

the city of
NELIGH

HOUSING STUDY



Adopted November 8, 2022



RURAL PLANNING

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CONTEXT

HOUSING DEVELOPMENT IS ECONOMIC DEVELOPMENT

Ready to Grow: Two major transportation routes, U.S. Highway 275, and Nebraska State Highway 14 cross through the City of Neligh. The community has a thriving school district, Antelope County Memorial Hospital, and numerous job openings for varied employment and career types. The small businesses and manufacturing companies in Neligh are ready to grow and provide valuable goods, services, and jobs to the region.

Barriers to Growth: The Neligh City Council, Economic Development (ED) Board, and community leaders recognize that the community has the potential to experience growth; a level of growth that has only been achieved before in the 1930s and 1970s. These leaders intend to capitalize on this growth potential, and, unlike those previous decades, the goal is to permanently reverse past population loss trends. Thereby creating steady and sustainable growth by 2030 and well into the future. The Neligh City Council and ED Board understand that a lack of housing for all income levels will continue to be a barrier, preventing the community from experiencing the growth that they believe is achievable.

Creating Impact: Though these leaders are aware of the barriers being created by a lack of housing, they have remained unclear on their role in addressing the situation. In our capitalistic society, housing is a private good, expected to be provided by private businesses. However, in Neligh, the private housing market does not appear to be providing the supply needed to meet the demand. The City Council and ED Board are publicly elected and appointed officials charged with managing the community's public funds. These groups chose to complete this housing study to understand their role in utilizing public funds to provide this private good.

Decision: The Council and ED Board chose to move forward in clarifying their role in the local housing situation by partnering with FIVE RULE Rural Planning (FIVE RULE) of Kearney, NE to complete a housing study for the City of Neligh.



Existing housing stock assessments, community engagement activities, data analysis, and proposed housing concepts were all completed and provided by FIVE RULE.

The results of those efforts, observations, assumptions, and proposed next steps are compiled and provided within the following pages of the Study.



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Neligh, Nebraska 68756
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e: lauren@neligh.org
www.neligh.org

November 1, 2021

Public Notice for Request for Proposal

The City of Neligh is accepting requests for proposals from qualified professionals to assist in an updated housing study for the City of Neligh. The most recent housing study was completed in 2014 and can be accessed online at <https://cityofneligh.socs.net/vimages/shared/vnews/stories/5c866f355c782/Neligh-Housing-Study.pdf>

Proposal Submission: The proposals must be submitted via mail or hand-delivered and received by December 1, 2021, no later than 5:00 p.m. at the address noted below. Proposals submitted by email or facsimile will not be considered. Proposals are to be submitted in a sealed envelope with Neligh Economic Development Office - Housing Study Proposal - Sealed Proposal: Do not open until December 3, 2021, clearly marked on the outside of the envelope. Submit Proposals to:

Lauren Sheridan-Simonsen
Economic Development Director
City of Neligh, Nebraska
105 E 2nd St., Neligh, NE 68756

Direct Questions to: Lauren Sheridan-Simonsen
lauren@neligh.org
Phone: 402-887-4447

The City reserves the right to waive minor irregularities and to reject any or all proposals received as a result of the request for proposals. Failure to furnish all information may disqualify a respondent from selection.

Best,

Lauren Sheridan-Simonsen

Lauren Sheridan-Simonsen
Director of Economic Development
City of Neligh
105 E 2nd Street
Neligh, NE 68756
P: 402.887.4447

PROCESS

The study consists of information collected through four primary tasks: (1) conducting community engagement activities; (2) completing an existing housing stock assessment; (3) measuring housing demand; (4) and producing basic drawings of dwellings that could fit the lot dimensions and income levels of Neligh.

COMMUNITY ENGAGEMENT

Community engagement activities consisted of leading **conversations among stakeholders and advocates**; collecting input through a **community-wide survey**; and facilitating a process that invited stakeholders and advocates to **review and respond** to the information created by the Study.

CONVERSATIONS AMONG STAKEHOLDERS AND ADVOCATES

Community Engagement Kickoff

A stakeholder was identified as any community member with a vested interest in seeing an improvement to the housing market in Neligh. An advocate was defined as any member of the Neligh community that could speak on behalf of other residents that could not participate in these conversations due to unwillingness or inability to attend.

In Neligh, the stakeholders and advocates were individuals that could be categorized into two groups dealing with housing personally and as part of their jobs. The first group included housing professionals such as builders, realtors, mortgage lenders, and Neligh ED Board and Council members. The second group included other stakeholders that are being forced to deal with housing due to the negative, indirect impact that the shortage is having on their organization. This included Neligh Oakdale Public Schools, Antelope County Memorial Hospital, Blackburn Manufacturing, Reinke's Farm and City Service, and other employers and small businesses in the Neligh area.

These stakeholders and advocates were invited to a community engagement kickoff held earlier this summer. Attendants were asked to commit to attending a future focused conversation and to identify other stakeholders and advocates that needed to be included in the process. Attendants were also asked to answer to complete a questionnaire that would be utilized to prepare for the upcoming focused conversation. The responses to those questions are available within the appendix document labeled "Housing Study Project Update".

The image shows two pages of a questionnaire titled "NELIGH HOUSING STUDY & MARKET ANALYSIS". The left page is titled "Focused Conversation Workshop Preparation" and asks for input based on perspective, involvement, and area of specialty. It includes a section for "Completed by:" and "Occupation:" followed by five numbered questions about local housing projects, affordable housing, housing goals, housing needs, and missing participants. The right page is titled "6. BONUS QUESTION: My dream for our neighborhoods" and contains a series of horizontal lines for writing.

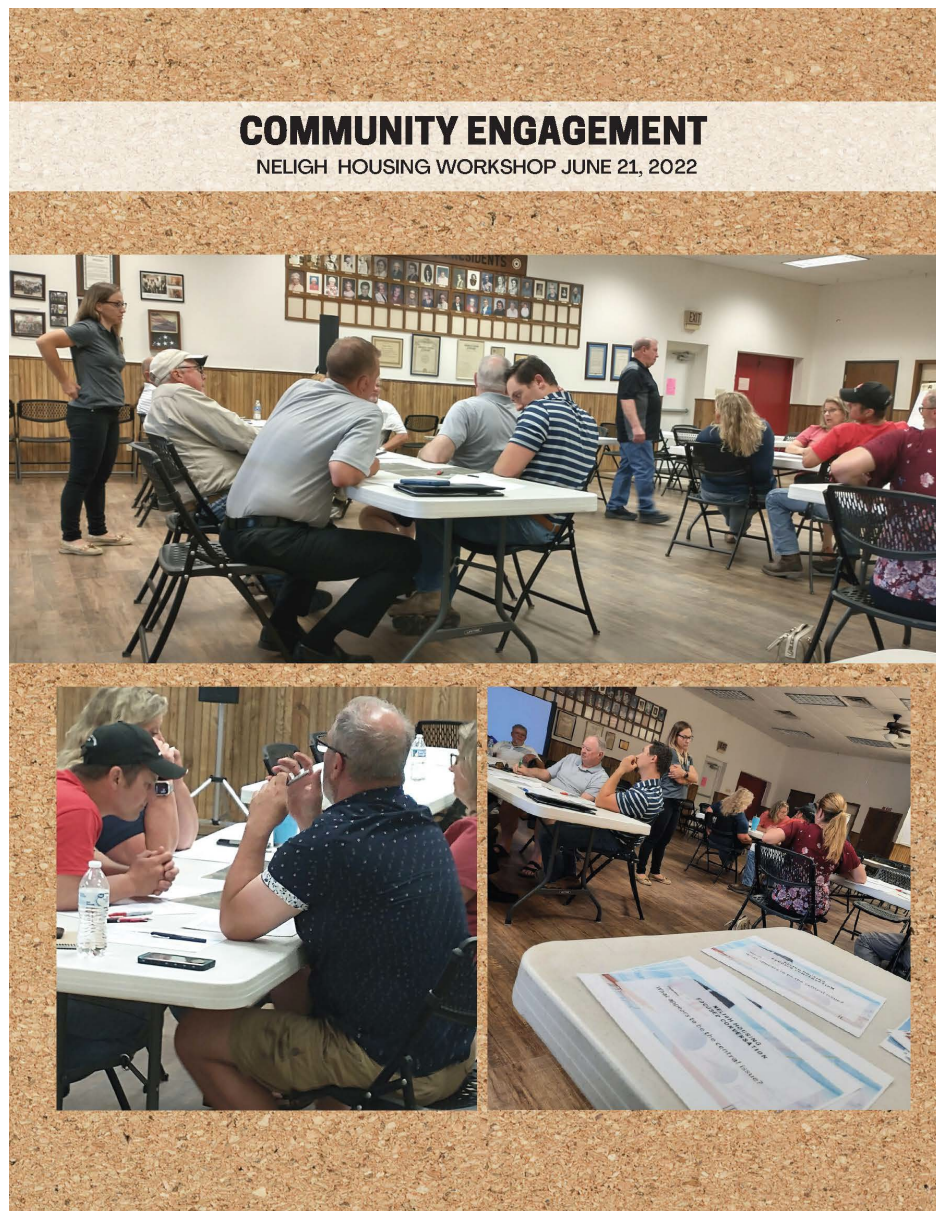
Focused Conversation

Stakeholders and advocates returned to participate in a focused conversation workshop that asked the group to react to the answers provided from the kickoff.

The focused conversation consisted of asking a series of questions. The answers to those questions revealed themes that were utilized to complete the community wide survey.

Those questions are listed below. The collective answers are available within the appendix document, "Housing Study Project Update."

1. What concerns you?
2. What makes you most hopeful?
3. What stands out?
4. What land options are open to us?
5. How can we describe our consensus?



Community-Wide Survey

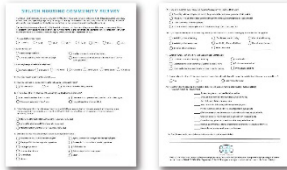
FOCUSED ON HOUSING

The City of Neligh and the Neligh Economic Development Board have partnered with FIVE RULE Rural Planning to complete a Housing Study. This project will deliver a Study that will assist the City in planning for the type of housing most needed in Neligh.



NELIGH COMMUNITY HOUSING SURVEY

Please take this opportunity to share your experience and feedback as we explore and work to address the housing challenges and needs in Neligh. Your input into this survey will assist with providing accurate information that will be used by the City and Economic Development Board in planning, developing and decision making as it relates to housing and quality of life for Neligh residents. Complete the survey by September 16, 2022.



TAKE A FEW MINUTES TO GET INVOLVED AND SHARE YOUR INPUT BY COMPLETING THE SURVEY

Scan the QR code or visit [HousingNeligh.com](https://housingneligh.com) to access the online survey now. It takes only about five minutes to complete online.

OR

MAILING INSTRUCTIONS: Please return your completed survey to the Neligh City Office or you can mail to: FIVE RULE Rural Planning, 2123 Central Ave., Suite K00000, NE 68647 no later than the SURVEY DEADLINE of September 16, 2022.



The community-wide housing survey asked the Neligh community if the housing market themes identified in the kickoff and focused conversation affected all residents. The survey was made available through an online link. Paper copies were also mailed to every utility customer in Neligh.

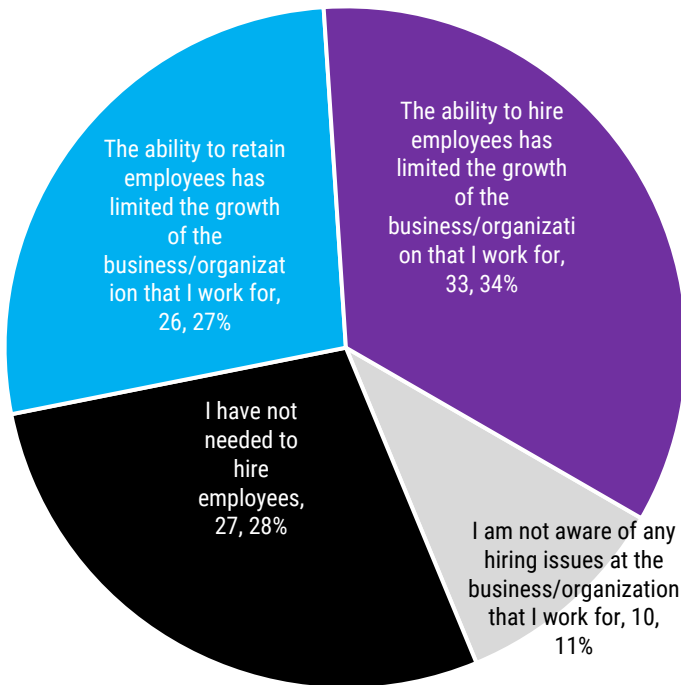
A total of 187 Neligh area residents participated in the survey. The full survey results are available in the appendix document, "Community Survey Results".

NELIGH HOUSING COMMUNITY SURVEY

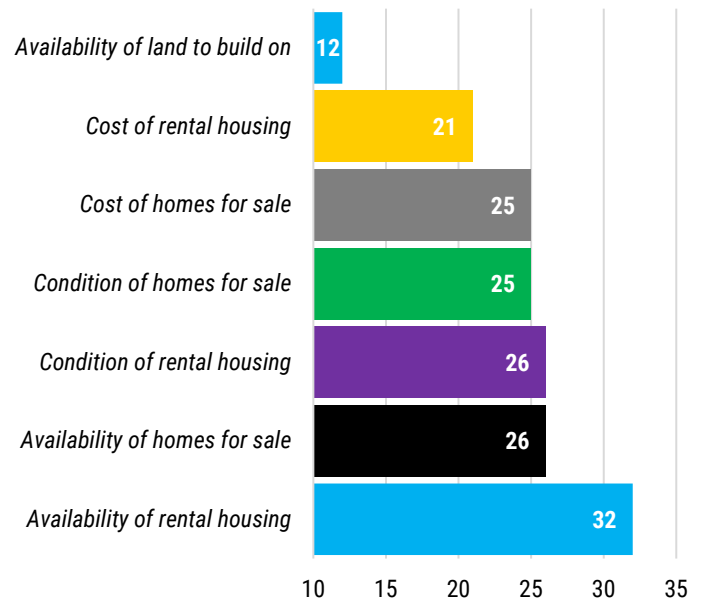
The City of Neligh, Nebraska has partnered with FIVE RULE Rural Planning to complete a Housing Study. The purpose of this study is to find out what the City of Neligh is doing to help its residents find the type of housing they need. The City of Neligh is looking for input from its residents to help it decide what type of housing it should provide. The City of Neligh is looking for input from its residents to help it decide what type of housing it should provide. The City of Neligh is looking for input from its residents to help it decide what type of housing it should provide.

1. How often do you use your car?
 - ☐ Daily
 - ☐ 3-4 times a week
 - ☐ 1-2 times a week
 - ☐ Once a week
 - ☐ Less than once a week
 - ☐ Never
2. Where do you live?
 - ☐ In the City of Neligh
 - ☐ In the County of Neligh
 - ☐ In the State of Nebraska
 - ☐ In another country
3. How long have you lived in the City of Neligh?
 - ☐ Less than 1 year
 - ☐ 1-5 years
 - ☐ 6-10 years
 - ☐ 11-20 years
 - ☐ 21-30 years
 - ☐ 31-40 years
 - ☐ 41-50 years
 - ☐ 51+ years
4. How many people live in your household?
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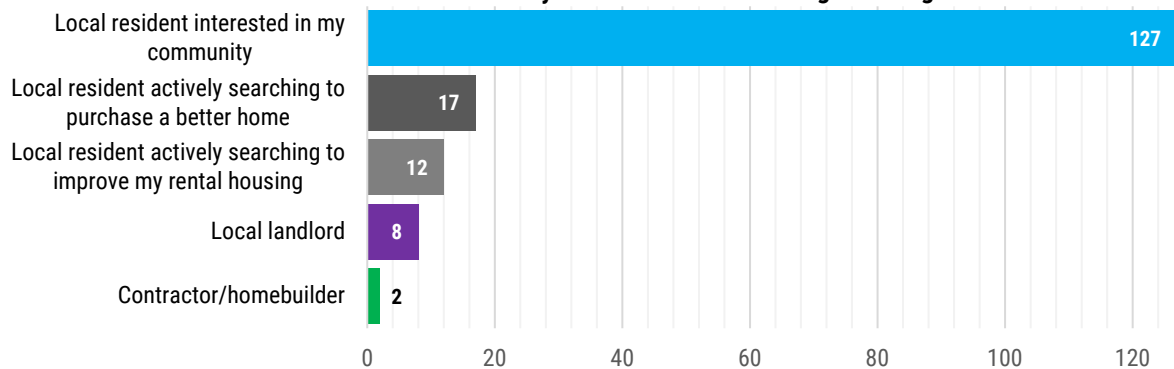
If you are a business owner/in a manager/supervisory role, check all that apply:



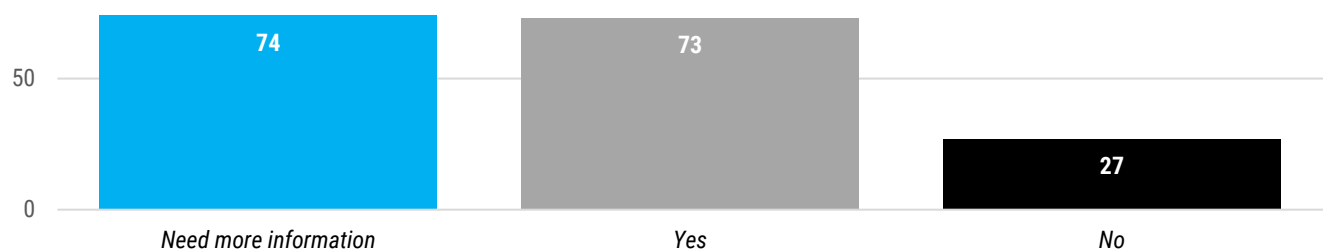
...check all that apply as reasons that limit growth:



What is your association with Neligh housing:



Do you believe the City of Neligh should provide financial incentives that would improve the availability of adequate housing in Neligh?



Public Support

The survey results presented on the previous page support the following conclusions:

1. Businesses in Neligh are struggling to grow due the lack of available employees.
2. Respondents in a supervisory/leadership role at their company believe that a lack of available housing is related to the lack of available employees.
3. The majority of respondents and Neligh residents, not necessarily looking for housing right now or actively in housing issues.
4. Most respondents are supportive of seeing the Neligh City Council and ED Board allocate public resources toward positively impacting the housing market in Neligh.

Review and Respond

Following the community survey, stakeholders and advocates were invited back to review and respond to the information collected and created through the housing study.

Attendants at the housing study review meeting were generally in agreement with the survey results and supportive of three beginning, basic courses of action.

1. Create a local program for improving the city's code enforcement actions regarding long term vacant/underutilized housing units.
2. Begin with infill housing projects.
3. Increase the number of multi-family units available for all incomes and especially for senior housing opportunities.



HOUSING STOCK ASSESSMENT

NELIGH CURRENT HOUSING CONDITION AND VACANCY RATE

The graphic below was presented to the Study's stakeholders and advocated and ED board members. Some of these results are incorporated into the figures created to measure housing demand.

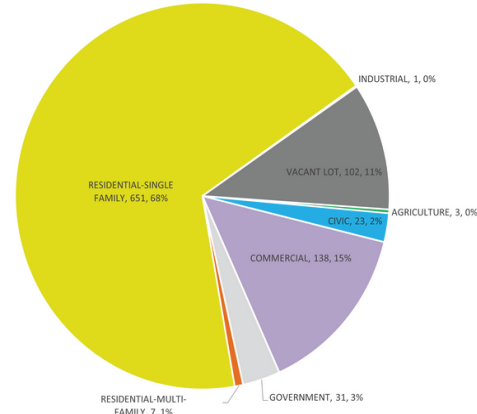
QUANTITATIVE HOUSING ASSESSEMENT

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.

NELIGH EXISTING LAND USE BREAKDOWN
SUMMER 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 40 residential properties are currently underutilized.

RESIDENTIAL OCCUPANCY RATE

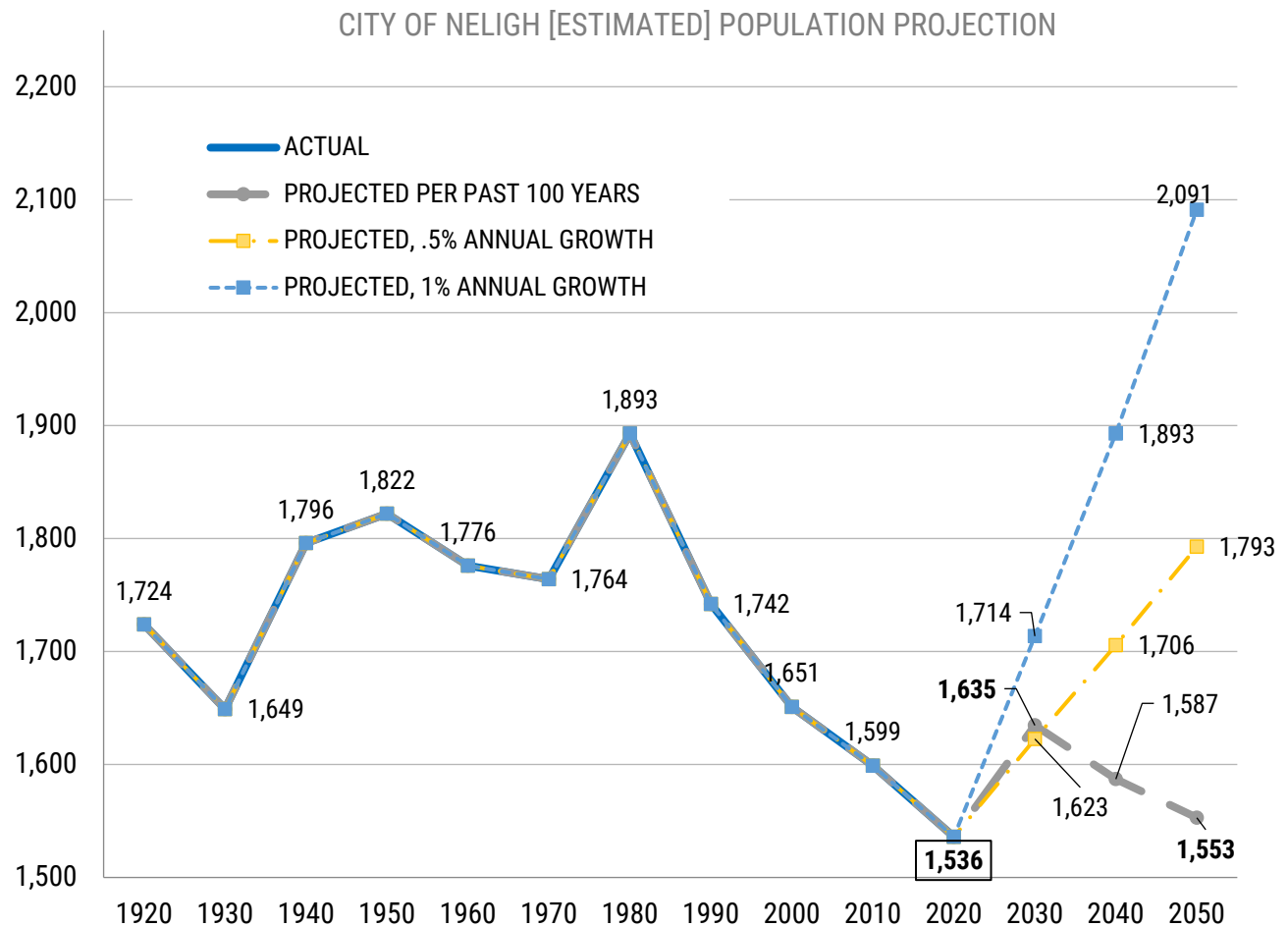
Occupancy	Residential Structures
Occupied	618
For Sale	7
Appears Abandoned Vacant	11
In Transition	7
Vacant Idle Utilities	15
Total Structures Counted	658
Total Vacant Structures Counted	40
Residential Vacancy Rate (All Vacancies)	6.08%
Residential Vacancy Rate (For Sale/In Transition)	2.13%
Residential Vacancy Rate (Idle Utilities/Appears Abandoned)	3.95%

MEASURING HOUSING DEMAND

PROJECTED POPULATION GROWTH

The population projection provided below was created based on three assumptions:

- 1) The next 100 years would represent the past 100 years.
- 2) The city would achieve steady growth of .5% each year over the next thirty years.
- 3) The city would achieve a more substantial growth rate of 1% each year over the next 30 years.



If scenario 1 plays out, the population of Neligh will grow to 1,635 residents by 2030 but will then drop back to 1,553 by 2050. All scenarios predict an increase in Neligh's total population in the next decade.

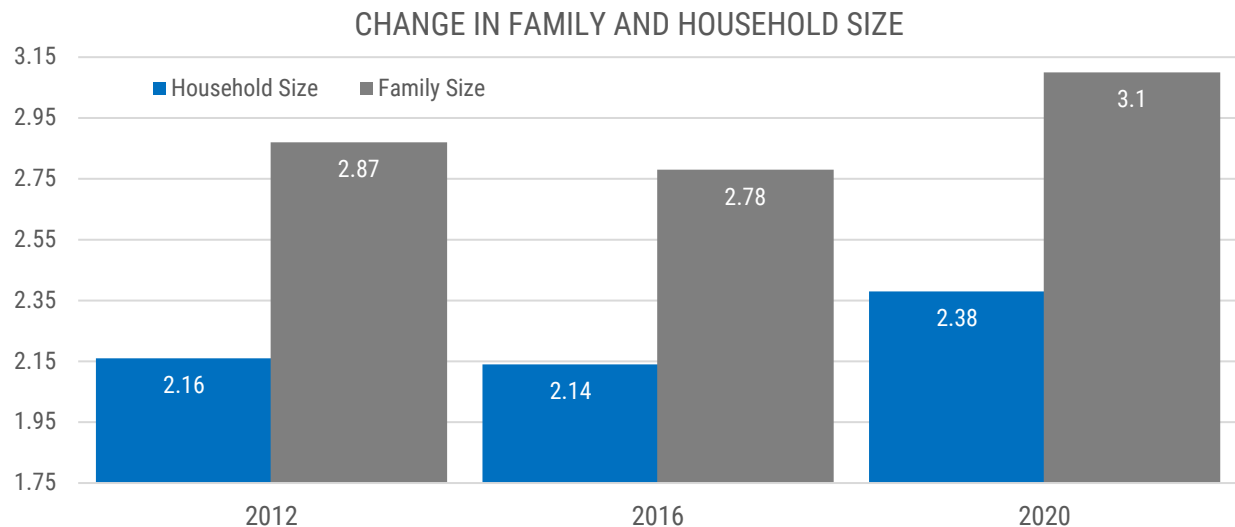
- Scenario 1 (past 100 years) would still produce an **additional 99 residents** by 2030.
- Scenario 2 (.5% annual growth) would produce an **additional 87 residents** by 2030.
- Scenario 3 (1% annual growth) would produce an **additional 178 residents** by 2030.

Neligh's Economic Development Board and City Council chose to complete this Study due to the city's current and anticipated economic growth. Therefore, this Study does not consider nor plan for the possibility of the city's population decreasing in the next 30 years.

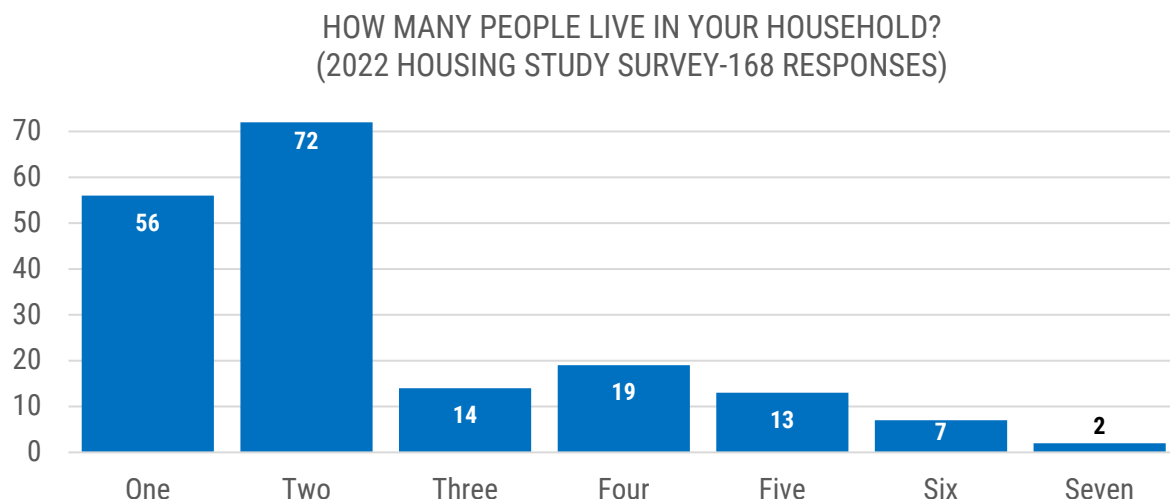
HOUSEHOLD SIZE

The chart below is based on estimates from the 2020 U.S. Census American Community Survey (ACS). The Census defines a family as any two or more people (not necessarily including a householder) residing together and related by birth, marriage, or adoption. A household consists of one or more persons residing together who may or may not be related by birth, marriage, or adoption. Multiple families can be residing in the same household.

Household size and family size have both increased in the past four years. This would indicate a growth of families in the area.



The ACS provided an average household size of 2.48. The average household size of community survey respondents was 2.38. The average household size calculated from the Decennial Census 2020 population count divided by the total number of occupied households counted by this summer's housing inventory is 2.42.

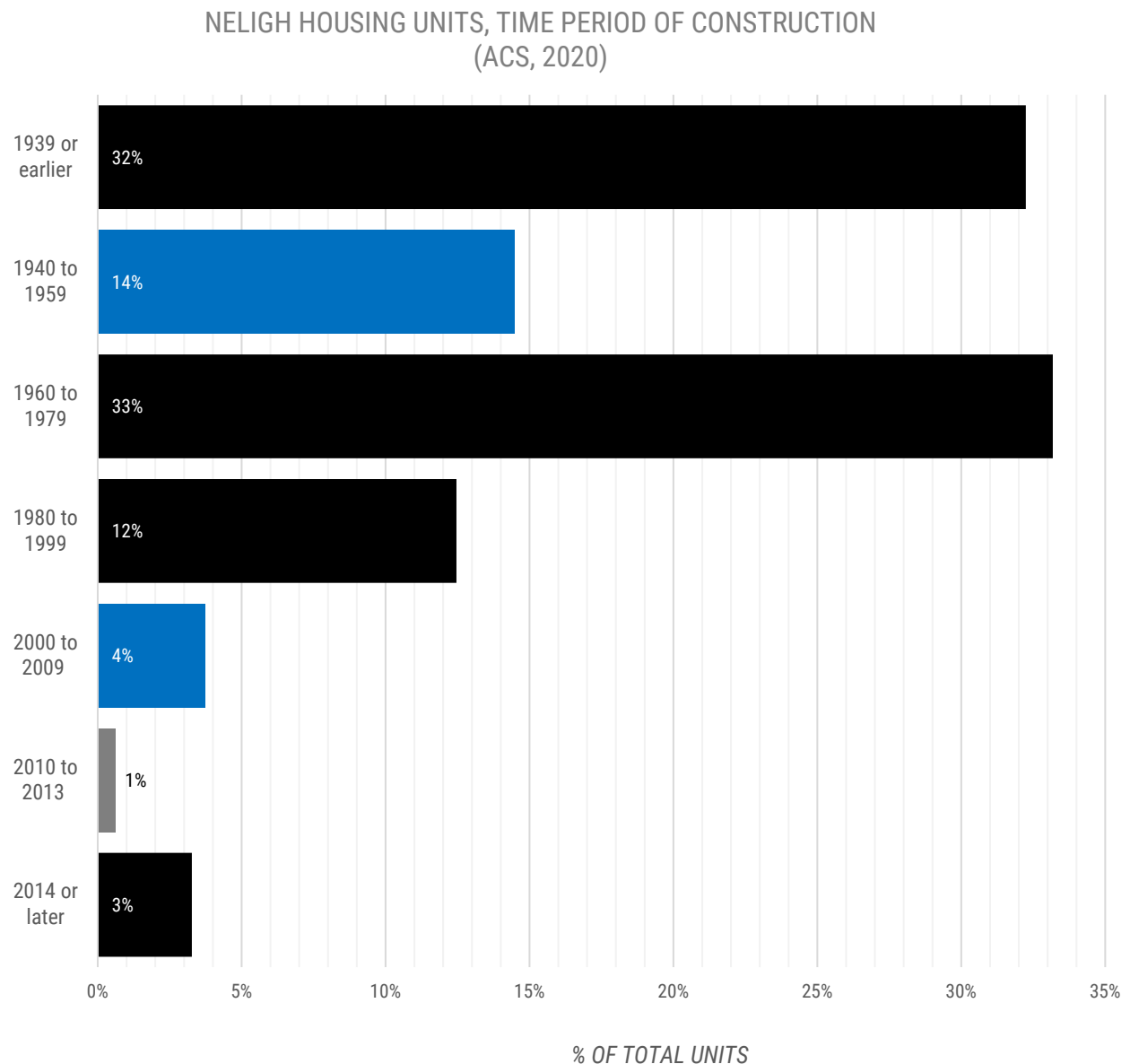


This Study has averaged these three estimates to arrive at an estimated household size of 2.43.

AGE OF HOUSING STRUCTURES

According to the ACS, one-third of Neligh's residential structures were built before 1940. Based on the number of housing units counted, roughly 200 structures will be over 100 years old in the next 20 years.

Therefore, the Study considers the number of units needed to accommodate future residents and the number of units required to replace the aged structures.



PROJECTED HOUSING NEEDS

A housing unit's useful life is approximately 100 years. With one-third of its housing stock built before 1939, Neligh must also consider planning to replace 1% of its housing stock yearly to maintain its population. Therefore, the city would need to replace roughly 6 units per year (1% of 636 occupied residential structures). Based on this simple formula, the city would need to replace 48 units by 2030.

The scenarios below consider the number of units the city would need to replace aged housing units AND add based on the level of growth it hopes to achieve. Units required to accommodate each scenario are determined by counting the number of additional residents living in the city based on each scenario. That number is then divided by the Study's estimated household size (2.43).

PROJECTED NEED FOR HOUSING UNITS BY 2030- SCENARIO 1	
AGED UNIT REPLACEMENT (6 UNITS X 7 YEARS: 2023-2030)	42
UNITS NEEDED TO ACCOMMODATE SCENARIO 1 PROJECTED GROWTH BY 2030 (1,635-1,536=99/2.43)	41
TOTAL NEW UNITS NEEDED BY 2030	83
- SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)	66
- MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)	17

Units needed per year over the next 7 years: 66 single family + 17 multi-family = 83/7 =11.9 units/year
9 single family units/year + 2 multi-family units/year

TABLE 2.2 PROJECTED NEED FOR HOUSING UNITS BY 2030-SCENARIO 2	
AGED UNIT REPLACEMENT (6 UNITS X 7 YEARS: 2023-2030)	42
UNITS NEEDED TO ACCOMMODATE 'SCENARIO 2' PROJECTED GROWTH BY 2030 (1,623-1,536=87/2.43)	36
TOTAL NEW UNITS NEEDED BY 2030	78
- SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)	62
- MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)	16

Units needed per year over the next 7 years: 62 single family + 16 multi-family = 78/7 =11.14 units/year
8 single family units/year + 3 multi-family units/year

PROJECTED NEED FOR HOUSING UNITS BY 2030-'SCENARIO 3'	
AGED UNIT REPLACEMENT (6 UNITS X 7 YEARS: 2023-2030)	42
UNITS NEEDED TO ACCOMMODATE 'SCENARIO 1' PROJECTED GROWTH BY 2030 (1,714-1,536=178/2.43)	73
TOTAL NEW UNITS NEEDED BY 2030	115
- SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (90% OF HOUSING BREAKDOWN)	78
- MULTI-FAMILY RESIDENTIAL UNITS NEEDED (10% OF HOUSING BREAKDOWN)	37

Units needed per year over the next 7 years: 62 single family + 16 multi-family = 78/7 =11.14 units/year
8 single family units/year + 3 multi-family units/year

ESTIMATE HOUSING AFFORDABILITY-ACCOMMODATE PROJECTED GROWTH

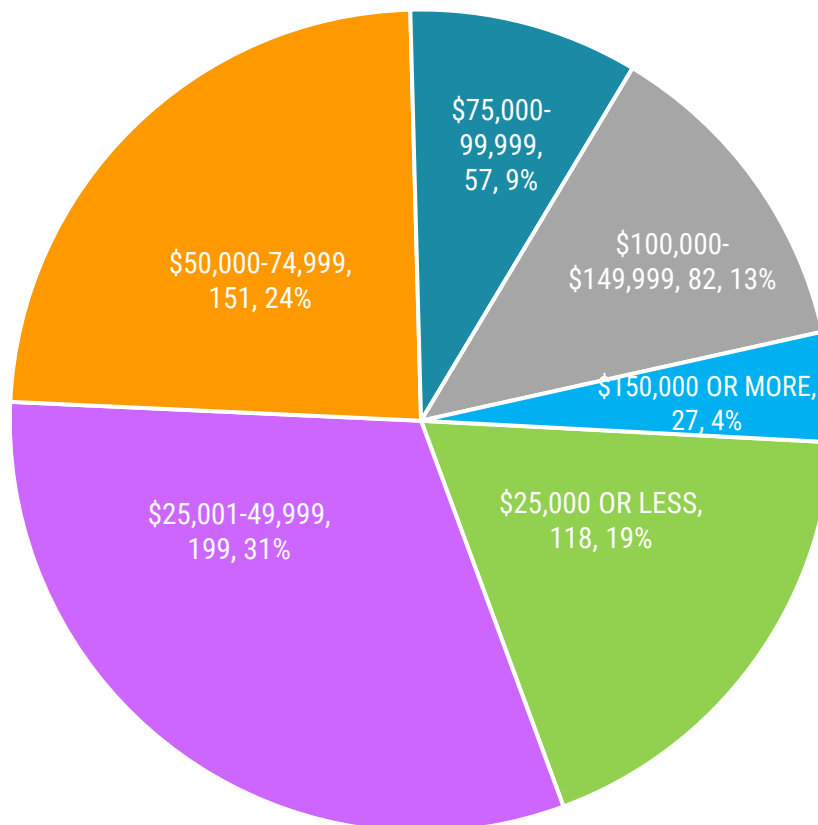
The table below is based upon the estimates on the previous page and the income ranges of the city's current population. If the current income breakdown of the city's population remains the same, the table below will guide the Neligh City Council and E.D. Board.

For instance, in Scenario 1, goal would be to develop 21 units affordable to households earning less than \$25,000, 10 units for households earning \$25,001-49,999, and 18 units for those earning \$50,000-74,999 annually.

NELIGH ESTIMATED UNITS NEEDED BY 2030 (TO ACCOMMODATE PROJECTED GROWTH)				
		SCENARIO 1	SCENARIO 2	SCENARIO 3
INCOME RANGE	% OF HOUSEHOLDS	99	87	178
\$25,000 OR LESS	19%	18	16	33
\$25,001-49,999	31%	31	27	56
\$50,000-74,999	24%	24	21	42
75,000-99,999	9%	9	8	16
\$100,000-\$149,999	13%	13	11	23
\$150,000 OR MORE	4%	4	4	8

SOURCE: ACS 2020, FIVE RULE Rural Planning

NELIGH 2020 HOUSEHOLD INCOME RANGES
(ACS)



ESTIMATE HOUSING AFFORDABILITY-ACCOMMODATE CURRENT POPULATION

Data collected from the U.S. Census Bureau American Community Survey (ACS) and the existing land use inventory (ELUI) assessment were utilized to complete a housing affordability estimate for the occupied households in Neligh today. An explanation of the columns in each table is provided below:

Column A-HOUSEHOLD INCOME- Grouped in the same manner as the U.S. Census Bureau American Community Survey (ACS)

Column B-# OF HOUSEHOLDS TODAY- ACS estimates obtained for this study provided a breakdown of household incomes in Neligh. The percentages provided by ACS were multiplied by the total number of occupied housing units identified during the ELUI.

For instance, ACS estimated that 19% of households in Neligh have a total household income of <\$25,000. Multiplying 19% by the total number of occupied units counted in Neligh (636) provides an estimate of the total number of households in Neligh with a household income of <\$25,000. This results in an estimate of 118 households.

Column C- AFFORDABLE HOUSING VALUE RANGE- Depending on personal budgets, interest rates, and personal credit scores, the value of a home that is affordable to a household is very difficult to predict. However, this analysis assumes that a household can afford to rent or own a home that is valued at roughly double its annual income.

For instance, a household earning \$50,000 per year should be able to afford a home that is valued at \$100,000.

Column D-# OF EXISTING UNITS AVAILABLE TODAY- The ACS estimates obtained for this study provided a breakdown of the value of housing units in Neligh. The percentages provided by ACS were multiplied by the total number of occupied housing units identified during the ELU portion of the study.

For instance, ACS estimated that 21% of the homes in Neligh were valued at <\$50,000. Multiplying that percentage by the total number of occupied units counted in Neligh (636) provides an estimate of 132 housing units in Neligh that are valued at <\$50,000.

Column E-SHORTAGE/SURPLUS- The shortage/surplus is estimated by subtracting the total number of households that can afford a specific housing value from the total number of units at that value that are currently in the community:

TOTAL UNITS VALUED AT <\$50,000 IN NELIGH	132
-TOTAL HOUSEHOLDS IN NELIGH MAKING <\$25,000	118
SHORTAGE/ SURPLUS OF HOUSING UNITS VALUED <\$50,000	15

This analysis claims that Neligh today has a surplus of units that are affordable for a household earning less than \$25,000 per year. On the following page, the overall affordability table identifies a shortage of units that are worth >\$100,000 and worth. The shortage of homes worth >\$100,000 is most likely creating a situation where households in Neligh that could afford higher valued housing are living in homes well below their affordable level.

A likely effect is that homes valued at or below \$100,000 are being sold for more than they are worth, thereby overvaluing older homes, creating an unaffordable housing market for all households, including those earning less than \$50,000/ year.

AFFORDABILITY ANALYSIS-ACS

The affordability analysis below was completed using ACS data provided by the U.S. Census Bureau. Data in columns B and D are based upon percentages provided by the ACS and multiplied by the total number of households counted in the existing land use inventory (ELUI).

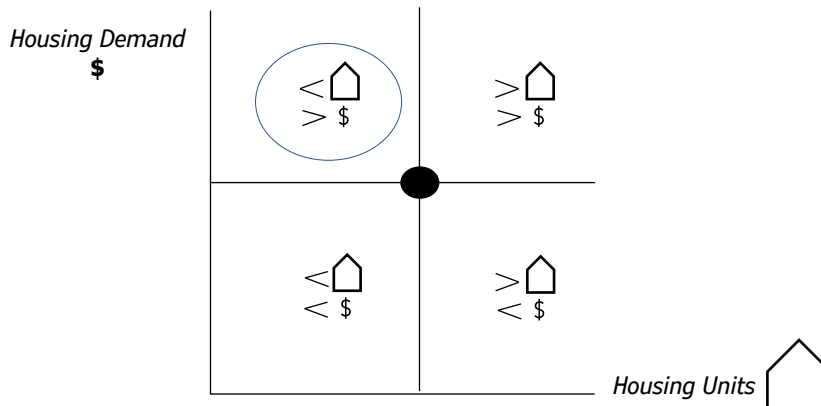
SINGLE FAMILY HOUSING AFFORDABILITY FOR EXISTING POPULATION-NELIGH				
A	B	C	D	E
HOUSEHOLD INCOME	# OF HOUSEHOLDS TODAY	AFFORDABLE HOUSING VALUE RANGE	# OF EXISTING UNITS AVAILABLE TODAY	GAP/SURPLUS
\$25,000/ LESS	118	<\$50,000	132	15
\$25,001-49,999	199	\$50,000-100,000	254	55
\$50,000-99,999	209	\$100,000-200,000	151	-58
\$100,000/MORE	109	>\$200,000	99	-10

SOURCE: ACS 2020 ESTIMATES, LAND USE INVENTORY CONDUCTED MAY 2022, FIVE RULE RURAL PLANNING

The affordability analysis estimates that the city has a surplus of homes valued at <\$100,000 or the city has a surplus of units for households earning \$25,001-49,999. The city has a shortage of units valued at > \$100,000.

This imbalance of incomes and housing values is most likely causing the following effects.

1. Households earning \$50,000-100,000 are occupying some of the homes valued at \$50,000-100,000 and are paying less than their affordable range (30% of take-home pay) toward their housing costs.
2. There is a shortage of available units for households earning more than \$50,000. These households are likely also occupying those units worth less than \$100,000; if available, they could most likely afford to upgrade their housing and increase the supply of affordable housing for lower income households earning <\$50,000/year.
3. The shortage of units priced \$100,000-200,000 is most likely driving up the cost units that are worth \$50,000-100,000, thereby creating a situation where housing units are selling for much more than they are worth and raising the purchase price of all homes in Neligh.



BASIC DRAWINGS-NEW DWELLING UNITS IN NELIGH

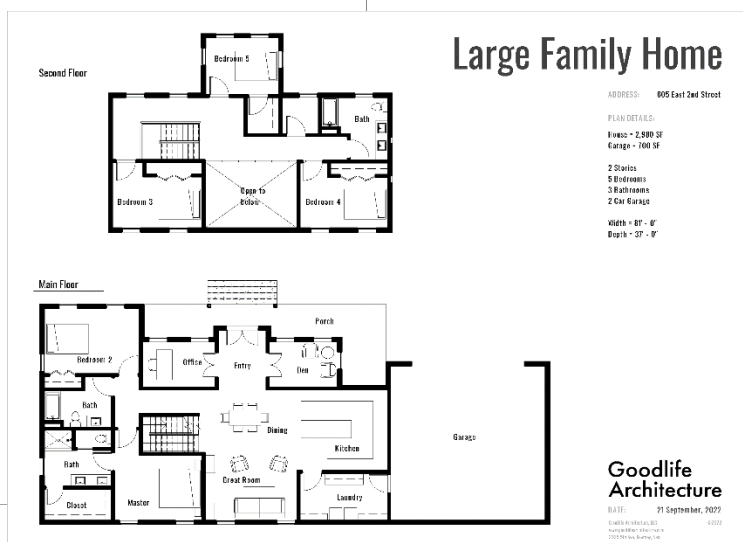
The following concepts were produced under the guidance of Patrick Moore, AIA of Good Life Architecture in Kearney, NE. They were produced to demonstrate the housing types that could be constructed on existing lots in Neligh.

LARGE FAMILY HOME



Large Family Home

ADDRESS: 605 East 2nd Street



SMALL RANCH HOME

Small Ranch Home

ADDRESS: 801 East 3rd Street



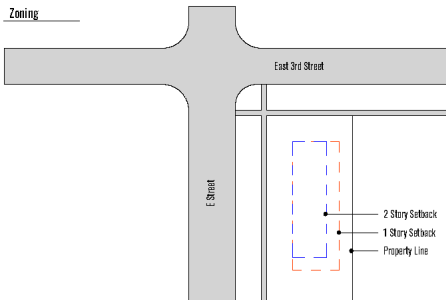
Goodlife Architecture

DATE: 21 September, 2022

Goodlife Architecture, LLP
www.goodlifearchitecture.com
2005 5th Ave. Kansas City, MO 64106

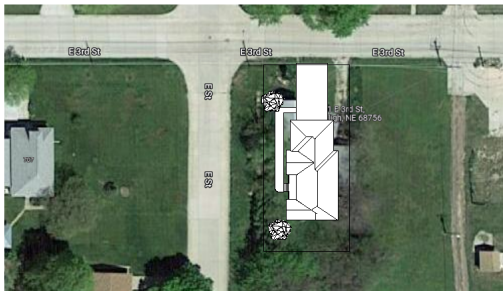
©2022

Zoning



Small Ranch Home

ADDRESS: 801 East 3rd Street



Small Ranch Home

ADDRESS: 801 East 3rd Street

PLAN DETAILS:

1,415 SF

Garage - 600 SF

1 Story

2 Bedrooms

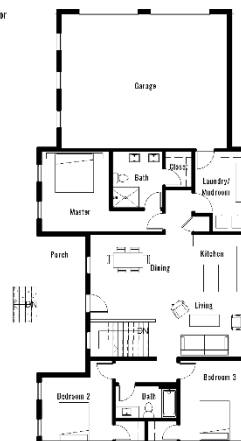
2 Bathrooms

2 Car Garage

Width - 72' - 0"

Depth - 26' - 0"

Main Floor



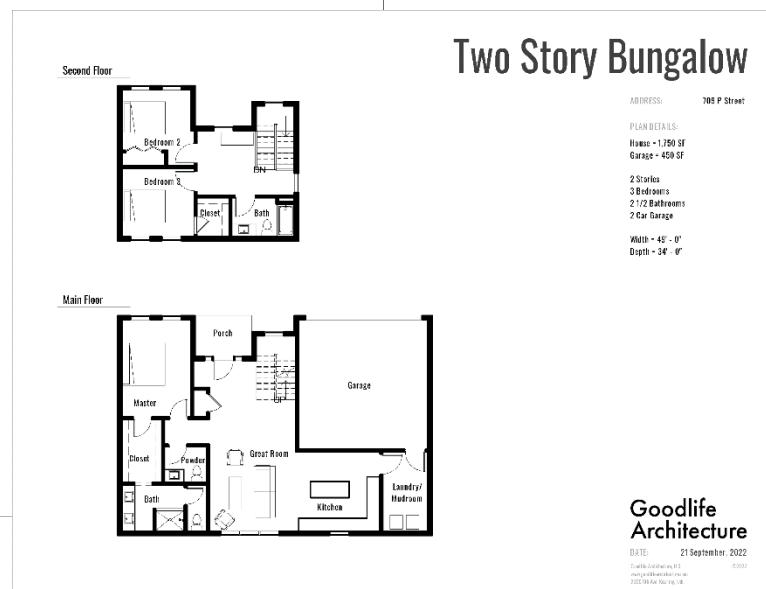
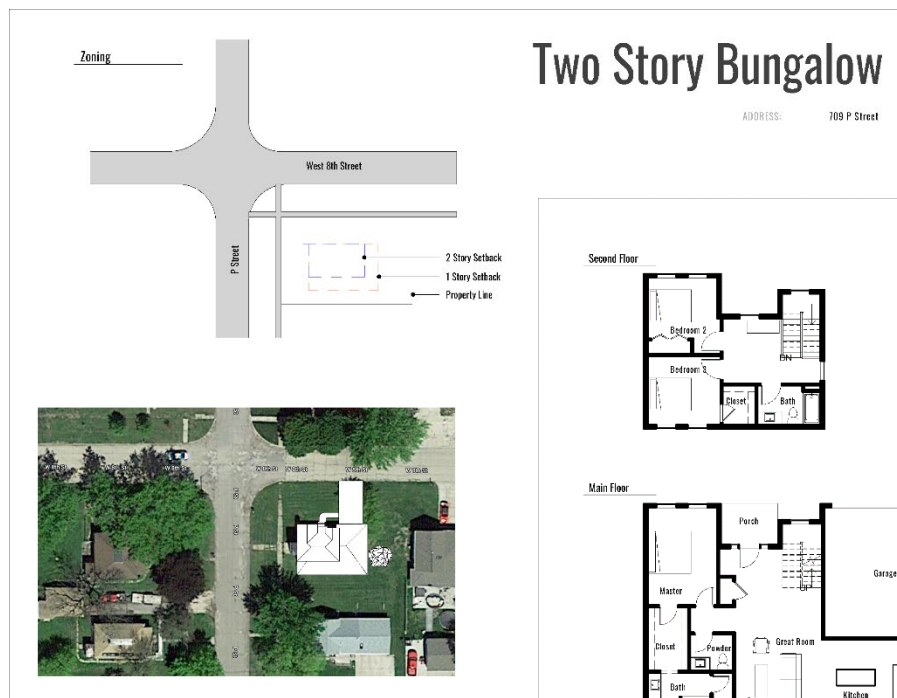
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DATE: 21 September, 2022

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www.goodlifearchitecture.com
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TWO STORY BUNGALOW



SEMI-ATTACHED

Semi-Attached

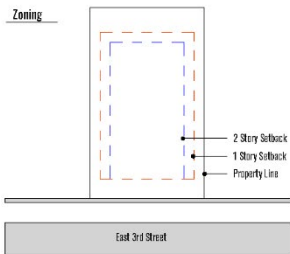
ADDRESS: 606 East 3rd Street



Goodlife Architecture

DATE: 21 September, 2022

Goodlife Architecture, LLC
www.goodlifearchitecture.com
2205 50 Ave. Winnipeg, MB
R2M 2K7



Semi-Attached

ADDRESS: 606 East 3rd Street

Semi-Attached

ADDRESS: 606 East 3rd Street

PLAN DETAILS:
House - 2,132 SF / Unit
Garage - 540 SF

2 Stories
3 Bedrooms
2 1/2 Bathrooms
2 Car Garage

Width - 89' - 0"
Depth - 42' - 0"



Goodlife Architecture

DATE: 21 September, 2022

Goodlife Architecture, LLC
www.goodlifearchitecture.com
2205 50 Ave. Winnipeg, MB
R2M 2K7

STRATEGIC PLAN

OBSERVATIONS AND RECOMMENDATIONS

The table below is a description of the housing issues identified through the tasks completed in this study.

Observed Effect: the observed effect is the actual, ongoing issue identified by the study.

Likely Cause: the likely cause is based upon assumptions also made due to the information collected in the study.

Proposed Solution: the proposed solution becomes the basis of the strategic plan that will be proposed to guide the Neligh City Council and E.D. Board as they make policies, complete projects, and support programs that will all positively impact the housing situation in Neligh.

Observed Effect	Likely Cause	Proposed Solution
Local businesses are unable to grow as fast as they could, based on current market conditions	Employers are unable to hire and/or retain the employees they need to keep us with local growth potential.	Increase # of housing units available for household incomes ranging from \$50,000-100,000/year (monthly housing expense ranging from \$1,041-2,083/month).
Significant number of underutilized housing units exist within the city.	City's current code enforcement policies do not address housing units that are vacated and transition over time to cold storage or are abandoned without consequence.	Renew and/or adopt local code enforcement laws that discourage the transition of single-family housing to storage.
Older, two-person households living in existing housing stock that could serve younger workforce in the area.	Aging adults wish to remain part of Neligh community, yet options are not available for staying in Neligh transitioning to downsized housing.	Transition dilapidated housing units into duplex/bungalow/patio homes that meet minimum square footage requirements for a residential dwelling.
Community leadership is aware of housing shortage and willing to work toward a solution.	Neligh has a culture of local leadership and ownership; housing shortages is perceived as a challenge that can be overcome.	Create housing development committee consisting of local leaders that are experienced with housing and community members dealing regularly with housing issues.

3 YEAR STRATEGIC PLAN

The purpose of this strategic plan is a place to start to help the E.D. Board and City Council continue taking steps to positively impact their local housing situation. The planning period is three years.

The Strategic Plan below based upon the findings in statements above. The proposed solutions in the previous table are broken down into action items are organized under three types of actions:

- Programs: series of actions and decisions that take place over an extended period; requires the partnership of numerous government and quasi-governmental agencies.
- Projects: actual, physical projects that require immediate effort and funds to complete.
- Policies: local rules best practices formally agreed upon and adopted by elected officials and board members as appropriate.

Solution	Program	Project	Policy
Increase # of housing units available that can be paid for with incomes ranging from \$50,000-100,000/year (monthly housing expense ranging from \$1,041-2,083/month).	Apply for FY 2023 Nebraska workforce housing funds; City of Neligh and/or Neligh E.D. Board to provide matching funds.	Broker agreement with local contractor, Carhart Lumber, and Pinnacle Bank to redevelop new lots in Neligh that are candidates for quick turnaround: acquire, demolish, and prepare for new construction in next 18 months.	Allocate economic development (LB 840) dollars to provide partial funding for workforce housing development.
Renew and/or adopt local code enforcement laws that discourage the transition of single-family housing to storage.	Establish and continue a VPR Program that documents vacancy status of unoccupied structures, assesses fees when necessary, and acts on stagnant properties.	Prepare Neligh CRA to purchase properties on the VPR where owner is not interested in owning/maintaining the property.	Adopt Vacant Property Registry (VPR) Ordinance for the City of Neligh.
Transition dilapidated housing units into smaller homes that meet minimum square footage (per International Building Code) requirements for a residential dwelling.	Utilize economic development (LB 840) funds to provide incentives to households willing to move into smaller homes; could be a \$5,000 grant awarded at closing when current household is sold.	Broker agreement with local contractor, Carhart Lumber, and Pinnacle Bank to utilize smaller lots for construction of smaller residential dwelling units.	Allocate economic development (LB 840) dollars to provide partial funding for senior housing development.
Create housing development committee consisting of local leaders that are experienced with housing and community members dealing regularly with housing issues.	Neligh E.D. hosts regular meeting with committee members to continue sharing ideas, researching other best practices, and create specific programs that will work in Neligh.	Housing committee is provided a budget to to continue learning about the unique parts of the local housing situation and has the resources needed to explore other solutions in other communities.	E.D. Board nominates committee members that are then appointed by the Council and recognized as the local committee that can advise both Boards on the need for new programs and effectiveness of current programs.