



THE NCSTM
The National Citizen SurveyTM

La Vista, NE

Open Ended Responses

FINAL
2016



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The National Citizen Survey™
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Summary

The National Citizen Survey™ (The NCS™) is a collaborative effort between National Research Center, Inc. (NRC) and the International City/County Management Association (ICMA). The survey and its administration are standardized to assure high quality research methods and directly comparable results across The NCS communities. This report includes the verbatim responses to an open ended question included on The NCS 2016 survey for La Vista. Additional reports and the technical appendices are available under separate cover.

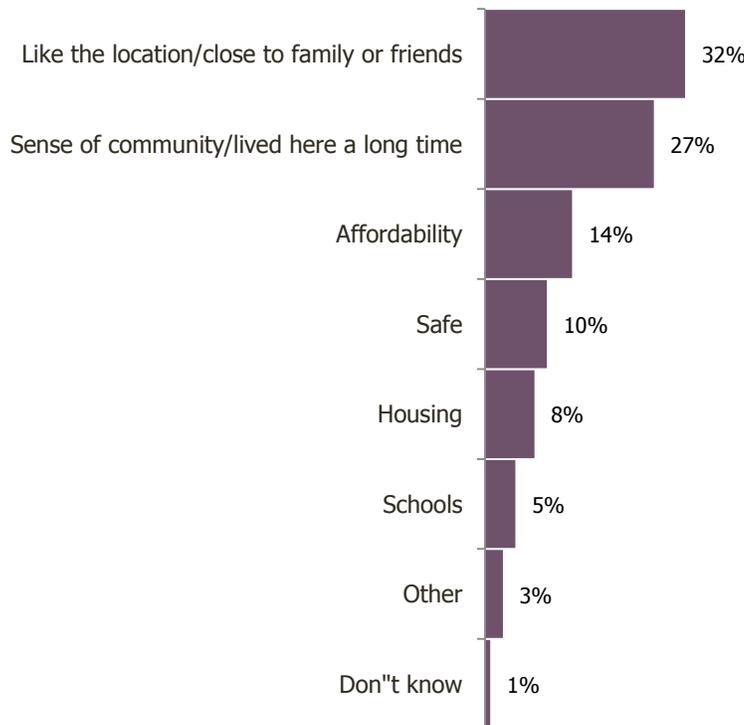
Respondents were asked to record their opinions about their life in La Vista in the following question:

- Why do you choose to live in La Vista?

The verbatim responses were categorized by topic area and those topics are reported in the following chart with the percent of responses given in each category. Because some comments from residents covered more than a single topic, those verbatim responses are grouped by the first topic listed in each comment whenever a respondent mentioned more than a single topic.

Results from the open-ended question are best understood by reviewing the frequencies that summarize responses as well as the actual verbatim responses themselves. A total of 341 surveys were completed by La Vista residents; of these 292 respondents wrote in responses for the open-ended question. The most common response (32% of respondents) was that residents liked the location of La Vista or the City was close to family or friends. About one-quarter of survey respondents enjoyed the sense of community or had lived in La Vista for a long time. Less than 1 in 10 residents indicated that they chose to live in La Vista due to housing or schools.

Figure 1: Life in La Vista
Why do you choose to live in La Vista?



Verbatim Responses to Open Ended Question

The following pages contain the respondents' verbatim responses as written on the survey and have not been edited for spelling or grammar. Responses have been organized by coded topic areas.

Why do you choose to live in La Vista?

Like the location/close to family or friends

- Apartment I moved to is located within the La Vista city limits; Safety
- Because everything is close shopping, grocery's, and going out to eat and my doctors.
- Before moving here in 2003, we lived nearby in omaha and liked the area so wanted to stay nearby.
- Builder had lot here; close to work.
- Central location in the Metro Area. Low cost of living.
- Central Location.
- Centrally located, Papillion close.
- Clean quiet easy access.
- Close to family in Papillion & Bellevue.
- Close to family, school district.
- Close to grandchildren's schools.
- Close to interstate.
- Close to work in. Is safe and beautiful
- Close to work, quieter place to live.
- Close to work, taxes are reasonable for area, Feel safe as a single woman. Quiet community.
- Close to work.
- Close to work.
- Closer to work and affordable housing.
- Convenience & quality.
- Convenience of the area.
- Convenient location to one of us working in Lincoln & the others DT Omaha.
- Easy access to I-80.
- Easy to work, church, shopping along 72nd St corridor N & S of Harrison. The best Condo flat in the midwest build more just like mine - somewhere else in La Vista - Thank you.
- Family ties.
- Family.
- Family.
- For now it's the best place for my wife and I.
- Found a house & neighborhood we thought would be nice when we downsized.
- good location, nice neighborhoods, always growing and improving.
- Good place to raise a family. Close to interstate so easy to get to places in Omaha & metro area.
- Great location to get anywhere in Omaha. Close to interstate.
- Great location to my place of work, and close to businesses, and looking forward to the new city center project. Variety of housing choices, although I would like to see an option of condos for purchase, as it would be a better buying option for some people instead of a house, myself included, I also love Cabela a Costco is a major positive.
- I am on the edge of La Vista & the ease of travel on the interstate, as well as ease to Sarpy co.
- I grew up here and have family here. It is very safe here and everything is easy to get to. The library is awesome. Also, the roads are always cleared quickly after bad weather.
- I like living in Sarpy not Douglas county, less dense population but we need to have more affordable or some kind of rent control apartments housing with elevators and an organized bus service for people of all ages without cars to get around from La Vista to Papillion and to Bellevue, shopping and hospital and doctor offices. This survey is a very good idea and should be done on a regular basis.
- I like the area and the city has been well run in the 30 year I have lived here

- I like the location in relations to near by communities to Omaha. I like the overall community of people.
- I like the location.
- I moved to La Vista, because I grew up right down the street in Omaha. It has a small town feel with all the advantages of Omaha not far away. But, I would like to see better quality retail such as Younkers or Macy's in La Vista. We have way too many Goodill, Walmart and convenient stores which gives La Vista a bad overall impression. I still do my shopping at Oakview. I hope the new Main Street changes that and raises La Vista's reputation. Don't misunderstand me, I know Goodwill is a great Christian organization, but some variety would be nice and would bring in people from all walks of life.
- I raised my kid here & plan to retire here.
- If my family didn't live here I wouldn't.
- It is a great place to raise a family.
- It is close to my family. Taxes are cheaper than Omaha.
- It is close to where I work so I chose to build a home here.
- It is half way between work for my husband and myself and close to family.
- It is located to shopping and is a good place to live.
- It was close to our work places, and we felt the area we chose was safe.
- It was close to work.
- It's a great place to raise a family.
- It's close to my children, and all areas convenient to me.
- It's convenient for work.
- It's not in Douglas county!
- La Vista is where my daughter lives and my son lives fairly close.
- Like location - like the schools - like the recreation offer when kids were younger, neighbor feel safe here.
- Located close to accesses to interstate. Good education for my children.
- Location at time I was working. Love Val Verde & how it is kept up. Covenants very important!
- Location in city , community.
- Location in metro area; safety.
- Location in Sarpy county, cost of living, feeling of safety.
- Location to interstate.
- Location to my job.
- Location to work. I am most concerned about property taxes. My home is valued at \$200K/ taxes \$4,100 per year. But in Oma a \$600K house pays \$9,100 property taxes (in Regency). Just half again what I pay on a \$400K Less valued home. Way too high. Will move out of NE when I retire. Plus - there are too many sex offenders in La Vista!
- Location, easy to get anywhere in Sarpy or Douglas County.
- Location, housing within our price that fit our needs, close to many stores ect that we use regularly, no ban on bully breed ka's.
- Location.
- Loved the neighborhood - Price of home - close to I-80 & now easy to get to I-29 so to Kc - plenty of grocery shopping - taxes.
- Moved there to be closer to my grand daughter but have stayed because I love it.
- My children & grand children live in Omaha and La Vista is close to them!
- My daughter live here.
- My daughter live here.
- My fiancé lived here when we got married, looking to move to another area now
- Nice apartment complex, not for from work, easy access to I-80.
- Our daughter and family live in Millard we lived in La Vista 10 years - 3 years in TX and came back here in Feb 2016.
- Proximity to work.
- Smaller, easy access to where we go or need to go.
- The area is nice and we feel safe we like our neighbors.
- This is where my wife lived when I moved here. She lived in Omaha and wanted out of their school system.
- to be closer to family

- To be closer to family.
- Wanted to be South of Omaha.
- We are not in Douglas County!
- We are retired - Lived in La Vista 2002-2012. Moved to TX for 3 year for grandchildren. Lived at 55t in TX so when we returned to Omaha last Febr. We chose this 55t for activities and proximity to daughter in Millard and son in Lincoln.
- We bought a home in Southwind in July. We love the area.
- We like apartment and it's near the interstate and work.
- We liked the locations to build a new house. City & county taxes are too high - You did not ask.
- When Douglas Co. took our house to widen the road we found this house and liked the location & close to relatives.
- Work
- Work in area
- Work in Papillion.

Sense of community/lived here a long time

- 55 years why move now.
- After living here comfortably for more than 30 years, I neither desire nor could afford to live anywhere else.
- Back in the day, 25+ years ago, the police would patrol the neighborhoods 2-3 times a day. Since the new police station was built, rarely, if ever do we see a police vehicle patrol our neighborhood. Criminals know this why do you think we have the bank and gas station robberies, that the police can't solve.
- Because it has everything that is important to me. The best.
- Because it is where I came, but now feel the city has gone down hill, people don't take care of their property, complaints go uncared for, I see no results when I call about things. Our streets are in very poor shape. Patching is not doing the job.
- Because its fantastic! taxes = good - convenient = great. Snow removal = outstanding. Emergency response = amazing.
- Because of the overall sense of "Home".
- Because when I first moved here 25 years ago there was good shopping, and a great golf course, the cost of living was good also.
- Because you still offer the "small town" feel - opportunities to be involved in community. Police citizen's academy, rain water barrel program, ornaments from the old city Christmas tree, all wonderful examples.
- Been here 50 years - raised kids here. Call it home!
- Been here since I was five I am now thirty it used to be a great place, now it's always changing and moving west with no hope of fixing the wet lands walmart took out for hobby lobby and so forth. Cranes no longer stop wetlands gone and empty buildings sit.
- Being here since 1975, I feel safe, its quite & very peaceful.
- Born & raised here! Live in my parents house.
- Brought our first house here. I'm still in the first house, I've been in this house 55 years, raised all there of my children in this house. In fact one of my daughter lives in La Vista. I wouldn't live any place but La Vista. I loved the area would till any one to live here.
- Built a house 16 yr ago at edge of town & country.
- Clean well kept neighborhood - close to library, stores, physical therapy. Walking is great - need park benches along walking trails for 60t with limitations-
- Clean, safe neighborhoods with excellent schools but still easy to get into Omaha.
- Close to everything needed from big city, but don't have to live in that big city. Sense of community.
- Feeling of a small town.
- Friendliness, affordable housing education.
- Great community & friendly people. A feeling of safety is key here, and everything is up kept well.
- Great place to live. Nice size city.
- Grew up here - safe area.
- Grew up here!
- Had to move here due to job and was looking for a place to stay. This place here responded to my needs right away.

- Have lived here since 1982, own my home, retired, won't move.
- I came from Puerto Rico and it was hard to find a place. I prayed, drove and this is our perfect place. I choose La Vista cuz of the beauty of the town and people. I feel loved by my community and Major Douglas. As a Hispanic I don't feel left behind! In progress.
- I grew up here, very nice community. Also own a home here!
- I grew up in the La Vista- Ralston area and wanted to stay in this area.
- I have always felt La Vista has the small town atmosphere and a good place to raise kids.
- I like my apartment and have lived here in La Vista 17 years. It was close to the schools I taught in.
- I like that small town feeling.
- I like the people, being a small community, if my needs can't be met here. Omaha is right next door. Have lived here over 50 years.
- I like the relative quiet of my neighborhood & the small town feeling.
- I like the small town atmosphere with everything close at hand.
- I like the small town feel and that the city wants to move forward. It is close to places I go.
- I like the smaller size of La Vista-much more of a community feel than the bigger cities. I feel safer in La Vista & appreciate the wonderful police & fire departments the city has.
- I liked my neighborhood and schools.
- I live here before it's a great city to raise a family with high crime rate.
- I love La Vista, the cops keep the crime down, its kids and parks & shopping (soon) Its a great place to live. People are so reserve & friendly. I can't wait for the shopping mall! It has really grown in a great way & its a wonderful place to raise children! I love all the parks & there center & library & all the wonderful people of La Vista! We need a new pool & walking & bike trails! Love live La Vista!
- I love the community.
- I love the small town feeling, the school district, especially love the library (Miss Jodi) overall I love La Vista. Lived in Omaha most of my life & since living here it's felt more like home than Omaha ever has!
- I moved from Las Vegas & it is quieter.
- I moved here in 1961 so I am used to the city.
- I was born and raised in La Vista. It will be my home forever. I love the community and all that La Vista has to offer, with the new developments coming up, La Vista will just keep getting better and better.
- I'm happy there-quiet and calm area.
- In no particular order. - Excellent snow removal. Excellent road maintenance . La Vista cleanup days. Great police & fire services. Feeling of safety & security. Small town feel. Papillion-La Vista school district is excellent. Close proximity to major retailers & restaurants. Metro Community College. Public library.
- It is a growing area and is close to my work and schooling.
- It is a smaller community with access to the things we need.
- It is like a small town but in a city.
- It's a great place to live and raise children. Right in the heart of Omaha.
- I've lived here for over 40 years. I used to like the hometown atmosphere and I would move if I could find a similar area at a similar cost to what I am now paying. Code enforcement is non-existent and the neighborhoods are deteriorating. The city is oly interested in new business structure and doesn't seem to care one bit about the residences. They seem to cater to the idiots that run a business out of their homes. I still don't think they should have gotten involved with the salvage of the Walmart omplex. Council Bluffs is letting the businesses sort out the problem of the Mall of the midlands. Their job is to govern and not bail out a greedy business man.
- I've lived here since Feb 23,1980. I cannot think of a better place to raise my family and convenience to market's, entertainments and closeness to the jobs or employment and churches and schools, parks, sports events and everything else.
- LaVista is a "neighbor" community, with great people and many fun events. LaVista is not a big city, but is close enough to one to enjoy the best of both worlds. We have many events that are city sponsored that bring out everyone to enjoy and participat in and show our pride in living in such a nice community with a positive vision of the future!
- Like small community feeling, feel safe. Excellent snow removal, Adequate shopping, easy to get places, I think rec center is excellent! When I was younger used it all the time! Excellent library! City is kept clean.
- Like the small community feeling. People in community friendly.

- Lived here 40 yrs. Good education/ schools. Businesses doctors offices & retail close by/ Handy.
- Lived here and in Papillion 1/2 my life in both cities they are perfect for me. Love the small town feel.
- Love our subdivision.
- Love the area - originally our neighborhood, however the street lights are dim and the streets are rough now.
- Love the community. Close to schools, parks very clean, crime level is low.
- Moved here & bought our first (& current!) home in 1978 (38 yrs). Schools!! Safety , friendliness community feeling.
- Moved here in 1985, own my home, pretty much like the area.
- Neighborhood, community, safety.
- Our family grew up here, we raised our family here and plan on dying here.
- Overall quality of the community.
- Purchased a home here years ago.
- Quiet and comfortable living also people are very friendly.
- Raised here. Moved back with fiance after time in Army.
- Seems to be a clean, safe place to live with friendly people has that small town feel.
- Small town atmosphere with a sense of security and belonging.
- Small town feel with access to major city - close to amenities.
- Small town feel within Omaha, love the neighborhood and schools, safe, central location to everything
- Small town feel!
- Small town feel.
- Small town feeling of well patrolled, neighborly relationships. Good school system w/ lots to offer to students.
- Small town living. Quiet, schools, close to the country, traffic ease, security.
- Smaller community and a good place to raise children.
- The community is small and close
- Was raised here. Good sense of community in my neighborhood. However, City officials are very slow in following through on development promises i.e. 84th Street corridor. 10 years and still no progress. Really!!
- Was raised in the resident been here 51 yrs. It's too busy now. Taxes on original new house that developed La Vista are taxed over what a home of that size should be. I'm very unhappy about unnecessary added charges to utility bills that had never been on our bills before. La vista has chose to give up the volunteer fire dept. and merge with Papillions who are paid firemen. All the development has used up all open land La Vista has. No more farms or county all city. I'm very disappointed to see that we couldn't accept to stay a smaller community to keep taxes and prices down. La Vista was a good community. Too much dishonest real estate going on.
- We have been residents since 1970. Raised our family here and now grand-children attend school in the Papillion/ La Vista schools - There is not any place else we wish to live - quality of life is good-
- We have lived here 50 years, All for good reasons fire-rescue police protection. The East side of La Vista is where we live! It could use some clean up yards especially.
- We have lived here since 1966. I am now retired and unable to leave my house. My son takes me to senior center. Shopping, and family gatherings. My son lives in Papillion. I always loved La Vista. I feel safe and love being in my home. Just not able to get involved in many activities.
- We have lived in La Vista 48 years and have enjoyed most of those 48 yrs. There were lawn & yardcore regulations when we moved here but that has stopped now. I wish these regulations would be enforced now. I can't believe that someone can let their yard be overgrown by weeds and nothing is done about it by the city regulations. There is a house on the corner of Park Crest Drive & so Glenview too. The owner has let it go to all weeds & nothing is ever done about it. I wonder what kind of negative feelings that gives to someone looking for a house in the neighborhood. Very disgusted with the [?] for not enforcing the regulations of La Vista these days!!
- We have lived, here for 45 years our house is paid off. We are close to family and we like the community.
- We like living in La Vista.
- We like the shall town feel with being so close to the "big city".
- We live in an older part that the neighbors are working people that aren't noisy or pretensions. It's safe and we look out for each other. Santa on thanks giving weekend is the best!
- We lived here 18 years in the same house, we watched La Vista grow & improve. We're staying here loved the lot me built in & the builder & the community!

- We moved here 28 years ago (military PCS move) and we stay here because we established roots here; our family is here-kids & grand kids.
- We purchased a house in La Vista over 20 years ago. It's now our home.
- When we moved here 30+ years ago. All the neighbors kept their yards up. But now renters don't care. And we keep hoping the city of La Vista will step up. Start holding centers accountable for their property.

Affordability

- A good balance of cost and safety.
- affordable good community
- Affordable & close to my church.
- Affordable home ownership in Papillion - La Vista School District.
- Affordable housing, proximity to son/ daughter-in-law.
- Affordable, friendly, close to everything, safe.
- Can't afford to move in this economy.
- Can't afford to move.
- Cheaper apartment than West O, closer to current job situations.
- Cost compared to Omaha.
- Cost of living, sense of community upscale look with home town feel professional services, EMS/ Police/ Fire. Reasonable tax rates.
- Cost of our home & proximity to events, shopping and activities in Omaha metro. Small town feel but benefits of city.
- Cost, safety, location is key!
- Found a home for a reasonable price, love the small town feel.
- Found a nice affordable house to rent and later purchase here about 16 years. Love the neighborhood and people in it.
- Found a reasonable priced apt.
- Found affordable housing.
- Found an affordable house in a good neighborhood.
- Home was least expensive yet large enough, though too far from work. After living here for 5 years we discovered we should have chosen closer to work and farther from Omaha.
- Housing available for any age.
- Housing cost!
- Housing prices - Central location in metro area.
- I did not want to live in Douglas County (Taxes are too high & I wanted to be in a smaller community).
- I found a cheap apartment a reasonable distance from my job.
- I like the area I live in. The rent was pretty reasonable but seems to be getting to high for an apartment.
- It's affordable, clean, safe, down-to-earth, and has a lot of great events for the people that live here.
- Low property tax, excellent school district, low income rate, central location to family activities.
- New resident, affordable housing.
- Reasonable housing.
- Retirement opportunity affordable.
- The house was available for & it fit my income. Plus I wanted to get out of Omaha with all it's problems. I am very impressed with the snow removal - I worked nights & was able to get to the main roads with no problems.
- The quality of living for the price you pay is pretty good.
- When I came to this part of this city, I found a house I could afford, & I was happy be part of La Vista.
- When I moved here, it was the price of my apartment, not anymore.

Safe

- Clean, safe, excellent snow removal, good streets, nice neighborhoods, convenient location to Omaha and surrounding areas. Close to where my kids go to private school.
- Even though Omaha has neighborhoods with cheaper having, La Vista is safer overall and has resources that are easily accessed. The area links quickly & easily to neighboring areas for work needs & events.
- Feel safe in La Vista.

- I feel safe. I can take a walk at night. Neighbors are nice.
- It feels safe. Driving is easy. Comfortable pretty area.
- It is safe, near my daughter, house was what I could afford. I am 63 and plan to live here from now on. Love transport for elderly although I have not used it. Love online grocery shopping that is available here.
- It's a safe, clean, beautiful area.
- It's quiet, safe, and easy to get to any part of the metro area.
- It's safe, beautiful, near places I like to go, and has lots of affordable housing.
- Less crime and worries than living in Omaha
- Life is good & easy, safe, good schools, friendly. Very unfortunate that the 84th St corridor is abandoned.
- Low crime rate, good schools, better environment to raise kids just moved to La Vista - not familiar with area yet.
- Makes me feel safe.
- Nice, safe, pretty affordable, not too big.
- Relatively safe.
- Safe place to live with friendly people and businesses and it's not too far away from the interstate.
- Safe, clean community with easy access to work. Good school district.
- Safe, clean, and location.
- Safe, convenient, usually clean. Residents have to pay for anything extra like trash pickup.
- Safe, low cost and close to everyone I want.
- Safety & good place to raise kids.
- Safety and close to family.
- Safety and quite.
- Safety, community center, library, groceries & dining.
- Safety, sense of community/ "small town feel", close to my work.
- The City is well kept and safe. Also hoping the bike trail by the sports complex extends down 66th Street to give residents of Ardmore safe passage to the trail system.
- Used to be a safe, clean community, now it is a run down ghetto to live in.

Housing

- Apartment complex is fairly well maintained & affordable. (Even those prices are going up to become unaffordable quickly).
- Because my house is paid for.
- Bought a house 8 yrs ago, Wason LVFD...
- Chose an apartment, happened to be in La Vista. Worked for the best.
- Found a house we loved, but the taxes are very high might have to sell.
- Found house in good neighborhood in good school district.
- Got a nice apt. clean place to live.
- Housing at time was best option available in relationship to location, price, type of home. I was looking for.
- Housing fitting my needs.
- Housing, schools, safe community, relative quick transport to various places in Omaha
- Housing, taxes, school district.
- I live in an apartment and the apartment we found fit our needs.
- It was the only place that had a 2 bedroom - 2 bath apartment available on internet search we needed it when we relocated be closer to family 5 years ago, and now we love our apartment complex.
- It was where we found the house we liked.
- Liked the house & its location. Taxes are too high in La Vista.
- Quality of housing we found. We don't know where 'La Vista' is. Looking forward to city ctr.
- Smaller house.
- The Condo I live in. I think the city of La Vista could have ask better & simpler questions.
- We were moving from out-of-state and liked the house.
- When I relocated to the Omaha area, I chose La Vista because of the Shadow ridge apartments.

Schools

- Close to a great school.
- Education excellent - so & friendly. Quite been here since 60's & see improvement all time. Need movie theaters & more activity for youth. Ruts ruts, skating this side East of 84th. Tired of going to Papillion for. Entertainment & shopping. Shows to Bellevue Youth Activities are too expensive for middle & lower class here. A lot of single parents here & rent [?].
- Education, safety, atmosphere.
- Good school, good access to I-80.
- Good schools and neighbors
- Great school district and sense of safety however we have started seeing more crime closer to home that has us concerned.
- Quality schools, location, economic growth, well sought - after neighborhoods.
- School district is the the best for my child who has a disability.
- School system. Quality education for children.
- School, community center.
- Schools, feeling safe, convenience of location.
- Schools, good neighborhood, convenient to Omaha & activities.
- The Papillion La Vista school system is excellent.
- The school system, the smaller town feel.
- We chose La Vista because of the schools and it was near the base.
- We moved here at first for the school district. We stayed because of the low amount of crime, sense of community and how close everything we need is. Love it here.

Other

- All positives already married.
- Convenience
- Job brought me to Omaha.
- Retirement facility.
- The trees.
- We never lose power when there's a storm. My street gets plowed in the snow - feels new & love police always driving around.

Don't know

- Haven't lived in La Vista for 6 months hard to give you any answers.
- I really wonder sometimes!!
- Nice.
- No particular reason.
- No particular reason. We needed a house and this one fit our needs and our budget. It has been a good fit for over 30 yrs.