveys decreased from 10 in 2016 to 6 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.4 percentage points and was at 2.4 percent in 2017.

Table III.4.38 Survey of Rental Properties La Vista 2002–2017 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
2010	5	1,006	2.6	15
2011	5	1,349	0.7	
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	1,943	2.7	10.3
2016	10	2,268	2.9	20
2017	6	1,238	2.4	19

Table III.4.39 shows the amount of total and vacant units with their associated vacancy rates. There were 1,238 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 2.4 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 2.2 percent.

Table III.4.39 Rental Vacancy Survey by Type La Vista 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	0	0	%	0%
Apartments	1,238	30	2.4%	2.4%
Mobile Homes	0	0	%	%
“Other” Units	0	0	0%	.
Don't Know	0	0	%	%
Total	1,238	30	2.4%	2.2%

Table III.4.40, reports units by number of bedrooms. The most common apartment units were two bedroom units, with 364 units.

Table III.4.40 Rental Units by Number of Bedrooms La Vista 2017 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	250	0	0	.	250
Two	0	364	0	0	.	364
Three	0	130	0	0	.	130
Four	0	10	0	0	.	10
Don't Know	0	484	0	0	0	484
Total	0	1,238	0	0	0	1,238

Table III.4.41 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 2.5 percent.

Table III.4.41 Apartment Units by Number of Bedrooms La Vista 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	250	20	8%
Two	364	9	2.5%
Three	130	1	0.8%
Four	10	0	0%
Don't know	484	0	0%
Total	1,238	30	2.4%

Average market-rate rents by unit type are shown in Table III.4.42. 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.4.42 Average Market Rate Rents by Number of Bedrooms La Vista 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$745	\$	\$	\$745
One	\$	\$698	\$	\$	\$698
Two	\$	\$862.8	\$	\$	\$862.8
Three	\$	\$900	\$	\$	\$900
Four	\$	\$1,075.00	\$	\$	\$1,075.00
Don't know	\$	\$	\$	\$	
Total	\$	\$809.2	\$	\$	\$809.2

The average rent and availability of apartment units is displayed in Table III.4.43. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 2.5 percent.

Table III.4.43 Apartment Market Rate Rents by Vacancy Status La Vista 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	48	0	0%
\$750 to \$999	1,190	30	2.5%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	1,238	30	2.4%

Respondents were asked if utilities are included in the rent and, as shown in Table III.4.44, 5 respondents, or 83.3 percent, included some sort of utility in the rent.

Table III.4.44 Are there any utilities included with the rent? La Vista 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	1
% Offering Utilities	83.3%

The type of utility included in the rent is shown in Table III.4.45. There were 0 respondents who included electricity, 1 respondents who included natural gas, 4 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table III.4.45 Which utilities are included with the rent? La Vista 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	4
Trash Collection	5

Table III.4.46 shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 41 persons on the wait list.

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.4.47 most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table III.4.46
Do you keep a waiting list?
La Vista
2017 Survey of Rental Properties

Period	Respondent
Yes	3
No	3
Waitlist Size	41

Table III.4.47
How would you rate the need for renovation of existing units in the city?
La Vista
2017 Survey of Rental Properties

Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	4	4	3
Low Need	2	2	2	2
Moderate Need	0	0		
High Need	0	0		
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.4.48 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table III.4.48
How would you rate the need for construction of new units in the city?
La Vista
2017 Survey of Rental Properties

Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	4	4	3
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	0	0		
Extreme Need	0	0		