

NELIGHT

Nebraska

HOUSING STUDY

Project Update July 29, 2022



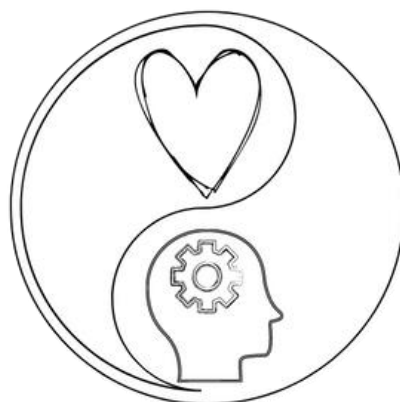
RURAL PLANNING

NELIGH HOUSING STUDY

The City of Neligh & Neligh Economic Development recognize that a perceived lack of housing is impacting the community's ability to meet its goals.

The purpose of this Study is to help the City understand the fundraising, budgeting, and policy decisions needed in order to positively impact the Community's local housing market.

QUANTITATIVE DATA



QUALITATIVE DATA

HOUSING ASSESSMENT

- Current Comprehensive Plan
- City Building Permit Records
- US Census Bureau American Community Survey
- Nebraska State Academic & Government Sources
- Housing Stock Inventory Review
- Building Permit Information Review

COMMUNITY ENGAGEMENT

- Kickoff Discovery Meeting
- Focused Conversation Workshops
- Community Survey
- Information Reveal & Reflection

PROJECT TIMELINE

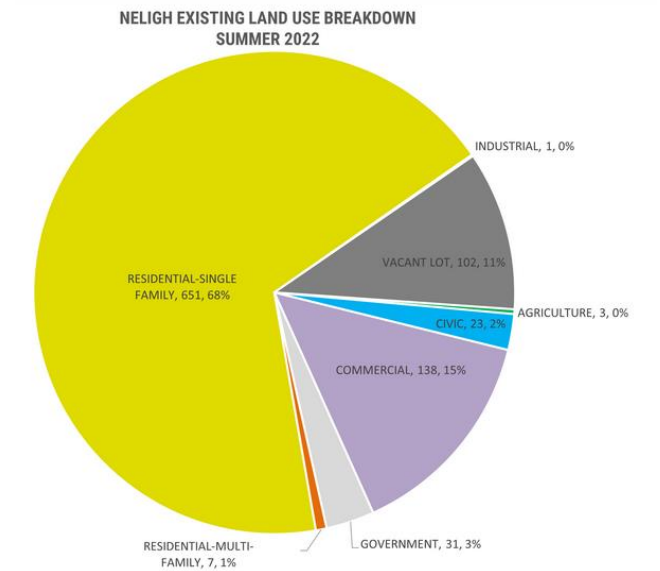
June 7, 2022:	Stakeholder Project Kickoff Luncheon
June 21, 2022:	Focused Conversation Workshop
June 2022:	Onsite Housing Inventory/Assessments
August 2022:	Community-Wide Survey
October 2022:	Information Reveal/Strategic Planning Workshop with Stakeholders and Advocates

QUANTITATIVE HOUSING ASSESSEMENT

NELIGH EXISTING LAND USE BREAKDOWN (ASSESSED SUMMER 2022)		
	Parcels	% of Total
AGRICULTURE	3	0.3%
CIVIC	23	2.4%
COMMERCIAL	138	14.4%
GOVERNMENT	31	3.2%
RESIDENTIAL-MULTI-FAMILY	7	0.7%
RESIDENTIAL-SINGLE FAMILY	651	68.1%
INDUSTRIAL	1	0.1%
VACANT LOT	102	10.7%
TOTAL	956	100%

The data collected is the result of the housing stock assessment that was completed by the FIVE RULE team in June of 2022.

The assessment consisted of team members traveling along every public street in the city and documenting the use of every property as well as the occupancy and status of every residential property in the city.



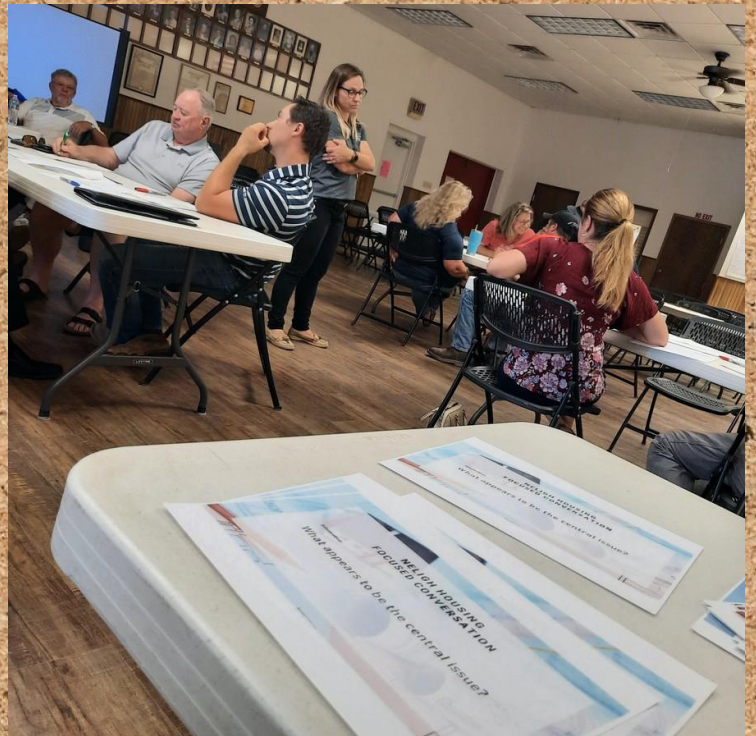
RESIDENTIAL CONDITION RATING		
Condition	Count	% of Total
Fair to Excellent	551	83.7%
Major Wear	102	15.5%
Dilapidated	5	0.8%
Total Residential Structures	658	100%

According to the assessment results, the city has a total 658 existing residential lots, 7 of which are considered multi-family (duplex and/or apartments). The assessment also estimates that 26 residential properties are currently underutilized.

RESIDENTIAL OCCUPANCY RATE	
Occupancy	Residential Structures
Occupied	625
For Sale Sign	7
Vacant Idle Utilities	18
Vacant-In Transition	8
Total Structures Counted	658
Residential Vacancy Rate	3.95%

COMMUNITY ENGAGEMENT

NELIGH HOUSING WORKSHOP JUNE 21, 2022



COMMUNITY ENGAGEMENT

NELIGH HOUSING WORKSHOP JUNE 21, 2022

WHAT CONCERNS YOU?

- Affordability, given current higher interest rates.
- Housing values may not be as affordable.
- Condition of older homes and cost to remodel.
- Lack of housing affects business and the community.
- Need sources of funding that are long term and sustainable.
- Create and implement housing programs.
- Safety of dilapidated housing.
- People can't and don't want to fix up housing.
- Lack of apartments.
- Implement and enforce LB256. (Vacant Property Registration Act)
- Shortages and high cost for workers to commute.
- Shortage -- increased gas prices --- loss of employees
- Safety
- Without housing, no employees, businesses, town.
- Revolving program.

WHAT MAKES YOU MOST HOPEFUL?

- The current housing meetings.
- Meetings like this, community involvement.
- Good quality of life.
- Businesses and people want to move here.
- Willingness to invest locally in housing and business.
- Planning and trying to make a difference.
- People.
- Hopeful Action on LB256
 - \$5K , %RRP - Registry Vacant Administrator
 - \$1K - Attorney
 - \$150-\$250/hour legal
 - The private sector has stepped up a lot! "The Flats".
- Community Fund.
- Influx of people.
- Desire to move to Neligh.
- Entrepreneurs eye on Neligh.

COMMUNITY ENGAGEMENT

NELIGH HOUSING WORKSHOP JUNE 21, 2022

WHAT STANDS OUT?

- 35 and under are looking for housing
- Senior housing with minimal stairs.
- Sellers - 50's and up, selling to 40's and under.
- Clean up properties and lots - *LB256
- Give lots away for new construction.
- Inactive utilities account and vacant properties.
- Need a balance of housing.
 - Workforce
 - Retirement
 - 2-3 Bedroom
 - Rental Market
- Adopt and implement LB256.
- Lack of available housing.
- Improve curb appeal to attract more and fill housing.
- Increase SFH.
- Dilapidated houses - remove and make lots available.
- Lots are too small.
- Large mortgages on low value homes.
- People build outside city limits, but want city recreational and street benefits.

WHAT LAND OPTIONS ARE OPEN TO US?

- New housing.
- Areas around city limits are best.
- SE corner area, but owner not willing to sell.
- Limited by the river or topography hills.
- Existing lots on the east edge and development north of Blackburn. One person bought all the lots, but now does NOT want to develop or sell the lots.
- People pick neighbors to sell to.
- Reconfigure home layouts to fit smaller lots.
- Dilapidated buildings (15) to be redeveloped, or fixed up. Some are on larger lots.
- Lots outside city limits (along Cemetery Road)
- Person owning property to the north.

COMMUNITY ENGAGEMENT

NELIGH HOUSING WORKSHOP JUNE 21, 2022

HOW CAN WE DESCRIBE OUR CONSENSUS?

- . Start LB256 and hire a company to manage the program.
- . Quality of available housings, *LB256.
- . Division of City/Government (someone to help or manage).
- . Actually getting something done - LB256.
- . Businesses are coming in now and we just need housing for them.
- . Multi-family units.
- . Senior housing.
- . Clean up lots.
- . Give lots away for new construction.
- . Start with LB256 and move on to construction of homes.
- . We need a paid entity to manage this.
- . When we "hired" Economic Development/Chamber is when we saw progress.
- . Vacant lots and modern style.
- . Curb appeal - main streets/highway
- . More single family housing or housing to retire into.
- . Start somewhere with momentum and put this into action.

COMMUNITY ENGAGEMENT

NELIGH JUNE 7, 2022 KICKOFF RESPONSES

What are local housing projects I've been part of?

- Economic Development Board
- 5 - total home builds
- 2 - full renovations
- Financing construction, purchases of SFR and multi-family units
- Nothing in detail
- TIF for Country Side Acres II
- Through the city council, we worked on a TIF plan and financing for a new development
- TIF projects housing development, flats on 8, NAHTF grant (Clearwater), Community Investment Group (Clearwater)
- What does affordable housing mean in Neligh?
- What does affordable housing mean in Neligh? We need houses built.
- Balance workforce housing, retirement homes, transitional housing the average person can afford. Rent: 450-650 per month. Buy: 1200-2500 per month
- Houses in the community that are kept up/not low income.
- Where families can live and grow, pay a mortgage, and are still able to save or not live paycheck to paycheck
- Having housing "Good Quality" Housing for everyone, regardless of income
- Offering a wide variety of housing options for purchase
- Offering affordable rentals
- Recruitment, schools, growing community
- Middle Income family homes 150,000-200,000 values for 2-3 bedrooms
- In Neligh, I would say \$100,000-\$150,000
- Rentals and single-family homes that are a possibility based on local salaries

What housing goals have we completed in the past 5 years?

- Always kept housing at the forefront of conversations.
- Grants?
- New subdivision is starting to fill up.
- Applied for some housing grants
- Looked at building spec home(s) - not much backing from city council
- No goals set or completed
- Flats on 8, Country Side Acres
- Vacant Houses
- Duplex
- What housing needs are still unmet in Neligh?
- All of them
- Need more single level houses for the older generation to move into in order to free up 2 story homes for younger people
- Number of Houses available for new people to town. Can't bring in/or difficult to get workers if there is no place to live.
- Multi-family units, townhomes, etc.
- Dilapidated or Rundown houses - Need addressed - condemn
- LB 256 - Put in place and enforced
- Accessible, updated, affordable, location, updates, clean up abandoned – rebuild – develop
- Starter homes, apartments, senior living, All need to be modern and updated.
- Needs for family housing that is in good shape and at a fair price.
- Rentals – apartments (updated)
- Single family homes, decent costs, and livable condition
- Rentals (modern)
- Voices of those looking for housing, those expressing interests of seniors

COMMUNITY ENGAGEMENT

NELIGH JUNE 7, 2022 KICKOFF RESPONSES

Who is missing from this housing meeting?

- Dan Murray
- Developers, more contractors
- Representative of the Hospital as one of our largest employers.
- More contractors and real estate agents
- Don Zegers, Keith White
- Tradesmen
- Contractors
- More businesses
- Government Help?

BONUS: My dream for our neighborhoods

- City/Government to help build and manage
- Have to have housing to keep businesses going
- Continued growth of housing and younger families to Neligh.
- Houses kept up. Many rentals that are very rundown.
- Look at housing for elderly people to move out of larger houses to allow families to move to Neligh
- Incentivize buyers, builders...
- Look at city council to adopt housing/condition ordinances, and enforce them.
- Safe, enjoyable, growing families, up kept, improve abandoned lots that are not kept up.
- Remove older homes and rebuild with townhomes or starter homes
- How do you convince families to get rid of relatives homes that are not habitable any longer?
- Better housing with curb appeal so we are an attractive community that provides housing opportunities for new people to the community.
- Houses full
- Homes updated or kept up
- Enough housing for newcomers to have housing choices
- Rentals that are updated and affordable for those just starting out
- Clean up properties, sidewalks