

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



**COMMUNITY HOUSING STUDY WITH STRATEGIES FOR
AFFORDABLE HOUSING –
“WORKFORCE HOUSING SPECIFIC ANALYSIS”.**

PREPARED BY:

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COMMUNITY PLANNING & RESEARCH**

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**WEST POINT, NEBRASKA
COMMUNITY HOUSING STUDY WITH STRATEGIES FOR AFFORDABLE HOUSING
“WORKFORCE HOUSING SPECIFIC ANALYSIS”
2028.**

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TABLE OF CONTENTS.

Table of Contents.....	i
List of Tables.....	iii
 SECTION 1 – OVERVIEW OF RESEARCH ACTIVITIES & EXPECTED OUTCOMES.	
Introduction/Research Approach.....	1.1
Purpose of Study.....	1.2
 SECTION 2 – COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.	
Introduction.....	2.1
West Point Citizen Housing Survey.....	2.1
Workforce Housing Needs Survey.....	2.3
 SECTION 3 – WEST POINT COMMUNITY PROFILE.	
Introduction.....	3.1
Population Profile.....	3.2
Income Profile.....	3.3
Economic Profile.....	3.4
Housing Profile.....	3.5
 SECTION 4 – COMMUNITY HOUSING NEEDS ANALYSIS/ TARGET DEMAND.	
Introduction.....	4.1
Housing Demand Potential	4.1
Housing Target Demand.....	4.3
Housing Demand By Income Sector.....	4.5
Housing Demand for Target Populations & Price Points/Housing Types.....	4.6
Site Analysis Process.....	4.9
Housing Land Use Projections.....	4.12
New Housing Development Areas.....	4.13
Housing Rehabilitation & Demolition Demand.....	4.16
Housing Redevelopment/Rehabilitation Areas.....	4.16

TABLE OF CONTENTS (Continued).

SECTION 5 –10-YEAR HOUSING ACTION PLAN.

Introduction.....	5.1
Potential Housing Partners (Funding & Implementation).....	5.2
Place-Based Development Components.....	5.3
Housing Projects.....	5.4

SECTION 6 – HOUSING DEVELOPMENT IMPLEMENTATION, AFFORDABLE HOUSING CONCEPTS & FUNDING SOURCES/PARTNERSHIPS.

Introduction.....	6.1
Housing Development Implementation.....	6.1
Affordable Housing Concepts.....	6.2
Housing Funding Sources/Partnerships.....	6.9

APPENDIX I – WEST POINT SURVEY RESULTS.

APPENDIX II – WEST POINT TABLE PROFILE.

LIST OF TABLES.

<u>Table</u>		<u>Page</u>
4.1	Estimated Housing Target Demand West Point, Nebraska 2028.....	4.4
4.2	Household Area Median Income (AMI) Cuming County, Nebraska 2018.....	4.5
4.3	Housing Target Demand By Income Sector West Point, Nebraska 2028.....	4.5
4.4	Housing Demand Potential – Target Populations West Point, Nebraska 2028.....	4.7
4.5	Housing Demand Potential – Target Price Points/Housing Types West Point, Nebraska 2028.....	4.8
4.6	Housing Land Use Projections/Per Housing Type & Age Sector West Point, Nebraska 2028.....	4.12
4.7	Target Rehabilitation/Demolition Demand & Estimated Costs City of West Point, Nebraska 2028.....	4.16

LIST OF ILLUSTRATIONS.

<u>Table</u>	<u>Page</u>
4.1 Generalized Future Land Use Map West Point, Nebraska (Corporate Limits).....	4.14
4.2 Generalized Future Land Use Map West Point, Nebraska (Planning Jurisdiction).....	4.15

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



SECTION 1

OVERVIEW OF RESEARCH ACTIVITIES &
PURPOSE OF STUDY.

SECTION 1 | OVERVIEW OF RESEARCH ACTIVITIES & PURPOSE OF STUDY.

INTRODUCTION.

This **Community Housing Study with Strategies for Affordable Housing** provides statistical and narrative data identifying a **housing profile** and **housing demand analysis** for the **City of West Point, Nebraska**. The **Study** describes the past, present and projected demographics, economic and housing conditions in the Community, with a specific emphasis and analysis of “**Workforce Housing Needs**” and presents a “**10-Year Housing Action Plan**,” identifying recommended future housing projects and activities. The **Study** recognizes housing development in the Community of West Point as both a “quality of life” issue and an important “economic development” event.

This **Community Housing Study** was conducted for the **City of West Point** by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm. Funding for this **Study** was provided by a **Housing Study Grant** from the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds from the **City**. This **Housing Study** is a component of the **2018-2028 Comprehensive Planning Program** and **replaces the current Housing Study, which was completed in 2011.**

RESEARCH APPROACH.

The **West Point, Nebraska, Community Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the Community and its Effective Market Area were derived from the U.S. Census and the 2012-2016 American Community Survey. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources and input from local leadership and housing stakeholders.

To facilitate effective planning and implementation activities, housing demand projections were developed for a 10 year period. The implementation period for this Housing Study will be April, 2018, to April, 2028.

PURPOSE OF STUDY.

“The purpose of this Housing Study is to highlight a ‘housing vision’ and provide a ‘vehicle to implement’ housing development programs with appropriate public and private funding sources for West Point, Nebraska. This will ensure that proper guidance is practiced in the development of various affordable housing types for persons and families of all income sectors.”

The **Objectives** of the **West Point Community Housing Study** are as follows:

- (1) **analyze the recent past and present housing situation** in West Point, with emphasis on determining the need for both rental and owner housing options for the **local workforce**, elderly, minorities and persons with special needs;
- (2) **provide a process for educating and energizing the leadership** of West Point to take an active role in improving and creating modern and safe, both market rate and affordable, housing options;
- (3) **identify the future housing needs** for West Point, both owner and rental housing;
- (4) design program-specific housing projects to address **the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs**;
- (5) **introduce new and innovative housing programs** that are a “fit” for the City of West Point, to address both **immediate and long-term housing needs** and conform to “**place-based**” **development components**; and
- (6) address and **eliminate any impediments and/or barriers to fair housing opportunities** for all citizens of West Point.

This **Housing Study** included both quantitative and qualitative research activities. The **Qualitative research activities** included a comprehensive Community citizen participation program consisting of two public opinion Surveys, and meetings with the **City of West Point Planning Commission**. The purpose of each of these activities was to maximize opportunities for citizen input. **Quantitative research activities** included the collection of multiple sets of statistical and field data for West Point. The collection and analysis of this data allowed for the projection of the population and household base, income capacity and housing demand.

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COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



SECTION 2

COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

SECTION 2 | COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

INTRODUCTION.

The following **Section** highlights the **comprehensive citizen participation program** implemented for the **West Point Community Housing Study**, to gather the opinions of the local citizenry regarding housing issues and needs. *Planning for the Community's future is most effective when it includes opinions from as many citizens as possible.*

The methods used to gather information from the citizens of West Point included meetings with the **West Point Planning Commission** and the implementation of two important Surveys: “**Citizen Housing Survey**,” and a “**Workforce Housing Needs Survey**”. **Surveys** were distributed utilizing local websites, as well as hard copies at key Community locations.

WEST POINT CITIZEN SURVEY.

The West Point “**Citizen Survey**” asked participants to provide information regarding various aspects of the Community, including housing, their current living situation, condition of their dwelling unit and what families could afford for monthly rent or a monthly house payment. A total of **102 Surveys** were completed. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I**.

- An estimated 39 percent of Survey participants have lived in West Point for 21 years or more.
- 59 participants resided in a single family home. A majority of participants were satisfied with their current housing situation. **A total of 11, or 10 percent of Survey participants rated the condition of their home as “fair,” or in need of minor repair.**

- Housing types identified by participants as “**Greatly Needed**” in the City of West Point include, but are not limited to Housing for Low- to Middle-Income Families, Housing for Single Parent Families. Housing for Existing/New Employees, Single Family and General Rental Housing, Rehabilitation of Owner and Renter-Occupied Housing and Retirement Housing for low- to Moderate-Income Elderly Persons and Families.
- Top-rated Community services in West Point included Churches, Grocery Store, Pharmacy, Fire Protection, Senior Center, City Office and Parks/Recreation.
- 85 percent of the Survey respondents supported the Community using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 75 percent of the Survey respondents supported West Point using State or Federal grant funds to conduct a rental housing rehabilitation program.
- 89 percent of the Survey respondents supported West Point establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.
- 88 percent of the Survey respondents supported the Community using grant dollars to purchase, rehab and resell vacant housing in the Community.
- 80 percent of the Survey respondents supported West Point using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.



WORKFORCE HOUSING NEEDS SURVEY.

The City of West Point Planning Commission, in cooperation with **local major employers**, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Community's workforce. A total of **42 Surveys** were completed.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and what participants could afford for monthly rent or house payment. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I**.

- ◆ **Survey respondents included 27 homeowners and seven renters. A total of 10 participants were not satisfied with their current housing situation.** Reasons included, their home was too small, in need of substantial updating and/or being too far from their place of employment. **A total of four Survey participants indicated an interest in purchasing a home in West Point.**
- ◆ A total of **seven Survey respondents** identified the ability to afford a home priced at or above \$135,000.
- ◆ Most **Survey** participants identified an ability to afford a monthly rent between \$500 and \$700.
- ◆ The most common barriers identified when obtaining affordable **owner housing** included, **housing prices, a lack of sufficient homes for sale and the cost of utilities.**
- ◆ The most common barriers faced when obtaining affordable **rental housing** included, the **high cost of rent, cost of utilities and a lack of available rental units in a specific price range.**

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



SECTION 3

WEST POINT COMMUNITY PROFILE.

SECTION 3 | WEST POINT COMMUNITY PROFILE.

INTRODUCTION.

This **Section** of the **West Point, Nebraska Community Housing Study** provides a **Community Profile** of **West Point**, addressing the topics of **population, income, the local economy and housing**. Presented are both trend data and projections. Emphasis is placed on a 10-year projection of change to coincide with the dates associated with the City's Comprehensive Plan.

Population, income, economic and housing projections are critical in the determination of both housing demand and need in West Point. The statistical data, projections and associated assumptions presented in this Profile will serve as the very basic foundation for preparing West Point with a future housing stock capable of meeting the needs of its citizens.

The analysis and projection of demographic variables are at the base of all major planning decisions. The careful study of these variables assists in the understanding of changes which have and are occurring in a particular planning area. The projection of pertinent demographic variables, in West Point, included a 10-year period, **April, 2018, to April, 2028**. This planning period provides a reasonable time frame for development and allows the Consultant to propose demographic projections with a high level of confidence.

The following narrative provides population, income, economic and housing trends and projections for the Community of West Point. All statistical **Tables** are included in **Appendix II** of this **Community Housing Study**.



POPULATION PROFILE.

The population of the previous two Decennial Censuses (2000 and 2010) recorded a decrease in population for West Point. The City's population declined from 3,660 in 2000, to 3,364 in 2010, a decrease of 296 persons, or 8.1 percent.

The current (2018) estimated population for West Point is 3,352. The population is expected to increase by 74, or 2.2 percent, to 3,426 persons by 2028, as a “Medium” population projection for the Community.

The Community population has the potential to increase by an estimated 3.2 percent, or by 107, to reach a “high” population projection of 3,459, via increased housing and economic development efforts and job creation. **An Economic Development (ED) “Boost” scenario, consisting of 90 additional Full-Time Employment opportunities (FTEs) in West Point, during the next 10 years, would result in a 2028 population of 3,500, an increase of 4.4 percent, or 148 people.**

Projected population increases in West Point can be attributed to larger employers/industries being located in the Community, including the Costco Chicken Processing Plant being constructed in neighboring Dodge County. **The “35-54” and “85+” age groups in the City of West Point are projected to experience the largest population increase by 2028.** The “55-64” and “75-84” population groups are also projected to increase by 2028. This increase would include a mix of workforce, elderly and frail elderly populations whereby appropriate housing would be required.

The current median age in West Point is an estimated 41.2 years, a decrease from the 2010 median age of 43.2. The trend of a decreasing median age is projected to reverse through 2028, increasing to 42.6 years, reflecting the projected increase in elderly and frail elderly populations.

The current number of persons per household in West Point is approximately 2.23 and is projected to remain stable through 2028. In 2000, households contained an average of 2.45 persons, which decreased to 2.23 persons as per the 2010 Census. This decrease is related to the population decline experience between the 2000 and 2010 Censuses.

Persons of Hispanic origin comprised an estimated 16.8 percent, or 564 of the total 3,364 persons residing in West Point in 2010. This represents an increase from 2000, where 12 percent of the population was of Hispanic Origin. As of the 2011-2015 estimate, a total of 671, or 20 percent were of Hispanic Origin.

INCOME PROFILE.

Household incomes in West Point have increased in recent years and are projected to continue this trend through 2028. From 2000 to 2010, **median income** in West Point increased from \$21,250 to \$32,616, or 53.5 percent. Through 2028, the median income is projected to increase from the current estimated amount of \$47,479 to \$55,537. The number of households in West Point having an annual income at or above \$35,000, is expected to remain stable and increase during the next 10 years.

As household incomes in West Point continue to increase, so will **per capita income**. This trend in West Point reflects that of both Cuming County. The current per capita income in Cuming County is an estimated \$75,880. By 2028, per capita income in the County is projected to increase by an estimated 10.4 percent to \$83,806.

A number of households in West Point are considered to be “**Cost Burdened**” and/or have various “**Housing Problems**” as defined by HUD. A cost burdened household is any household paying 30 percent or more of their income on housing costs, which may include mortgage, rent, utilities, and property taxes. A household is considered to have housing problems if the housing unit is overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

An estimated **168 owner households** and **202 renter households** in West Point are currently **cost burdened with housing problems**. Households experiencing cost burden and/or housing problems are projected to decrease by 2028, to an estimated 145 owner and 173 renter households. This decrease will require additional, affordable housing be built in the Community. The 2011-2015 American Community Survey found no homes in West Point lacking complete plumbing, but recorded **13 housing units that experienced overcrowded conditions**.

ECONOMIC PROFILE.

Primary, important economic information is only available on the County level. The economic trends and projections identified for Cuming County are strongly represented in the City of West Point.

The unemployment rate in Cuming County ranged from 1.9 percent to 4 percent, between 2000 and 2018. During this period, however, the number of employed persons decreased by 838. **An estimated 4,741 employed persons currently exist, with an unemployment rate of 3.1 percent.** The number of employed persons is expected to increase by 202, or 4.2 percent by 2028, due to new employment opportunities being created both in and surrounding Cuming County.

An estimated 3,567 employees in Cuming County are involved with “non-farm employment”. Local Government, Health Care & Social Assistance and Manufacturing are the largest, non-farm employers in Cuming County.

West Point serves as the County-Seat of Cuming County and enjoys an economy supported by local major employers, including St. Francis Memorial Hospital, West Point-Beemer Public Schools, West Point Dairy Products, Wimmers meat Products and various agriculture-related businesses and industries. West Point is also home to many recreation facilities including numerous City parks, swimming pool, campground and the Nielsen Community Center.



HOUSING PROFILE.

Households.

An increase in the **number of households** was recorded in West Point, from 2000 to 2010. Households increased from 1,310 in 2000 to 1,432 in 2010; an increase of 122 households. Currently, West Point consists of an estimated 1,431 households, including 1,010 owner and 421 renter households. Despite a slight decline in population from 2000 to 2010, the number of total households has remained unchanged. This suggests that housing units formerly occupied by large families are now occupied by fewer persons.

Owner households decreased by an estimated five units, while renter households increased by four units, since the 2010 Census, to equal 1,015 owner and 417 renter households.

An estimated 1,453 households are projected to exist in West Point by 2028. This will equal an estimated 1,020 owner and 433 renter households. The ED Boost scenario projects an estimated 1,470 households in West Point, by 2027, including 1,033 owner and 437 renter households.

Currently (2018), an estimated 159 persons in West Point reside in group quarters. By 2028, an estimated 171 persons will reside in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.

Housing Units.



An estimated 1,575 housing units currently exist in West Point, consisting of 1,088 owner and 487 rental units. Of the 1,575 units, approximately 144 are vacant, resulting in an estimated overall housing vacancy rate of 9.1 percent. The 144 vacant housing units consist of an estimated 78 owner units and 66 rental units, equaling an overall estimated owner housing vacancy rate of 7.1 percent and an overall rental housing vacancy rate of 13.5 percent.

An **Adjusted Housing Vacancy Rate (AHVR)**, which only takes into account year-round housing that is either for sale or for rent and meeting the requirements of local building codes, is **4.2 percent** for the City of West Point, equaling an estimated **67 vacant housing units**. This includes 47 owner and 20 rental housing units, which highlights an **owner AHVR of 4.3 percent and a renter AHVR of 4.1 percent**. **This suggests that the City of West Point has a deficiency of both owner and rental housing that is safe, suitable and meets local housing development codes.**

Structural Conditions.

A **Housing Structural Condition Analysis** was implemented for West Point, utilizing data from the Cuming County Assessor office, to determine the number of structures showing evidence of minor or major deterioration or being dilapidated. A total of 1,240 housing structures in West Point were documented. Of these units, 162, or 13 percent are in need of either substantial rehabilitation, including foundation repairs or issues with bowing/sagging walls and roofs. Additionally, an estimated 27, or 2.2 percent, are deemed not cost effective for rehabilitation and should be demolished.

Housing Values.

Housing values have steadily increased in West Point since 2000. Currently, the estimated median value for **owner occupied homes** is **\$102,800**, an increase of 6.2 percent from the 2015 estimated median value of \$96,800 and a 39.1 percent increase from the 2010 estimated median value of \$73,900. By 2028, the median value of owner homes is projected to increase an estimated 45.5 percent to **\$149,600**.

Gross rent in West Point has also increased steadily since 2000. The median rent increased by an estimated \$140, or 33 percent between 2000 and 2015. The current **median rent** in West Point is an estimated **\$603** and is projected to increase to **\$748**, or 24 percent by 2028.

Affordable Housing Stock.

With the population and number of housing units projected to increase through 2028, it is important that appropriate, affordable housing stock of various types be available in West Point for both new and existing families. Residents and local housing stakeholders have expressed a need for larger, more affordable housing units to meet the demand of families.

Existing residents should also take a proactive approach in maintaining their dwelling to meet City code and enhance the appearance of the home. West Point should also prepare for an increase in the number of elderly populations and households. This should include the development of additional senior independent living housing units.

A total of 50 affordable housing units in two rental housing options exist in the City of West Point. These programs consist of one- and two-bedroom units with monthly rent ranging from \$450 to \$556. Currently, two of these rental housing programs are experiencing occupancy rates at or near 90 percent.

Additionally, two facilities provide skilled nursing and assisted living units in West Point. St. Joseph's Retirement Community provides 63 assisted living units and maintains a 62 percent occupancy rate. Premier Estates of West Point provides 56 skilled nursing beds and also maintains a 62 percent occupancy rate.

The overall lack of rental housing in West Point forces persons and families of all ages to find housing in another Community. Necessary steps should be taken to address the needs and concerns of West Point's residents. Demand for additional rental housing exists in the Community. New housing could assist in alleviating several existing housing issues and barriers for local workforce families, the elderly and special needs populations.



WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



SECTION 4

COMMUNITY HOUSING NEEDS ANALYSIS/
TARGET DEMAND.

SECTION 4 | COMMUNITY HOUSING NEEDS ANALYSIS/TARGET DEMAND.

INTRODUCTION.

This Section of the **Community Housing Study with Strategies for Affordable Housing** provides a **Community-Wide Housing Target Demand Analysis** for West Point. The needs/demand analysis includes the identification of housing “target” demand for both new housing development and housing rehabilitation activities.

HOUSING DEMAND POTENTIAL.

To effectively determine housing demand potential, three separate components were reviewed. These included (1) **housing demand based upon new population/households, the replacement of housing in substandard condition and the need for affordable housing units for persons/families considered to be “cost burdened,”** (2) **vacancy deficiency (demand),** and (3) **local “pent-up” housing demand.** The following describes each of these components.

(1) NEW HOUSEHOLDS, “COST BURDENED” HOUSEHOLDS & SUBSTANDARD HOUSING CONDITIONS.

New households, the replacement of substandard housing and the assistance that can be provided to maintain affordable housing, for both its present and future households, are important considerations in the determination of a housing demand potential for any particular neighborhood or community.

Currently (2018), the population for the Community of West Point is an estimated 3,364. The population is projected to increase within a **“Medium” population estimate of 3,426 by 2028, with an additional 22 households.** The Community population has the potential to increase by an estimated 3.2 percent, or by 107, to reach a “High” population projection of 3,459, via increased housing and economic development efforts. **An Economic Development (ED) “Boost” scenario, consisting of 90 additional FTEs in West Point, would result in a 2028 population of 3,500, an increase of 4.4 percent, or 148 people.**

“Cost Burdened” Households.

Owner and renter households experiencing cost burden are paying more than 30 percent of their income towards housing costs, including maintenance and mortgage payments. **Currently, an estimated 25.8 percent, or 370 of the total 1,431 households in West Point, are considered cost burden.** This equals an estimated 168 owner and 202 renter households. By 2028, the number of cost burdened owner and renter households is projected to decline, but will require the development of additional housing.

Substandard Units/Overcrowded Conditions.

A substandard unit, as defined by HUD, is a unit lacking complete plumbing, plus the number of households with more than 1.01 persons per room, including bedrooms, within a housing unit. The 2000 and 2010 Census, the analysis of building and property conditions maintained by the Cuming County Assessor office and the field work completed by Hanna:Keelan produced data identifying substandard housing units and housing units having overcrowded conditions.

- A total of **1,240 housing structures** located in the City of West Point were recorded and reviewed. Of these structures, 162, or 13 percent were identified as being in “Fair” condition while an additional 27, or 2.2 percent were identified as “Poor/Dilapidated”. During the next 10 years, these structures should be targeted for substantial rehabilitation or, in extreme cases, demolition. Units in a worn out condition have the highest potential to be targeted for demolition and should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.
- Currently, an estimated **13 units**, 3.2 percent of all housing units in West Point **have overcrowded conditions**, while there were no housing units lacking complete plumbing. This number of overcrowded housing units could increase by 2028 if action is not taken to provide appropriate housing to accommodate larger families.

(2) HOUSING VACANCY DEFICIENCY (DEMAND).

Housing vacancy deficiency is defined as the number of vacant units lacking in a Community, whereby the total percentage of vacant, available, code acceptable housing units is less than 6 to 7 percent. **A vacancy rate of 7 percent is the minimum rate recommended for West Point, to have sufficient housing available for both new and existing residents.** An **adjusted housing vacancy rate (AHVR)** considers only available, year-round, vacant housing units meeting the standards of local codes and containing modern amenities.

Currently, the City of West Point has an overall estimated housing vacancy rate of 9.1 percent, including an owner housing vacancy rate of 7.1 percent and a rental housing vacancy rate of 13.5 percent.

The overall AHVR in the City of West Point is an estimated 4.2 percent which includes an AHVR of 4.3 percent for owner housing and a 4.1 percent for rental housing, thus resulting in a vacancy deficiency.

(3) “PENT-UP” HOUSING DEMAND.

The **“Pent-Up” housing demand** is defined as those current residents of West Point needing and/or wanting to secure a different and/or affordable housing type during the next ten years. This would include persons from all household types and income sectors of the Community, including elderly, families, special populations, etc., very-low to upper-income. This includes persons and families needing a different type of housing due to either a decrease or increase in family size, as well as households having the income capacity to build new and better housing. Most often, pent-up housing demand is created by renter households wanting to become a homeowner, or vice-a-versa.

The housing demand determination for the City of West Point, by 2028, should include building for an estimated 2.25 percent of the existing household population.

HOUSING TARGET DEMAND.

Table 4.1, Page 4.4, identifies the **estimated housing target demand for West Point, by 2028.** Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing in West Point.

The total estimated **housing target demand** for West Point, by 2028, is **148 housing units, including 82 owner and 66 rental units,** at an estimated development cost of **\$46.2 Million.** This includes, at least, **88 housing units** for the local workforce. **Utilizing the Economic Development (ED) Boost scenario, the City of West Point should develop an estimated 192 housing units by 2028.** This would include 108 owner and 84 rental units at an estimated development cost of **\$59.9 Million.**

A portion of the total housing target demand should focus on housing in **Downtown West Point.** This includes an estimated **12 units (four owner, eight rental)** for the Downtown.

TABLE 4.1
ESTIMATED HOUSING TARGET DEMAND
WEST POINT, NEBRASKA
2028

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand</u>	<u>Est. Required Target Budget (Millions)</u>
Medium (Pop. Proj.):	82	66	148*	\$46.2
ED Boost:	108	84	192	\$59.9

*Based upon the general estimate of **new population/households**, providing affordable housing for **15% of cost burdened households, replacement of 40%** of housing stock in “**Deteriorated**” to “**Dilapidated**” condition and for experiencing plumbing, overcrowded conditions (as per HUD Definition), absorb **housing vacancy deficiency** by creating a **7% vacancy rate** consisting of structurally sound, year-round housing units and build for **2.25% (existing households) “pent-up” demand**, based upon local capacity and availability of land and financial resources. **Includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 15% to 20% of the Total Housing Target Demand).**

**Includes Downtown Housing Potential:
 12 Units; four Owner & eight Rental Units.

Source: Hanna:Keelan Associates, P.C., 2018.

HOUSING DEMAND BY INCOME SECTOR.

Tables 4.2 presents the **estimated household Area Median Income**, per household size for Cuming County, Nebraska, which includes the City of West Point.

TABLE 4.2

**AREA HOUSEHOLD INCOME (AMI)
CUMING COUNTY, NEBRASKA
2018**

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$13,300	\$15,200	\$17,100	\$18,950	\$20,500	\$22,000	\$23,500	\$25,050
50% AMI	\$22,100	\$25,250	\$28,400	\$31,550	\$34,100	\$36,600	\$39,150	\$41,650
60% AMI	\$26,520	\$30,300	\$34,080	\$37,860	\$40,920	\$43,920	\$46,980	\$49,980
80% AMI	\$35,350	\$40,400	\$45,450	\$50,500	\$54,550	\$58,600	\$62,650	\$66,700
100%AMI	\$44,200	\$50,500	\$56,800	\$63,100	\$68,200	\$73,200	\$78,300	\$83,300
125%AMI	\$55,250	\$63,125	\$71,000	\$78,875	\$85,250	\$91,500	\$97,875	\$104,125

Source: Hanna:Keelan Associates, P.C., 2018.

Table 4.3 identifies the **estimated housing target demand for West Point, by 2028, by income sector.**

Approximately 148 new units, consisting of 82 owner and 66 rental units, should be targeted by 2028. Owner units should focus on aiding families who have an Average Median Income (AMI) of 61 percent or higher, while rental units should focus on families of all income ranges.

TABLE 4.3

**ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR
WEST POINT, NEBRASKA
2028**

	<u>Income Range</u>					
<u>Tenure</u>	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>	<u>Totals</u>
Owner	0	0	8	24	50	82
Rental	6	18	24	18	0	66

Source: Hanna:Keelan Associates, P.C., 2018

HOUSING DEMAND FOR TARGET POPULATION & PRICE POINTS/HOUSING TYPES.

Target populations include elderly, family and households with special needs, per Area Median Income (AMI). The housing types in West Point include both owner and rental units of varied bedroom types. This would allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the appropriate population sector. A majority of the housing units should be geared toward family populations, including those in the local workforce.

Table 4.4, Page 4.7, identifies the housing demand for the West Point, for target populations by 2028. In West Point, 148 units will be needed by 2028, consisting of 82 owner and 66 rental units. This includes an estimated 50 total units for elderly (55+) populations, 88 total units for families and 10 total units for special populations, or those with a mental and/or physical disability(ies). An estimated 88 housing units, consisting of 46 owner and 42 rental units should be built for the workforce population in the Community.

Table 4.5, Page 4.8, identifies housing demand by price points and housing types, by AMI for West Point, by 2028. The owner housing type most needed will be units with three or more bedrooms, for persons or households between 81 and 125 percent AMI with an average affordable purchase price at or above \$265,500. Three-bedroom rental units, with an average affordable monthly rent of \$710, present the greatest need in the Community.

Three-bedroom units at an average purchase price of \$172,500 and three-bedroom units and an average monthly rent of \$790 are the most needed housing types for the workforce population in West Point.



TABLE 4.4
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
WEST POINT, NEBRASKA
2028

OWNER	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>						Workforce
<u>UNITS</u>	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>	<u>TOTALS</u>	<u>Sector</u>
Elderly (55+)	0	0	2	8	18	28	6
Family	0	0	4	14	32	50	40
Special							
<u>Populations¹</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>4</u>	<u>0</u>
Subtotals	0	0	8	24	50	82	46
RENTAL							
<u>UNITS</u>							
Elderly (55+)	2	8	6	6	0	22	4
Family	0	8	18	12	0	38	36
Special							
<u>Populations¹</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>2</u>
Subtotals	6	18	24	18	0	66	42
TOTALS	6	18	32	42	50	148	88

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2018.

TABLE 4.5
HOUSING DEMAND – TARGET PRICE POINTS/HOUSING TYPES
WEST POINT, NEBRASKA
2028

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
<u>Units</u>	<u>\$116,500*</u>	<u>\$126,500*</u>	<u>\$154,500*</u>	<u>\$210,500*</u>	<u>\$265,500*+</u>	<u>TOTALS</u>	<u>\$172,500*</u>
1 Bedroom ¹	0	0	0	0	0	0	0
2 Bedroom ¹	0	0	2	4	8	14	0
3+ Bedroom	<u>0</u>	<u>0</u>	<u>6</u>	<u>20</u>	<u>42</u>	<u>68</u>	<u>46</u>
TOTALS	0	0	8	24	50	82	46

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
<u>Units</u>	<u>\$515**</u>	<u>\$595**</u>	<u>\$710**</u>	<u>\$860**</u>	<u>\$970**+</u>	<u>TOTALS</u>	<u>\$790**</u>
1 Bedroom ¹	2	0	0	0	0	2	0
2 Bedroom ¹	2	10	10	6	0	28	8
3+ Bedroom	<u>2</u>	<u>8</u>	<u>14</u>	<u>12</u>	<u>0</u>	<u>36</u>	<u>34</u>
TOTALS	6	18	24	18	0	66	42

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

¹Includes Downtown Housing Units.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2018.

SITE ANALYSIS PROCESS.

The location of a proposed housing project to pertinent facilities and services crucially influences the benefits a person can derive from society. These facilities/services are comprised of many things, including schools, shopping, recreation and medical, to name a few.

Physical capabilities, age and household structure establish the priority for particular amenities. The services/amenities of households for the elderly and persons with a physical or mental disability(ies) differ from those needed by young and middle-aged families. Facilities are prioritized into categories: Primary and Secondary Services.

In an attempt to rate a subject property in terms of proximity of Primary and Secondary amenities, a point scale was derived based upon distance. The criteria presented below provides a basis from which to analyze a proposed housing site. If, for example, the medical facility was located one mile from a proposed housing site, one (1) point would be awarded to elderly/disabled housing and three (3) points would be allocated for family housing. For each housing type, a minimum total of 14 to 16.5 points was required for recommended development. However, in smaller, rural communities the total number of points will vary based upon the types of services/amenities available in the Community.



Residential Site Analysis Criteria

Housing for the Elderly and Disabled

	<u>Primary</u>	<u>Points</u>	<u>Points</u>	<u>Points</u>
		3	2	1
	A. Grocery	Wkg.	½ M	1 M
	B. Drug	Wkg.	½ M	1 M
	C. Medical	Wkg.	½ M	1 M
	D. Shopping	½ M	¾ M	1 M
	E. Religious	½ M	¾ M	1 M
<u>Secondary</u>				
	F. Educational	1 M	2 M	3 M
	G. Recreational	1 M	2 M	3 M

Family Housing

<u>Primary</u>				
	A. Educational	Wkg.	½ M	1 M
	B. Recreational	Wkg.	½ M	1 M
	C. Shopping	½ M	¾ M	1 M
	D. Religious	½ M	¾ M	1 M
	E. Grocery	1 M	2 M	3 M
	F. Drug	1 M	2 M	3 M
<u>Secondary</u>				
	G. Medical	2 M	3 M	4 M

Notes: Wkg. = Within Walking Distance M = Miles

The following provides a list of environmental criteria that should be avoided in selecting a site for housing development.

- Floodplain/wetland locations, which require lengthy public review process and consideration of alternative sites in the area.
- Sites in or adjacent historic districts, buildings or archeological sites, which may mean expensive building modifications to conform to historic preservation requirements and a lengthy review process.
- Sites near airports, railroads or high volume traffic arteries which may subject residents to high noise levels, air pollution and risks from possible accidents.
- Sites near tanks that store chemicals or petrochemicals of an explosive or flammable nature.
- Sites near toxic dumps or storage areas.
- Sites with steep slopes or other undesirable access conditions which may make them undesirable for use.

In addition to the previously mentioned criteria, the U.S. Department of Housing and Urban Development (HUD) provides guidelines for analyzing proposed housing sites. In Chapter 1 and Chapter 4 of the HUD 4571.1 Rev.-2, HUD addresses the importance and requirements of proposed site locations:

“Site location is of the utmost importance in the success of any housing development. Remote or isolated locations are to be avoided. Projects which, by their location or architectural design, discourage continuing relationships with others in the community will not be approved (are not acceptable). A primary concern is that the project not be dominated by an institutional environment.”

HOUSING LAND USE PROJECTIONS.

Table 4.6 identifies the estimated **land use projections and housing types per age sector** in the Community of West Point, Nebraska, by 2028. Popular housing types in West Point will include single family units, patio homes, town homes, duplexes/triplexes and apartment style units.

The housing target demand, for West Point, identifies a need for an estimated 148 housing units, including 82 owner and 66 rental housing units. For persons and families age 18 to 54 years, a total of 54 owner and 44 rental housing units are needed to accommodate young professionals and workforce families, minorities, existing/new employees and persons of low, moderate and upper income. An estimated **28.1 acres** should be designated for new housing development.

An estimated 28 owner and 22 rental housing units should be designated for retirees, seniors and elderly populations. An estimated **12 acres** should be designated for new senior/elderly housing development projects.

Combined, a minimum estimated 40.1 acres of land should be designated for and developed with new owner and rental housing types in West Point, by 2028. The Community should designate an estimated 2.5x this amount of land for future residential land use.

TABLE 4.6 HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR WEST POINT, NEBRASKA 2028			
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)^</u>
18 to 54 Years**	Single Family Unit	40 / 8*	18.2
	Patio Home Unit	4 / 0	1.0
	Town Home Unit	10 / 8	4.5
	Duplex/Triplex Unit	0 / 22	4.2
	Apartment - 4+ Units***	0 / 6	0.2
Totals		54 / 44	28.1
55+ Years	Single Family Unit	12 / 0	4.5
	Patio Home Unit	4 / 0	1.0
	Town Home Unit	8 / 8	4.0
	Duplex/Triplex Unit	0 / 12	2.3
	Apartment - 4+ Units***	4 / 2	0.2
Totals		28 / 22	12.0
TOTAL UNITS, ACRES		82 / 66	40.1^^
*Includes Credit-To-Own Units. **Includes housing for persons with a disability ^Includes Public Right-of-Way. ^^Community Land Use (Residential) Plan should designate 2.5x total acres needed.			
Source: Hanna:Keelan Associates, P.C., 2018.			

NEW HOUSING DEVELOPMENT AREAS.

The current ***West Point Comprehensive Plan*** documents an estimated 1,778.5 acres of land area within the West Point Corporate Limits. Of the 1,778 acres, 548.1 acres, or 30.8 percent are identified as “vacant” with a large amount capable for supporting new development. **Illustration 4.1 Page 4.13**, highlight future land uses in the Community. **An updated West Point Comprehensive Plan is currently being developed.**

The Land Use Plan highlights future land uses both within the Corporate Limits of West Point and adjacent/outside the City but within its one-mile planning jurisdiction. A majority of single family and duplex residential land uses could be located in the northeast, and eastern portions of the Community. Triplex and four-plex residential development projects would be appropriate to buffer downtown commercial uses, as well as industrial uses associated with the former railroad corridor and industrial park in southern West Point. There are several vacant lots within the Corporate limits of West Point that would be suitable for housing infill development.

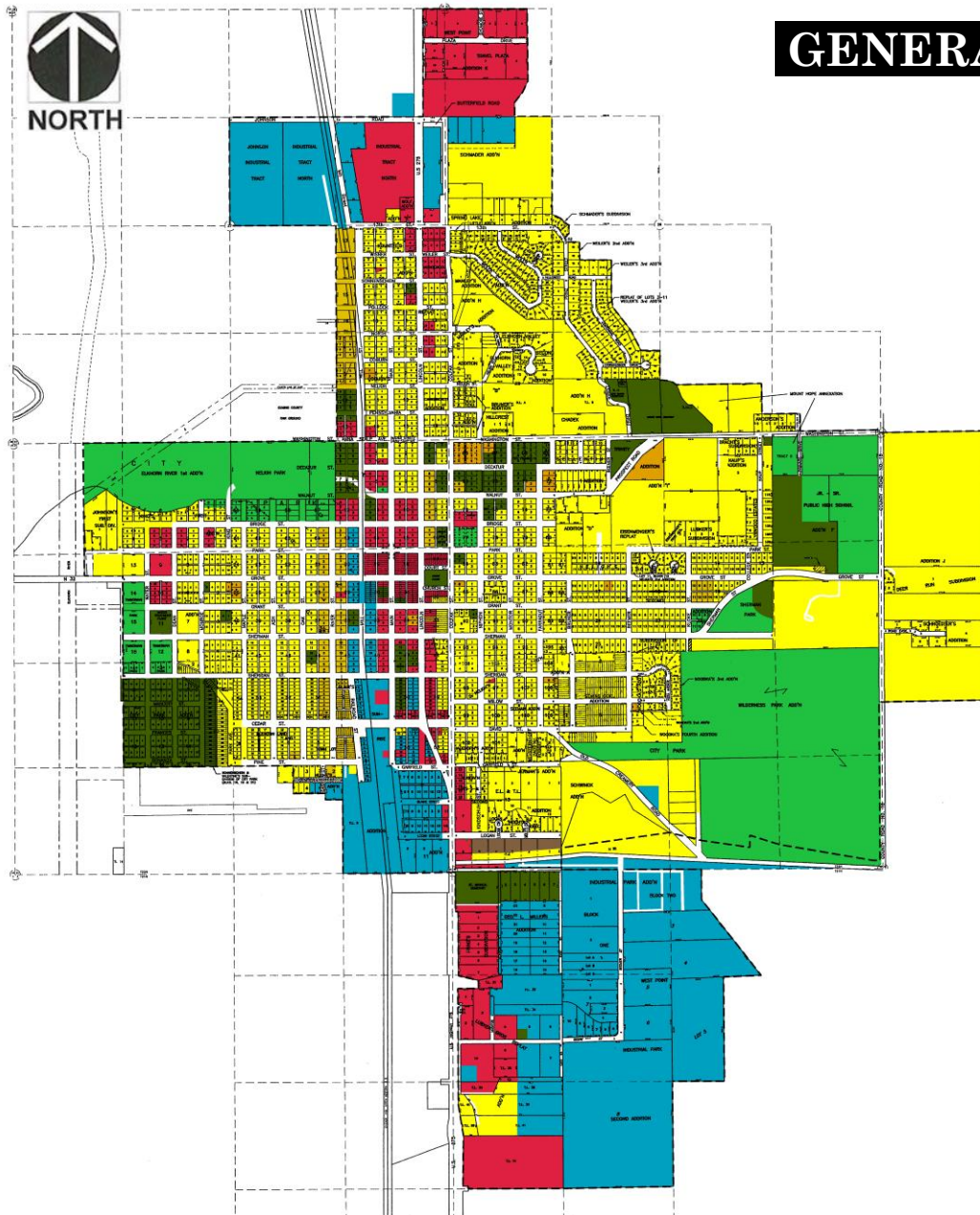
The one-mile planning jurisdiction of West Point, highlighted on **Illustration 4.2, Page 4.14**, identifies residential growth areas located northeast, east and southeast of the current Corporate Limits of West Point. The areas contain suitable land parcels for a “build-through” residential subdivision that could be potentially be annex into the Community, once fully developed.



GENERALIZED FUTURE LAND USE MAP

WEST POINT, NEBRASKA

CORPORATE LIMITS



LEGEND

■ PARKS/RECREATION	■ MULTIFAMILY RESIDENTIAL
■ PUBLIC/QUASI-PUBLIC	■ COMMERCIAL
■ SINGLE FAMILY RESIDENTIAL	■ INDUSTRIAL
■ MOBILE HOME RESIDENTIAL	

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ILLUSTRATION 4.1

GENERALIZED FUTURE LAND USE MAP

WEST POINT, NEBRASKA
PLANNING JURISDICTION



LEGEND

- LOW-DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- 100-YEAR FLOODPLAIN
- ONE-MILE PLANNING JURISDICTION
- PROPOSED HIGHWAY BYPASS/INTERCHANGES

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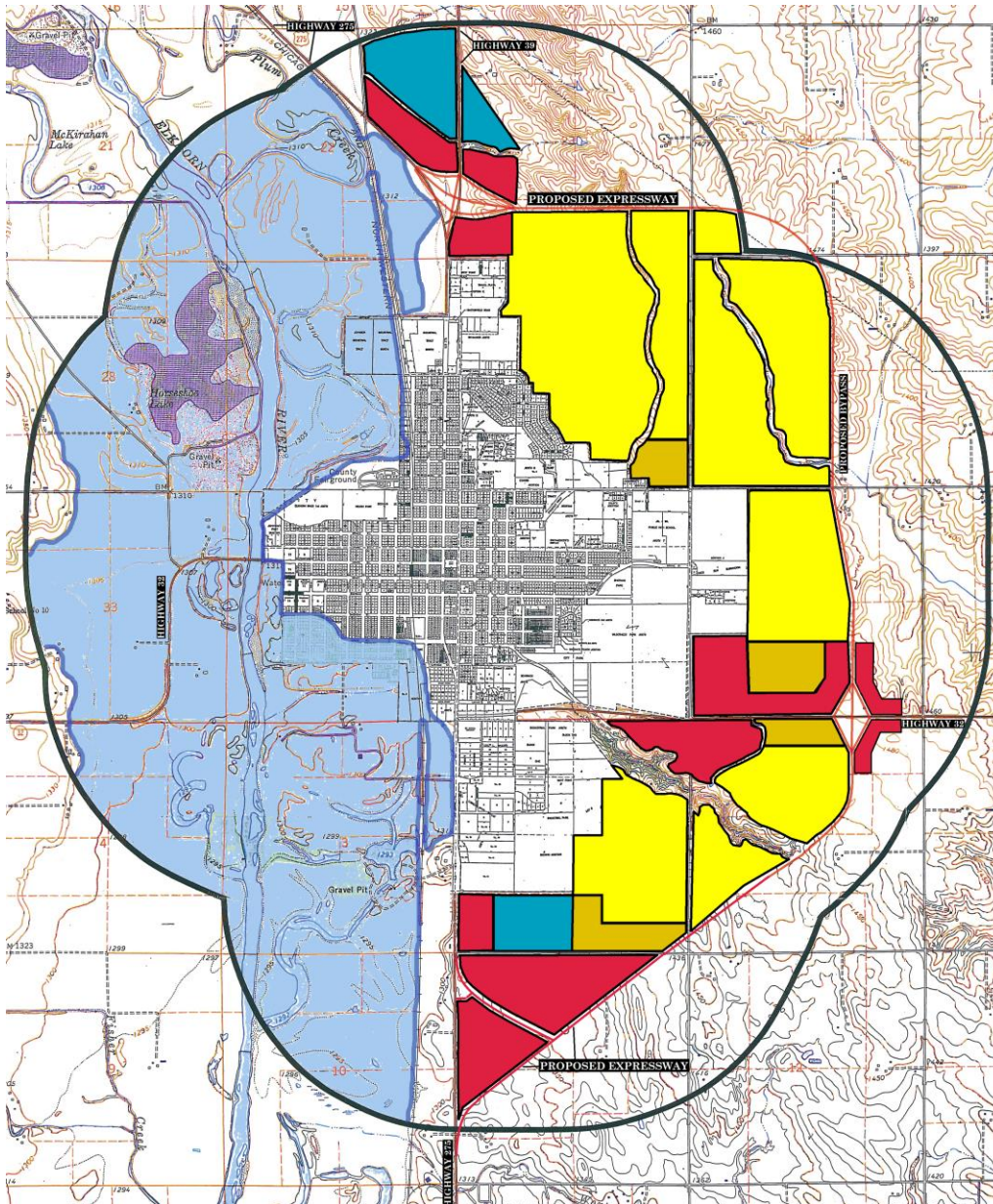


ILLUSTRATION 4.2

HOUSING REHABILITATION/DEMOLITION DEMAND.

Table 4.7 identifies the **target (housing) rehabilitation and demolition demand for West Point, by 2028**. The data presented is based on information collected from on-site field work in the Community. **A total of 3856 units could be targeted for moderate or substantial rehabilitation in West Point, at an estimated cost of \$14.6 Million. Up to 84 housing units should be considered not cost effective for rehabilitation and scheduled for demolition.** The estimated cost of demolition will range, depending on acquisition of the housing unit.

TABLE 4.7
ESTIMATED TARGET HOUSING
REHABILITATION / DEMOLITION DEMAND
WEST POINT, NEBRASKA
2028

Rehabilitated /
Est. Cost*
385 / \$14.6 Million

Demolition
84

*Based upon field inspections and age of housing.

Source: Hanna:Keelan Associates, P.C., 2018.

A **Community-Wide “Land Bank”** program could be established to reserve land for future housing development, including newly-platted parcels and newly-vacated lots via housing demolition. The West Point Community Development Agency and Northeast Nebraska Economic Development Corporation should take a proactive role in housing development and rehabilitation activities in the Community.

TARGET HOUSING DEVELOPMENT/REDEVELOPMENT AREAS.

New housing activities involving infill development, along with moderate and/or substantial housing rehabilitation programs should be most active within the Community of West Point designated **“Redevelopment Areas”**. These **Areas** have the ability to utilize **Tax Increment Financing** to assist in funding public infrastructure improvements, such as water/sewer/storm water drain replacement, street and sidewalk enhancements and other public rehabilitation projects. **The City of West Point has completed Blight and Substandard Determination Studies and General Redevelopment Plans for two designated “Redevelopment Areas.”** Housing, Commercial and Industrial programs are eligible for TIF in these areas.

The need for new housing development, along with the rehabilitation or preservation of existing housing is important for the Community of West Point. The field analysis completed as an activity of this **Community Housing Study** included utilizing information provided by the Cuming County Assessor’s office to target areas of deteriorating and dilapidated housing.

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



SECTION 5

10-YEAR HOUSING ACTION PLAN.

SECTION 5

10-YEAR HOUSING ACTION PLAN.

INTRODUCTION.

The greatest challenge for the City of West Point, during the next 10 years, will be to develop housing units for workforce persons and families, elderly households and special populations. Overall, West Point should target up to **148 new housing units; 82 owner and 66 rental units, by 2028.** The target demand for workforce housing is 88 units; 46 owner and 42 rental units.

The successful implementation of the following “**West Point, Nebraska 10-Year Housing Action Plan**” will begin with preparation of reasonable, feasible housing projects. This **Action Plan** addresses all aspects of housing, including new construction, housing rehabilitation, the removal of substantially deteriorated or dilapidated housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement.

Important to the cause for future housing activities in West Point will be the implementation of a **West Point Community Housing Partnership**, with the technical assistance of local, available housing partners. ***“The bigger the circle of Partners, the better the delivery of housing.”*** The following Community groups, organizations and funds/funding sources are available to create new and preserve existing housing.



POTENTIAL HOUSING PARTNERS (FUNDING & IMPLEMENTATION).

HUD = U.S. Department of Housing & Urban Development-Mortgage Insurance Capital Advance.

RD = USDA-Rural Development-selected Grant and Mortgage Insurance Programs.

AHP = Federal Home Loan Bank-Affordable Housing Program.

NIFA = Nebraska Investment Finance Authority-Section 42 Low Income Housing Tax Credit (LIHTC), LB 884-State Low-Income Housing Tax Credit (SLIHTC), First-Time Homebuyer (Programs) & Workforce Housing Initiative Program.

HTC = Historic Tax Credits (State & Federal).

NDED = Nebraska Department of Economic Development-Community Development Block Grant, HOME Program, Developer/Nebraska Affordable Housing Trust Fund, including LB 518 Funds.

O/DE = Owner/Developer Equity.

CPF = Conventional Private Financing.

TEBF = Tax Exempt Bond Financing.

CWP = City of West Point-General Fund, LB840.

ME = Major Employers.

MHEG = Midwest Housing Equity Group.

MHDF = Midwest Housing Development Fund.

WPCHP = West Point Community Housing Partnership.

NENAAA = Northeast Nebraska Area Agency on Aging.

NENCAP = Northeast Nebraska Community Action Partnership.

NENEDD = Northeast Nebraska Economic Development District.

TRHDC = Three Rivers Housing Development Corporation.

CCED = Cuming County Economic Development.

WPCDA = West Point Community Development Agency (Tax Increment Financing).

CF = Community Foundations.

PF = Local, State & Regional (Private) Foundations.

PLACE-BASED DEVELOPMENT COMPONENTS.

Each housing program identified in the **Housing Action Plan** should incorporate “**Place-Based**” development components, whereby development supports the Community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements. The four general concepts of place-based development include the following:

ACCESS AND LINKAGES:

- Does the housing program have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What is the program’s proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the housing program?
- Is the housing program visible from other neighborhoods or parts of the city?
- Is public parking available for visitors to the housing program?

COMFORT AND IMAGE:

- Is the proposed housing program located in a safe neighborhood?
- Are there historic attributes to consider for the proposed housing program?
- Is the neighborhood of the proposed housing program clean and safe for all residents?
- Are there any environmental impacts that could hinder the development of a housing program?

USES AND ACTIVITIES:

- How will the proposed housing program be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby to the housing program that will keep local residents active, including parks and recreation opportunities?
- Does the housing program include a central gathering space for program residents, as well as community residents?

SOCIABILITY:

- Will the housing program be developed in a way that will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed housing program?
- Are diverse populations encouraged to reside at the housing program?
- Does the housing program present a welcoming environment for both current and prospective residents?

HOUSING PROJECTS.

The following **Housing Action Plan** presents a list of **possible housing programs or development activities** proposed for the City of West Point during the next 10 years. Programs include activities associated with the organizational or operational requirements to ensure housing development exists as an ongoing community and economic process, housing units for both elderly and non-elderly households, persons with special needs and the preservation or rehabilitation of the local housing stock. The **Plan** defines a purpose and estimated cost for each **housing program** and, where relevant, the estimated cost subsidy and potential development and implementation partners.

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

	<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost/Partners.</u>
1.	Create a West Point Community Housing Partnership (WPCHP) , to lead housing capacity building, educational and housing promotional activities in West Point.	The WPCHP should work with selected, pertinent local, both public and private housing stakeholders/ partners to establish a program of housing, awareness, understanding and promotion, all in an effort to better educate the Community on the cause for new and improved appropriate housing for the residents of West Point.	Estimated Annual Cost: \$10,500 (Selected Partners).
2.	Create a Workforce Housing Initiative in West Point, aimed at producing up to 46 owner and 42 rental housing units for the Community's workforce persons and families (#15, 16 & 17).	A Workforce Housing Initiative to produce safe, affordable housing for the local West Point workforce, including both new construction and purchase-rehab-resale/re-rent programs.	\$20,550,000. WPCHP, NDED, NIFA, USDA-RD, CCED, CWP, WPCDA, O/DE, CPF, ME, TRHDC, NENEDD & MHEG.

ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).

	<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost/Partners.</u>
3.	Establish a West Point Major Employer Housing Assistance Program.	To encourage Major Employers of West Point to be a funding partner in the Community's Workforce Housing Initiative.	A \$105,000 annual contribution from Major Employers.
4.	Create a West Point Continuum of (Housing) Residential Care Program (#12, 13 & 14).	Housing assistance program to address all facets of Elderly Housing needs in West Point , including supporting existing elderly housing facilities and advocating for the development of all housing types and needed supportive services for elderly households; new construction and home rehabilitation/modification.	\$11,055,000 CWP, CCED, WPCDA, WPCHP, RD, HUD, NIFA, NDED, MHEG, TRHDC, NENAAA & CF.
5.	Create a West Point Land Trust/Land Bank Program.	Secure land for future housing developments in West Point.	\$155,000 Annually CWP, TRHDC, CCED, WPCHP, WPCDA, CF & ME.
6.	Plan and conduct an annual West Point Housing Summit.	Local housing stakeholders/partners would be invited to an annual presentation of housing accomplishments and opportunities in West Point.	\$4,500 Annually CWP, TRHDC, CCED, WPCHP, WPCDA, NENEDD & CF.

HOUSING PRESERVATION.

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
7.	West Point Recycling/Reuse Center. Establish a housing materials recycling/reuse facility , via deconstruction/ remodeling activities.	\$145,000 Start-up. Supported by sales.	100% for Start-up. Continued from annual support via sales & services.	CWP, WPCHP & WPCDA.
8.	Community-Wide Housing Code Inspection and Rental Licensing Program , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a Nuisance Abatement Program .	\$135,000.	50% or \$92,500.	CWP, WPCHP, WHCDC, CCED, NENEDD & O/DE.
9.	Single Family Owner and Rental Housing Rehabilitation Program, 45 to 55 Units , moderate rehabilitation at \$22,000 to \$38,000 per unit in West Point, by 2028, to meet the needs of low- to moderate-income households.	\$1,500,000.	70% or \$1,050,000.	CWP, CCED, WPCHP, NENEDD, NENCAP, NDED, RD & O/DE.
10.	Purchase and Demolition of 20 to 25 substandard, dilapidated housing units in West Point, by 2028. Credit property to the Land Bank for purpose of redevelopment.	\$2,530,000.	80% or \$2,024,000.	CWP, WPCHP, NENEDD, TRHDC, PF, NDED, WPCDA & O/DE.
11.	Single Family Purchase-Rehab-Resale/Re-Rent Program, 25 Units , 3+ bedroom houses, standard amenities in West Point, by 2028, to meet the affordable homeowner/renter needs of low- to moderate-income workforce households (31%+ AMI).	\$4,200,000.	65% or \$2,730,000.	CWP, CCED, WPCHP, NENEDD, TRHDC, PF, NDED, WPCDA & O/DE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
12.	<p>West Point Elderly Rental Housing Initiative, 22 Units, plus necessary supportive services: Scattered Site, mixed income, 2 bedroom duplex/triplex or town home units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (31%-125% AMI).</p>	\$4,100,000.	65% or \$2,665,000.	CWP, WPCHP, TRHDC, NENAAA, NENCAP, O/DE, NIFA, NDED, MHEG, MHDF, AHP, HUD, RD, WPCDA & CF.
13.	<p>West Point Elderly Homeownership Initiative, 28 Units, plus necessary supportive services : Scattered Site, Mixed Income, 2 & 3 bedroom single family and town home units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).</p>	\$6,580,000.	30% or \$1,974,000.	CWP, WPCHP, TRHDC, NENAAA, RD, O/DE, NIFA, NDED, WPCDA & CPF.
14.	<p>Housing Rehabilitation/ Modification Initiative, 15 Units, plus necessary supportive services : Standard amenities, complete visit ability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), <i>Elderly and Special Population Households</i>, with a Person(s) with a Disability.</p>	\$375,000.	90% or \$337,500.	CWP, WPCHP, TRHDC, NENCAP, RD, O/DE, NIFA, NDED, WPCDA & CPF.

HOUSING FOR FAMILIES & WORKFORCE.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
15.	Single Family Rental, CROWN Rent-To-Own Program, Eight Units: Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable workforce housing needs of moderate-income households (51% to 80% AMI).	\$1,750,000.	60% or \$1,050,000.	CWP, TRHDC, CCED, WPCHP, RD, O/DE, NIFA, NDED, MHEG, MHDF, AHP, WPCDA, CPF & CF.
16.	General Rental Housing Program, 30 Units: Scattered Site, Mixed Income, duplexes and/or apartments, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable workforce rental housing needs of low- to moderate-income workforce households (51% to 125% AMI).	\$5,550,000.	70% or \$3,885,000.	CWP, TRHDC, CCED, WPCHP, RD, O/DE, NIFA, NDED, MHEG, MHDF, AHP, WPCDA, CPF & CF.
17.	Family Homeownership Initiative, 50 Units: Scattered Site, Mixed Income, single family or town home units, 3+ bedroom units with standard amenities to meet the affordable workforce housing needs of moderate- to upper-income family households (81%+ AMI). Units could also focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program.	\$13,250,000.	45% or \$5,962,500.	CWP, TRHDC, CCED, WPCHP, RD, CPF, O/DE, & WPCDA.
18.	Owner/Rental Housing Initiative for Special Populations, 10 Units: Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI).	\$1,850,000.	90% or \$1,665,000.	CWP, TRHDC, CCED, WPCHP, HUD, RD, NIFA, NDED, AHP, MHEG, WPCDA & CPF.

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



SECTION 6

**HOUSING DEVELOPMENT IMPLEMENTATION,
AFFORDABLE HOUSING CONCEPTS &
FUNDING SOURCES/PARTNERSHIPS.**

SECTION 6

HOUSING DEVELOPMENT IMPLEMENTATION, AFFORDABLE HOUSING CONCEPTS & FUNDING SOURCES/PARTNERSHIPS.

INTRODUCTION.

Section 6 of this **Housing Study** provides discussion regarding **housing development implementation and affordable housing concepts** for the City of West Point. Housing programs implemented in West Point should consist of both traditional (single family, multifamily, duplex, town home, etc.) and non-traditional development concepts (patio home, conversion homes, accessory housing, etc.) to support various income sectors.

Also included is a presentation and discussion of various housing **funding sources and partnerships**, successfully being utilized in Nebraska, today. The Community of West Point can consider these and other successful affordable housing models in the development of needed housing.

HOUSING DEVELOPMENT IMPLEMENTATION.

The successful implementation of housing developments in West Point depends on a firm understanding of the local housing industry and available housing funding resources. Solutions to housing opportunities in the Community can be achieved with a pro-active approach via collective partnerships among housing developers and funders, non-profit organizations, local elected officials and West Point citizenry.

The development of **Affordable housing throughout West Point will require the strategic application of a variety of both public and private funding sources. Typical private funding is secured from banks, foundations, major employers and individuals with a passion for funding housing and sustaining the livability of a neighborhood.**

“Affordable Housing” applies to persons and households of all income sectors of the Community. Affordable independent living housing requires no more than 35 percent of the occupant's annual income for the cost of rent and utilities, or mortgage and associated mortgage interest payment, insurance and utilities.”

“Traditional low-income housing” is for persons and families at 0 percent to 80 percent of the Area Median Income, commonly referred to as "Very-Low to Moderate Income". Housing for households within this income range, typically requires one or more public program of financial intervention or support for buying down either or both the cost of development and/or operation, allowing the housing to be affordable (see above). The use of public programs of financial support will, typically, require income and rent or purchase limits.

“Market-Rate Housing”, as it is typically referred to, is housing, both owner and rental, that typically meets the current "street cost", utilizing no programs of public intervention or support, but, yet, is affordable (see above) to the tenant.”

“Section 8 Rental Housing (Project-Based),” is a government-funded program that provides rental housing to low-income households in privately owned and managed rental units. The subsidy stays with the building; when you move out, you no longer have the rental assistance. Most units’ rental cost will be 30 percent of your household adjusted gross income. There may be a variety of housing types available through this program including single-family homes, townhomes, or apartments.

“Section 8 Rental Housing (Tenant-Based).” Families with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing.

AFFORDABLE HOUSING CONCEPTS.

A total of 148 new housing units are targeted for the City of West Point by 2028. This would include up to **82 owner units** and **66 rental units throughout the Community, including 88 housing units for the local workforce.** Vacant land will need to be made available, both within and adjacent the West Point Corporate Limits for the suitable development of various, needed housing types.

Identifying locations of new housing development is important for West Point. The City has restrictions on where new development can take place, such as flood plains, natural topography and the City’s proximity to the Nebraska State Forest. **The Community’s Comprehensive Plan, which includes Future Land Use Maps and both voluntary and involuntary Annexation Policies, will greatly assist housing development efforts in West Point.** The City will need to focus on workforce families and young professionals needing safe, efficient and affordable housing, including employees living outside of West Point. This can be accomplished through joint relationships with major employers of the City in an effort to create decent rental housing units for employees.

West Point should implement housing rehabilitation activities, including purchase-rehab-resale and/or re-rent programs. The Community has an estimated 385 housing structures needing moderate- to substantial rehabilitation and an estimated 84 housing structures targeted for demolition and replacement. The demolition or removal of dilapidated or severely deteriorated housing structures will create additional vacant land for the Community that can be used for the development of new and creative housing concepts. Newly acquired vacant land should be secured in an official **Community-Wide Land Bank Program**.

Single family homes are being developed as **Credit-, or Lease-To-Own (CROWN)**, affordable housing options in Nebraska Communities, including West Point. This housing option is typically funded with Low-Income Housing Tax Credits, awarded by the Nebraska Investment Finance Authority, with the CROWN or Credit-To-Own Program, HOME Funds and/or Nebraska Affordable Housing Trust Funds, available through the Nebraska Department of Economic Development (NDED) and/or Affordable Housing Program funds, provided by the Federal Home Loan Bank. Also included in funding affordable single family homes is conventional financing and Tax Increment Financing.

Although reasonably modest by design, all in an effort to maximize the use of tax dollars, the single family home CROWN units provide all necessary living space for a family of up to six persons. Amenities could include, but not be limited to three- or four-bedrooms, upper and lower level bathrooms, a great or family room, finished basement, kitchen, dining area and a single or double stall garage. The square footage of these affordable single family homes typically ranges from 1,200 to 1,400 square feet. These homes are usually constructed on lots of 12,000 to 16,000 square feet, allowing for ample yard space.

Nebraska Bar-None, or the Prairie Gold Homes Programs is an available program to be used for a CROWN Program.

Net monthly rents for affordable single family homes range from \$685 to \$915, based on rental comparable and the level of affordability of the target population in the Community. Typically, CROWN single family housing programs are affordable to persons/households of 50 to 80 percent of the Area Median Income (AMI). In a CROWN Program, a small percentage of the net monthly rent is set-a-side for use by the tenant as a down payment to eventually purchase a home.

Affordable single family housing options can also be used for **First-Time Homebuyers**, utilizing grant and loan monies available from the NDED. Households of 50 to 80 percent AMI are typically income eligible to participate in a home buyer program. Depending upon whether the home selected for purchase is new construction or an existing house, the cost for affordable homes, typically, ranges from \$155,000 to \$240,000. In a First-Time Homebuyers Program, the income eligible household is provided a down-payment assistance ranging from 5 to 20 percent of the purchase price.

Duplex/triplex rental housing is a popular affordable housing program in Nebraska for both, older adults, 55+ years of age, singles and couples, and two-, three- and four-person family households. Financing similar to that available for the lease-to-own single family homes is also available for affordable duplex/triplex rental housing. This type of affordable housing can be made available for households ranging from 0 to 80 percent AMI, depending upon the level of funding subsidy. Net monthly rents for affordable duplex/triplex rental housing have traditionally ranged from \$595 to \$905, depending upon the local housing economics of the subject community.

Affordable duplex and triplex rental housing provides an excellent low-density housing option for Nebraska communities, while maintaining a cost containment approach to building living space and maximizing the use of tax dollars. Duplex and triplex rental housing units range from 1,000 to 1,400 square feet, contain either two- or three-bedrooms, include a kitchen and dining area, a family room, at least one bath and a garage. Basements can be included in the development process, to provide additional living space, if necessary. **Affordable housing programs with supportive services for the subject tenant are the most successful programs.**

The availability and use of tenant- or project-based “Section 8 Rental Assistance” with either single family or duplex/triplex affordable housing options would prove to be an “*economic enhancement*” to any housing program, allowing more households to be income eligible and, thus, allowing more local households access to affordable housing options.

Immediate housing alternatives are needed in the City of West Point as a solution to the Community’s growing population of workforce employees. Participants of the Housing Listening Sessions and Survey respondents identified a large number of employees are seeking affordable housing in West Point, but due to a lack of units being provided, are moving into homes and apartments that do not meet their needs, or are priced higher than their desired price.

The following immediate housing alternatives would create additional housing choices in West Point for persons and families of all income sectors. **It is recommended that the West Point Community Redevelopment Authority and Northeast Nebraska Economic Development District, Three Rivers Housing Development Corporation and Cuming County Economic Development support this type of housing development through the identification of suitable lots, the approval of infill ordinances and design guideline review.**

Infill Housing.

Infill housing serves the purpose of creating housing units on vacant lots, generally located in or near the center of the Community, that would otherwise be considered too small for today’s development standards. An advantage to this housing type is to make use of existing water, sewer and electrical utilities that are already in place. Infill housing is widely considered to be a “smart growth” technique for Communities, with an average sale price, generally, lower than that of new residential subdivision development.

INDEPENDENT DUPLEX APARTMENT EXAMPLE

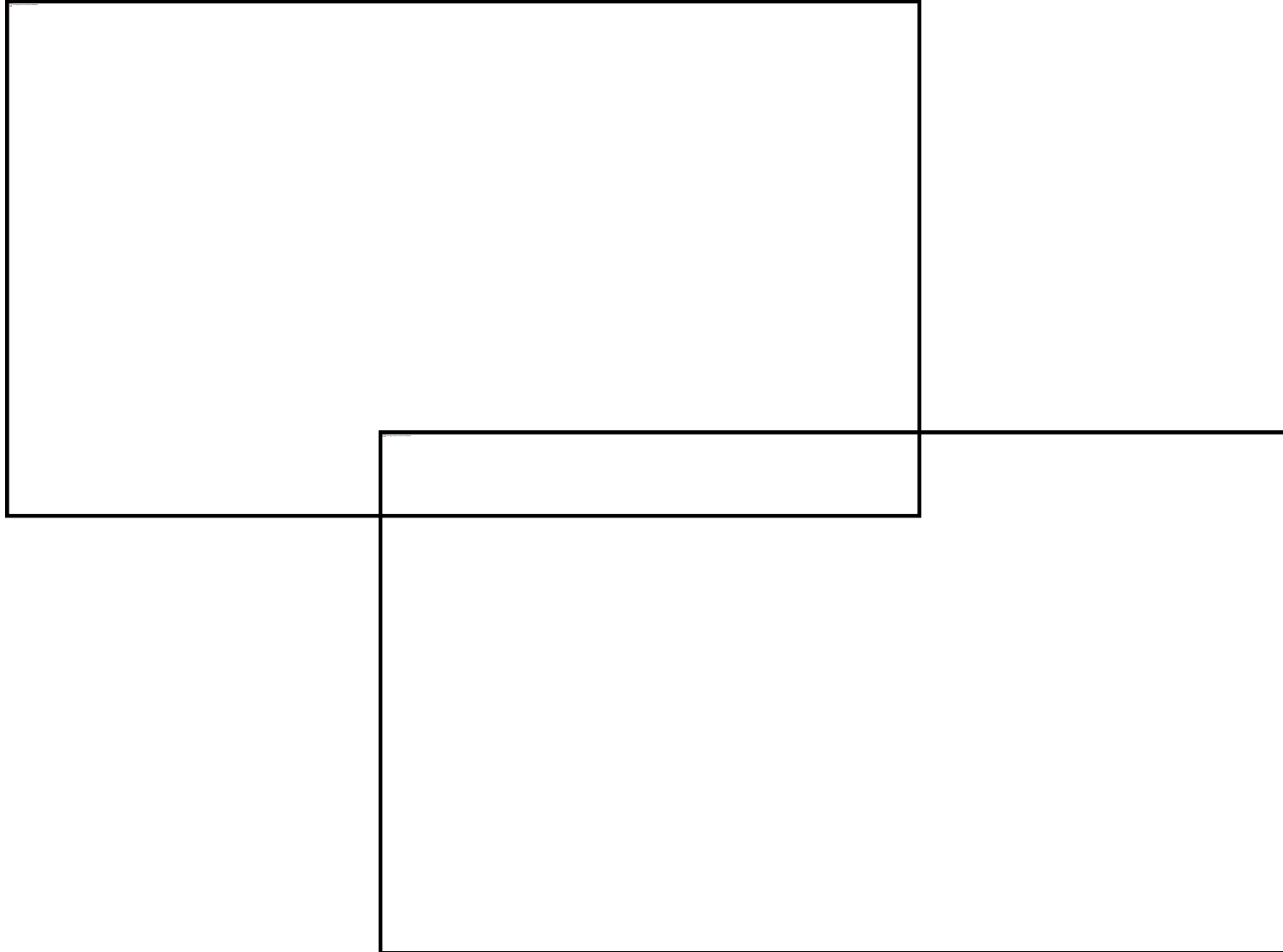
The need for additional independent family and/or elderly duplex apartments was discussed at several of the Listening Sessions. Mesner Development Company of Central City, Nebraska, developed a new 18 unit residential development in **Holdrege, Nebraska, Sunrise Lane, LLC**, designated for retirees and the elderly. The Subdivision has nine separate duplexes. Exteriors are constructed entirely of vinyl siding and brick. Sunrise Lane, LLC, is an ideal model of independent living elderly housing for low- to moderate-income households. Duplexes and townhomes of similar construction are also suitable for families of low- to moderate-income.



Waverly and Falls City, Nebraska Townhomes
Courtesy: Excel Development Group.



Waverly, Nebraska CROWN Homes
Courtesy: Dana Point Development Corporation.



“Accessory” Housing.

Also known as “In-Law Suites” or “Granny Flats,” or “Tiny Houses” are accessory housing providing additional housing opportunities in selected community neighborhoods. Accessory housing structures are growing in popularity in Communities dealing with issues pertaining to the displacement of low- to moderate-income residents. Advantages to this housing unity type include, but are not limited to, property owners living on-site, construction not consuming additional land, an alternative to traditional apartment life and a reduced cost of construction when compared to conventional apartment development.



Conversion Housing.

Families meeting required guidelines established by the U.S. Department of Housing and Urban Development can apply for “conversion vouchers” that support families in public housing units being displaced due to demolition, transfer of ownership or unacceptable living conditions. Families are allowed to find a housing unit that is suitable for their needs and income whereby 30 percent of the family’s income and Housing Authority payment standard, or the gross rent, whichever is lower, is covered through a Housing Assistance Payments contract with the owner. It is important for the Community of West Point to provide a variety of safe, decent housing alternatives in the event a public housing complex falls victim to the previously mentioned scenarios of substandard housing.

Single Room Occupancy (SRO) Housing.

This housing type is typically developed as expanded dormitory-style housing and consisting of six, eight or more units per building. SRO housing is a suitable housing type for young professionals entering the workforce and serves as a type of transitional housing for young families. Major employers should see this housing type as an advantage to reduce the commute times of their employees and become active in its production through partnerships with local development corporations and developers.

HOUSING FUNDING SOURCES/PARTNERSHIPS.

To produce new and upgrade existing renter and owner occupied housing in West Point, Nebraska, **public/private partnerships** must occur to access affordable housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in financing future housing activities in West Point. The (strategic) combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects.

LOCAL FUNDING OPTIONS.

Local funding for use in housing development and improvement programs are limited to two primary sources (1) local tax base and (2) dollars secured via state and federal grant and loan programs, which are typically only available to local units of government (Village, City or County).

Local Tax Base Options.

Tax Increment Financing (TIF) can use added property tax revenues, created by growth and development in a specific area, to finance improvements within the boundaries of a designated Redevelopment Area. Utilizing the Nebraska Community Development Law, each community in Nebraska has the authority to create a Community Redevelopment Authority (CRA) or Community Development Agency (CDA).

A City or Village with a CRA or CDA has the authority to use TIF for commercial, industrial and residential redevelopment activities. The CRA/CDA can utilize TIF for public improvements and gain the revenue associated with these improvements. The tax increment is the difference between the taxes generated on an existing piece of property and the taxes generated after the redevelopment occurs. One hundred percent (100%) of the increment can be captured for up to 15 years, by the CRA, and used for public improvements in a designated Redevelopment Area. Every Community in Nebraska is eligible to utilize TIF, after a CRA or CDA has been established and a Blight and Substandard Determination Study has been completed by the Community. TIF may be used for infrastructure improvements, public façade improvements in the Downtown and to purchase land for commercial or industrial development.

The City of West Point has completed Blight and Substandard Determination Studies and General Redevelopment Plans for two designated “Redevelopment Areas.” Housing, Commercial and Industrial programs are eligible for TIF in these areas.

Local Housing Authority.

Public Housing Authorities or Agencies can sponsor affordable housing programs. The Housing Authority is empowered by existing legislation to become involved in all aspects of affordable housing in the Community. The Housing Authority has access to a variety of sources of funding, as well as the ability to secure tax exempt bond financing for local based housing projects. **The City of West Point, currently, does not have a Housing Authority.**

Local Major Employers and/or Community Foundation Assistance.

This is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major local employers and community foundations are becoming directly involved in housing developments and improvements. These Foundations and/or major Employers could provide the following:

- a) Direct grants;
- b) Low interest loans;
- c) Letter of Credit, for all or a percentage of loans;
- d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
- e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
- f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to Finance housing development; and
- g) Single-Room Occupancy housing for new employees of major employers.

Local and regional lending institutions serving a particular community or county should create a partnership to provide technical assistance to housing developers and share bridge- and permanent financing of local housing programs.

The previously described local funding options could be used separately or “pooled” together and utilized in equal proportions for the implementation of community-wide housing programs.

STATE PROGRAMS.

State programs available to assist in funding a community housing initiative include resources available from the **Department of Economic Development (NDED), Nebraska Investment Finance Authority (NIFA), Nebraska Affordable Housing Trust Fund (NAHTF), Nebraska Energy Offices (NEO) and Nebraska Department of Health and Human Services (NDHHS)**. The following describes the primary housing funding programs provided by these State agencies.

Nebraska Department of Economic Development (NDED).

The proposed **2018 Annual Action Plan**, prepared and administered by the NDED, has the following, approximate allocations of State and Federal funds available for housing activities.

\$9.7 Million Community Development Block Grant
\$3 Million HOME Investment Partnership Fund
\$942,120 Emergency Shelter Grant Program
\$3.6 Million Homeless Shelter Assistance Trust Funds
\$11.25 Nebraska Affordable Housing Trust Fund
\$422,073 Housing Opportunities for Persons with AIDS

NDED also administers the non-entitlement **Community Development Block Grant (CDBG)** program, available to Nebraska Community and County municipalities for financing housing, planning and public works projects. All Nebraska Counties and Communities are an eligible applicant for CDBG funds. Lincoln and Omaha receive an annual allocation of CDBG funds, from the Department of Housing and Urban Development, as entitlement communities. The remaining Nebraska Communities are classified as non-entitlement Communities and compete annually for CDBG funds for various community and economic development programs, including housing. Nebraska Communities, with a population of 5,000+ are eligible for multi-year CDBG funding from the Comprehensive Revitalization Category of funding.

NDED also administrates the **HOME** funds. HOME funds are available to authorized, local or regional based Community Housing Development Organizations (CHDOs) for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME funds are also available to private developers, via a local non-profit as gap financing on affordable housing projects.

The City of West Point is a member of the Northeast Nebraska Economic Development District which provides community and economic development grant preparation and implementation activities. The City also receives housing grant and implementation program services from Three Rivers Housing Development Corporation.

Nebraska Affordable Housing Trust Fund (NAHTF).

The NAHTF is available to assist in funding affordable housing programs. The Trust Fund is administered by the NDED and is used to match with Low-Income Housing Tax Credit allocations, for new affordable rental housing, funding of non-profit operating assistance, financing distressed rental properties and the acquisition/ rehabilitation of existing rental programs.

LB 518-Rural Workforce Housing Investment Act/Rural Workforce Housing Investment Fund (RWHIF).

In 2017, the “**Rural Workforce Housing Investment Act**” (Legislative Bill 518) was adopted to allow non-profit housing developers to allocate funds from the NAHTF into a **Rural Workforce Housing Investment Fund (RWHIF)**. This allows the non-profit developer to apply for grant dollars for housing development and/or rehabilitation for the purpose of creating housing opportunities for workforce populations. Projects must be within municipalities in Counties with populations less than 100,000. An amount of up to \$1 Million can be applied for by rural Communities throughout Nebraska. Grants must document a “one-to-one” match fund.

Nebraska Historic Tax Credit (NHTC).

On April 16, 2014, Legislative Bill 191 was signed into law, which created the Nebraska Historic Tax Credit. This new historic tax credit will serve as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property." Nebraska is now the 36th state to provide a historic tax credit at the state level, which is a tax credit that is separate and distinct from the federal historic tax credit.

The Nebraska State Historic Tax Credit establishes a \$15,000,000 tax credit pool, and the Nebraska State Historical Society (SHPO) will handle the annual allocation of the credits for the 2015, 2016, 2017 and 2018 tax years.

The program encourages the preservation of the State's historic buildings for the following important outcomes:

- ♦ Incentives for redevelopment of historic properties and districts across the State.
- ♦ Private investment in historic buildings, downtowns, and neighborhoods.
- ♦ New uses for underutilized and substandard buildings.
- ♦ Jobs and economic development in Nebraska communities, both rural and urban.
- ♦ Creation of housing units.
- ♦ Revitalized communities through preservation of historically significant buildings and districts.
- ♦ More heritage tourism in communities.

Basic provisions of the NHTC:

- ♦ Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- ♦ Maximum of \$1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- ♦ Tax credits can be transferred with limitations.
- ♦ Rehabilitation work must meet generally accepted preservation standards.
- ♦ Detached, single-family residences do not qualify.

To qualify, a historic property must be:

- ♦ Listed individually in the National Register of Historic Places or
- ♦ Located within a district listed in the National Register of Historic Places or
- ♦ Listed individually under a certified local preservation ordinance or
- ♦ Located within a historic district designated under a certified local preservation ordinance.

The minimum project investment must equal or exceed:

- ♦ The greater of \$25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln). \$25,000 (for properties located elsewhere).

Nebraska Investment Finance Authority (NIFA).

NIFA is a major provider of funding for affordable housing development in Nebraska. The primary program is the **Section 42 Low Income Housing Tax Credits (LIHTC)** utilized to help finance both new construction and rehabilitation of existing rental projects.

LB 884-State Low-Income Housing Tax Credit is another source of funding for affordable housing.

A popular LIHTC Program is the CROWN (Credit-to-Own). CROWN is a lease-to-own housing program developed to bring home ownership within reach of very low-income households while assisting local governments in revitalizing their neighborhoods. The objectives of the program are to:

1. Construct housing that is decent, safe, and permanently affordable for low-income residents;
2. Develop strong public/private partnerships to solve housing problems;
3. Offer renters a real plan to own a home; and
4. Restore unused, vacant, in-fill lots to become a neighborhood asset.

CROWN utilizes the LIHTC program as one financing tool. Other sources of financing may be HOME funds, NAHTF, Federal Home Loan Bank funding, local government grants and loans and traditional development financing sources.

CRANE (Collaborative Resources Alliance for Nebraska) is a LIHTC set-a-side program for targeted resources, for community development and housing programs.

NIFA also provides the Single Family Mortgage Program – This program provides a less than current market interest rate for First-time Homebuyers in Nebraska. Local lender participation is encouraged in this Program.

NIFA is also a funding participant in the **Rural Workforce Housing Investment Act**.

NIFA provides funding for the **Housing Study Grant Program** to assist in financing community, county and regional housing studies and related planning projects.

Midwest Housing Equity Group (MHEG).

MHEG was created in 1993 to secure equity capital to invest into affordable rental housing throughout Nebraska, Kansas, Iowa and Oklahoma. **MHEG** is a privately-owned non-profit corporation with a nine-member board of Directors and receives no federal or state dollars. **MHEG's** income is derived from its ability to obtain equity capital and investing into affordable housing properties. **MHEG** provides equity financing for the federal low income housing tax credit program, as defined in Section 42 of the Internal Revenue Code. In addition to tax credit syndication, **MHEG** staff provides technical assistance to developers, owners and management companies on the development/management of tax credit properties.

Midwest Housing Development Fund (MHDF).

Founded in 2000, **MHDF** is a non-profit community development financial institution whose main goal is to provide “nontraditional financing needs” for affordable rental housing development, redevelopment and rehabilitation. As per the **MHDF** website, “The primary financing product of **MHDF** is predevelopment loans that are provided to borrowers prior to them having access to traditional construction and permanent financing.” Types of loans available through **MHDF** include predevelopment, construction, gap financing, land/infrastructure and permanent (post construction) loans.

Community Housing Development Corporation (CHDO)/Community Action Partnership/Economic Development District.

The **Community Action Partnership** serving a particular Community or County can provide housing and weatherization programs in a specified service area. A Community Action Partnership also provides community social services, emergency services, family development and nutrition programs. Nebraska Communities and Counties should work with their Community Action Partnership to provide safe, accessible, affordable housing to its residents.

The **Northeast Nebraska Community Action Partnership** and **Three Rivers Housing Development Corporation** serve as **CHDOs** for the **City of West Point** regarding the provision of affordable housing. The **Nebraska Housing Developers Association** is a State-wide organization providing important housing capacity building and support for local housing development corporations. Community, economic and housing development grant writing administration is available with **Northeast Nebraska Economic Development District**.

Nebraska Energy Office (NEO).

Low-Income Weatherization Assistance Program – This Federally funded program assists people with low-incomes by making energy improvements to their homes. The program is a State-wide effort carried out primarily by Nebraska Community Action Partnerships. The weatherization program concentrates on energy improvements which have the greatest impact on making recipient's homes more energy efficient, thereby lowering their energy consumption. Eligible weatherization measures include caulking, weather stripping, ceiling, wall and floor insulation and furnace repair.

Nebraska Department of Health and Human Services (NDHHS).

NDHHS administers the **Nebraska Homeless Shelter Assistance Trust Fund** and **Emergency Shelter Grant** to assist local or regional based groups in the provision of housing improvements for homeless and “at risk of homeless” persons and families.

REGIONAL FUNDING.

Federal Home Loan Bank.

Affordable Housing Program – This program makes low-interest loans to Finance home ownership for families with incomes at or below 80 percent of the median income for the area. The program can also Finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the Federal Home Loan Bank member institutions in Nebraska and are loaned on a competitive basis, with semi-annual application dates. This program can be combined with other programs (i.e., State CDBG, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

FEDERAL FUNDING

A primary provider of Federal funding to Nebraska Communities and Counties for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD)**. Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly pooled with other public funding sources, as well as conventional financing.

U.S. Department of Housing and Urban Development (HUD).

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.
- **Mortgage Insurance** – The HUD 221(d)(4) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit-motivated developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.

U.S.D.A. Rural Development (RD).

- a) **Section 515 Program** – Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. **A Section 538 mortgage insurance program is also available**
- b) **Section 502 Program** – Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability. **Section 504 Program** – Provides for the rehabilitation of homes.
- c) **Community Facilities Program** – Provides a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for “**special populations.**”
- d) **Preservation Program** – Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska Communities. This could include a local based, planned program of home modification **income eligible to low/moderate-income persons and families.**

- e) **Business & Industry Program** – The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.

Other Federal Funding.

Other funding products that may serve to be useful in the development of affordable housing for persons with a serious mental illness are the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the Rehabilitation Tax Credit, available via the Historic Preservation Act.

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



APPENDIX I

WEST POINT SURVEY RESULTS.

West Point, Nebraska Comprehensive Planning Program

CITIZEN SURVEY

The **City of West Point Planning Commission** is currently conducting a **Comprehensive Planning Program**, to determine both the present and future needs of the Community for the next 10 years. **The Program is funded by the Nebraska Investment Finance Authority-Housing Study Grant Program, with matching funds from the City.** An important activity of this **Planning Program** is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following **Citizen Survey** to the City Hall by **FRIDAY, JANUARY 26TH**.

POPULATION CHARACTERISTICS

1. How long have you lived in West Point?

- | | |
|---|--|
| <input type="checkbox"/> Less than 1 Year (1) | <input type="checkbox"/> 11 to 20 Years (18) |
| <input type="checkbox"/> 1 to 5 Years (19) | <input type="checkbox"/> 21+ Years (40) |
| <input type="checkbox"/> 6 to 10 Years (14) | <input type="checkbox"/> I do not live in West Point (4) |

2. Including yourself, how many persons are there in your family/household?

- | | |
|------------------------------------|--|
| <input type="checkbox"/> One (9) | <input type="checkbox"/> Four (19) |
| <input type="checkbox"/> Two (38) | <input type="checkbox"/> Five (14) |
| <input type="checkbox"/> Three (9) | <input type="checkbox"/> Six or More (7) |

3. How many persons in your family are in each of the following age groups?

- | | |
|---------------------------|-----------------------|
| __99__ Less than 18 Years | __54__ 55 to 64 Years |
| __43__ 18 to 24 Years | __32__ 65 to 74 Years |
| __55__ 25 to 34 Years | __16__ 75+ Years |
| __58__ 35 to 44 Years | |
| __32__ 45 to 54 Years | |

EDUCATION**4. Check all that apply.**

- ☐ I am a graduate of West Point Public/Parochial Schools. (40)
- ☐ I have children attending West Point Public/Parochial Schools. (37)
- ☐ Public/Parochial Schools were a factor in my decision to locate in West Point. (19)

5. Are there sufficient and safe routes to School for children?

- ☐ Yes (69)
- ☐ No (14)

If No, what could be done to improve the safety of children commuting to and from school?

Top Responses: improved sidewalks, crossing guards, more bus stops.

6. Would you recommend West Point Public and Parochial Schools to parents?

- ☐ Yes (86)
- ☐ No (7)

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT**7. What new public recreational opportunities should be considered for West Point?**

Top Responses: new indoor/outdoor pool, splash pad, YMCA/fitness center, walking trails, public river access.

8. What three new businesses would you like to see in West Point?

Top Responses: fast food/sit-down restaurants, YMCA/fitness center, more local businesses.

9. What three services would you like to see offered in the City of West Point that are currently not available?

Top Responses: recycling center, YMCA/fitness center, improved snow removal, increased police/fire protection.

10. Please rate the quality of the following Community Services & Public Facilities in or around your Town. (1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

<input type="checkbox"/> 1.2_Church	<input type="checkbox"/> 2.1_Discount/Variety Store	<input type="checkbox"/> 1.9_Repair Services
<input type="checkbox"/> 1.5_Grocery Store	<input type="checkbox"/> 2.1_Downtown Businesses	<input type="checkbox"/> 2.4_Entertainment
<input type="checkbox"/> 1.6_Pharmacy	<input type="checkbox"/> 1.7_Senior Center	<input type="checkbox"/> 1.5_Library
<input type="checkbox"/> 1.3_Fire Protection	<input type="checkbox"/> 2.0_Post Office	<input type="checkbox"/> 1.7_Medical Clinic
<input type="checkbox"/> 1.9_City office	<input type="checkbox"/> 2.1_Restaurants/Cafes	<input type="checkbox"/> 1.9_Police Protection
<input type="checkbox"/> 1.9_Parks/Recreation	<input type="checkbox"/> 1.6_Convenience Stores	<input type="checkbox"/> 1.4_Banks
<input type="checkbox"/> 2.1_Wellness/Fitness Center	<input type="checkbox"/> 2.7_Streets/Sidewalks	<input type="checkbox"/> 1.4_Schools
<input type="checkbox"/> 1.6_Garbage Collection	<input type="checkbox"/> 2.5_Utilities	<input type="checkbox"/> 2.3_Child Care Opportunities
<input type="checkbox"/> 2.2_Local Government	<input type="checkbox"/> 2.3_Retail Goods/Services	<input type="checkbox"/> Other_____
<input type="checkbox"/> 2.6_Cable TV	<input type="checkbox"/> 2.5_Employment Opportunities	

11. Please rate the top three (3) most important business/industry sectors to the City of West Point.

<input type="checkbox"/> 1.3_Farming/Agriculture	<input type="checkbox"/> 1.3_Medical/Emergency	<input type="checkbox"/> 1.5_Law Enforcement/Fire Protection
<input type="checkbox"/> 1.6_Manufacturing	<input type="checkbox"/> 2.2_Automotive	<input type="checkbox"/> Other_____
<input type="checkbox"/> 2.6_Wholesale Trade	<input type="checkbox"/> 2.2_Retail	
<input type="checkbox"/> 2.3_Retail Trade	<input type="checkbox"/> 2.4_Entertainment	
<input type="checkbox"/> 1.9_Utilities	<input type="checkbox"/> 2.1_Financial Activities	
<input type="checkbox"/> 2.4_Information	<input type="checkbox"/> 2.0_Professional & Business	
<input type="checkbox"/> 1.5_Health	<input type="checkbox"/> 1.4_Education	
<input type="checkbox"/> 2.6_Leisure/Hospitality/Tourism	<input type="checkbox"/> 2.7_Home-Based Businesses	
<input type="checkbox"/> 2.4_Government		

TRANSPORTATION

	Greatly Needed	Somewhat Needed	Not Needed	Comments
12. Which Transportation items need to be addressed in West Point?				
▪ Traffic Safety Improvements	29	24	12	
▪ Pedestrian/Trails Connections	35	21	10	
▪ School Traffic Circulation	20	39	7	
▪ Improved Traffic Control	24	24	16	
▪ Improved Truck Routes	22	29	14	
▪ Highway Corridor Enhancement	27	28	9	
▪ Access Management Improvement	14	26	23	
▪ More Parking	9	29	25	
▪ Control Storm Water Run-off	41	21	2	
▪ Congestion Reduction	13	32	19	

COMMUNITY GROWTH/LAND USE/ZONING

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
13. The appearance of the City of West Point can be improved with...					
▪ Street & Pedestrian Lighting	15	22	22	5	1
▪ Special Sales, Events and Welcome Banners	11	26	16	11	1
▪ Crosswalk Enhancements	15	25	19	4	2
▪ Street Trees, Benches & Landscaping	18	26	13	5	2
▪ Pedestrian Seating Areas and Sidewalk Cafes	14	17	19	11	2
▪ Vehicular Traffic Safety	16	27	17	2	1
▪ Coordinated Traffic Control Lighting	13	24	21	3	2
▪ Directional Signage	7	28	24	5	0
▪ Restoration/Preservation of Historic Buildings	22	27	12	3	0
▪ Gateway Entrance Signage and Advertising	17	24	16	7	0
▪ Design Guidelines for Facades, Awnings, etc.	12	21	22	8	1
▪ Other (Specify):					

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
14. The sustainability of the City of West Point can be improved with...					
▪ Water, Sewer & Utility Replacement	16	26	20	2	0
▪ Improved Streets, Sidewalks & Alleys	28	31	5	1	0
▪ Additional Pedestrian Safety Measures	19	25	16	4	1
▪ Additional Parking for Businesses/in Downtown	7	15	28	12	2
▪ Burying Overhead Utility Lines	6	20	26	9	2
▪ Business Retention, Recruitment & Expansion	34	21	9	0	0
▪ Marketing of Sales & Festivals	12	43	6	4	0
▪ Coordinated Business Hours	13	28	18	6	0
▪ Designation of “Historic Districts”	9	22	24	10	0
▪ Increased Marketing of Vacant Buildings	22	29	10	4	0
▪ Development of an Incubator Business Program	13	20	28	4	0
▪ Reducing utility costs with alternative energy sources	37	17	11	0	0
▪ Other (Specify):					

15. Where should future residential growth in West Point take place?

☐ North (35)

☐ East (47)

☐ South (23)

☐ West (16)

16. Should the role of Downtown West Point be expanded with new commercial and entertainment facilities?

☐ Yes (57)

☐ No (8)

Should new commercial and entertainment facilities be expanded along the highway corridor and/or major routes through West Point?

☐ Yes (50)

☐ No (14)

If No, where should future commercial and entertainment facilities be developed?

17. Do you support strict enforcement of City ordinances regarding parking, junk vehicles and property maintenance?

- ☐ Yes (60) ☐ No (4)

HOUSING & RESIDENTIAL DEVELOPMENT

18. Do you own or rent your place of residence?

- ☐ Own (55) ☐ Rent (9)

19. Describe the type of housing you currently reside in.

- ☐ House (59) ☐ Apartment (1)
☐ Mobile Home (1) ☐ Town Home/Duplex (4)

20. Are you satisfied with your current housing situation?

- ☐ Yes (60) ☐ No (6)

If No, why not? _____

21. How would you rate the condition of your home or place of residence?

- ☐ Excellent (29) ☐ Fair – Needs Minor Repair (11)
☐ Good (25) ☐ Poor – Needs Major Repair (0)

If minor or major repair is needed to your home, please describe the type of repair needed.

22. Which of the following additional housing types are needed in West Point, in the next 10 years?

	<u>Greatly Needed</u>	<u>Somewhat Needed</u>	<u>Not Needed</u>
▪ Housing For:	-----	-----	-----
1. Lower-Income Families	26	28	6
2. Middle-Income Families	46	13	3
3. Upper-Income Families	7	23	26
4. Single Parent Families	28	24	7
5. Existing / New Employees	29	23	6
▪ Single Family Housing	36	21	3
▪ Rental Housing (General)	32	20	8
▪ Manufactured Homes	6	28	25
▪ Mobile Homes	1	8	50
▪ Condominiums/Townhomes	13	30	17
▪ Duplex Housing	9	38	13
▪ Apartment Complexes (3 to 12 Units per Complex)	7	31	18
▪ Rehabilitation of Owner-occupied Housing	19	29	9
▪ Rehabilitation of Renter-occupied Housing	22	28	8
▪ Housing Choices for First-Time Homebuyers	40	12	5
▪ Single Family Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	23	26	8
2. Long-Term 6 to 15 Years	18	28	11
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	12	31	14
2. Long-Term 6 to 15 Years	10	33	14
▪ One Bedroom (Apartment or House)	6	30	17
▪ Two Bedroom (Apartment or House)	15	35	6
▪ Three Bedroom (Apartment or House)	26	24	4
▪ Independent Living Housing for Persons with a Mental/Physical Disability	14	36	6
▪ Group Home Housing for Persons with a Mental/Physical Disability	11	30	14

▪ Housing in Downtown	6	20	28
▪ Retirement Housing – Rental	15	29	12
▪ Retirement Housing – Purchase (Owner occupant)	16	28	13
▪ Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	23	32	5
2. Middle-income Elderly Persons	21	31	6
3. Upper-income Elderly Persons	7	30	19
▪ Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)	15	28	14
▪ Single-Room-Occupancy Housing (Boarding Homes)	5	30	20
▪ Short-Term Emergency Shelters – 30 Days or Less	10	25	22
▪ Long-Term Shelters – 90 Days or Less	6	14	36
▪ Transitional Housing (3-12 month temporary housing)	5	32	17
▪ Other (specify):			
▪ Other (specify):			

23. Would you support the City of West Point using State or Federal grant funds to conduct:

... an owner housing rehabilitation program? __53__ Yes __9__ No
 ... a renter housing rehabilitation program? __46__ Yes __15__ No

24. Would you support the City of West Point establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house? __56__ Yes __7__ No

25. Would you support the City of West Point using grant dollars to purchase, rehabilitate and resell vacant housing in the Community? __53__ Yes __7__ No

26. Would you support your Community using State or Federal grant dollars to provide down payment assistance to first-time homebuyers? __49__ Yes __12__ No

27. Please provide additional comments regarding the future of West Point, Nebraska:

Thank you for your participation!

Workforce Housing Needs Survey

The **City of West Point Planning Commission**, in cooperation with major employers in and near West Point, is conducting the following **Survey** to determine the specific renter and owner housing needs of the Community's workforce. **This Survey is funded by a Housing Grant from the Nebraska Investment Finance Authority, with matching funds from the City of West Point.** We would appreciate you completing the following **Survey** by **FRIDAY, JANUARY 26TH**.

1. Place of Employment? _____
2. Where do you currently reside?
☐ West Point (29) ☐ Rural Cuming County (2) ☐ Other (4) (Identify)_____

If Other, where and why? _____

If outside of West Point, would you be interested in moving to the Community? __4__Yes __3__No

3. Do you commute to West Point for work? __22__Yes __11__No

If yes, how far is your commute?

__17__Less Than 10 Minutes __4__10-20 Minutes __1__21-30 Minutes
 __0__31-40 Minutes __0__41-50 Minutes __0__51-60 Minutes __1__61+ Minutes

4. Number of Persons in your household? 1 = 2 2 = 14 3 = 3 4 = 6 5+ = 10

5. Do you rent or are you a homeowner? __7__Rent __27__Own

6. How much is your monthly rent or mortgage payment? \$ < \$500 (9), \$500-\$649 (5), \$650-\$799 (5), \$800-\$949 (4), \$950-\$1,099 (3), \$1,100-\$1,249 (3), \$1250 or More (3)

7.

8. Are you satisfied with your current housing situation? __25__Yes __10__No
 If no, why? _____

9. What is your current annual total household income?
 __1__Less than \$35K __8__\$35K-\$50K __2__\$51K-\$70K __8__\$71K-\$85K __16__\$86K+

10. As a renter or homeowner, what issues or barriers have you experienced with obtaining affordable, suitable housing for your household? Please check your top three.

For Renters		For Owners	
0	Lack of handicap accessible housing	1	Lack of handicap accessible housing
0	Lack of adequate public transportation	0	Lack of adequate public transportation
0	Lack of knowledge of fair housing rights	1	Lack of knowledge of fair housing rights
4	Cost of rent	18	Housing prices
0	Restrictive zoning/building codes	0	Restrictive zoning/building codes
1	Job status	1	Job status
3	Attitudes of landlords & neighbors	3	Attitudes of immediate neighbors
4	Lack of availability of decent rental units in your price range	3	Mortgage lending application requirements
0	Use of background checks	5	Excessive down payment/closing costs
3	Excessive application fees and/or rental deposits	13	Cost of utilities
4	Cost of utilities	1	Lack of educational resources about homeowner responsibilities
0	Lack of educational resources about tenant responsibilities	3	Cost of homeowner's insurance
		18	Lack of Sufficient Homes for Sale
		10	Cost of Real Estate Taxes
	Other: _____		Other: _____

11. If you are currently a renter and would like to become a homeowner, or if you are currently an owner and desire to upgrade or change housing in the next five years, please complete the following questions. If not, your Survey is complete.

10.a. Where would you like to purchase a home?

☐ West Point (12) ☐ Rural Cuming County (4) ☐ Other (0)(Identify)_____

10.b. Which one of the following housing types would you most like to purchase?

___14___Single Family ___1___Attached Townhouse or Duplex-Type Unit
___0___Mobile Home ___0___Patio Home/Slab Home ___1___I plan to remain where I am.

10.c. How many bedrooms would your family need?

___0___One ___1___Two ___9___Three ___6___Four +

10.d. What is the most your family could afford for a home?

___2___Less than \$50K ___3___\$50K -\$100K ___3___\$100K-\$120K ___0___\$120K-\$135K ___2___\$135K-\$175K ___5___\$175K-\$225K
___2___\$225K+

10.e. What is the most your family could afford for monthly rent? ___1___Less than \$400 ___2___\$400 to \$500 ___5___\$500 to \$600

___4___\$600 to \$700 ___0___\$700 to \$800 ___0___\$800 to \$900 ___0___\$900 to \$1,000 ___2___\$1,000 to \$1,100 ___2___\$1,100+

Thank You For Participating!

Please return the survey to your employer by

WEST POINT, NEBRASKA

COMPREHENSIVE PLANNING PROGRAM – 2028.

NEBRASKA INVESTMENT FINANCE AUTHORITY - HOUSING STUDY GRANT PROGRAM.



APPENDIX II

WEST POINT TABLE PROFILE.

TABLE 1
POPULATION TRENDS AND PROJECTIONS
WEST POINT, NEBRASKA
1990-2028

			<u>Total</u>		<u>Annual</u>	
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	1990	3,250	--	--	--	--
	2000	3,660	+410	+12.6%	+41.0	+1.3%
	2010	3,364	-296	-8.1%	-29.6	-0.8%
	2018	3,352	-12	-0.3%	-1.7	-0.04%
Low	2028	3,404	+52	+1.5%	+5.2	+0.2%
Medium	2028	3,426	+74	+2.2%	+7.4	+0.2%
High	2028	3,459	+107	+3.2%	+10.7	+0.3%
ED Boost*	2028	3,500	+148	+4.4%	+14.8	+0.4%

*Population estimated due to an ***Economic Development (ED) Boost*** via increased job creation and housing development. “High 2028 = 65 Additional FTE Positions in the next 10 years. “ED Boost” 2028 = 90 Additional FTE positions in the next 10 years.

Source: 1990, 2000, 2010 Census; 2001-2009 Census Estimates
Hanna:Keelan Associates, P.C., 2018

TABLE 2
POPULATION ESTIMATES
STATE OF NEBRASKA / CITY OF WEST POINT, NEBRASKA
2010-2016

	<u>Nebraska</u>	<u>% Change Since 2010</u>	<u>West Point</u>	<u>% Change Since 2010</u>
2010 Census	1,826,341	--	3,364	--
July 2011 Est.	1,842,283	+0.9%	3,372	+0.2%
July 2012 Est.	1,855,725	+1.6%	3,349	-0.5%
July 2013 Est.	1,868,559	+2.3%	3,320	-1.4%
July 2014 Est.	1,881,145	+3.0%	3,330	-1.1%
July 2015 Est.	1,893,765	+3.7%	3,368	+0.0%
July 2016 Est.	1,907,116	+4.4%	3,327	-1.2%

Source: 2010 Census, 2011-2016 Census Population Estimates.
Hanna:Keelan Associates, P.C., 2018.

TABLE 3
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS
WEST POINT, NEBRASKA
1990-2028

Age Group	1990	2000	2010	2000-2010 Change	2018	2028	2018-2028 Change
19 and Under	902	1,002	917	-85	917	896	-21
20-34	576	599	458	-141	485	462	-23
35-54	680	928	816	-112	841	886	+45
55-64	318	281	412	+131	237	259	+22
65-74	349	354	286	-68	357	366	+9
75-84	301	313	297	-16	324	343	+19
85+	124	183	178	-5	191	214	+23
Totals	3,250	3,660	3,364	-296	3,352	3,426	+74
Median Age	39.1	39.5	43.2	+3.7	41.2	42.6	+1.4

Source: 1990, 2000 Census

Hanna:Keelan Associates, P.C., 2018

TABLE 4
SPECIFIC HOUSEHOLD CHARACTERISTICS
WEST POINT, NEBRASKA
1990-2028

<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
1990	3,250	142	3,108	1,310	2.37
2000	3,660	150	3,510	1,432	2.45
2010	3,364	157	3,207	1,432	2.23
2018	3,352	159	3,193	1,431	2.23
2028	3,426	171	3,255	1,453	2.24
2028*	3,500	176	3,324	1,470	2.26

*ED Boost.

Source: 1990, 2000, 2010 Census

Hanna:Keelan Associates, P.C., 2018

TABLE 5
TENURE BY HOUSEHOLD
WEST POINT, NEBRASKA
1990-2028

<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1990	1,310	924	70.5%	386	29.5%
2000	1,432	998	69.7%	434	30.3%
2010	1,432	1,015	70.9%	417	29.1%
2018	1,431	1,010	70.6%	421	29.4%
2028	1,453	1,020	70.2%	433	29.8%
2028*	1,470	1,033	70.3%	437	29.7%

*ED Boost.

Source: 1990, 2000, 2010 Census

Hanna:Keelan Associates, P.C., 2018

TABLE 6
RACE AND HISPANIC ORIGIN
WEST POINT, NEBRASKA
2000, 2010 & 2015 ESTIMATE

<u>Race</u>	<u>2000</u>		<u>2010</u>		<u>2015 Est.*</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>		
White	3,368	92.0%	2,949	87.7%	3,192	95.3%
Black	8	0.2%	10	0.3%	0	0.0%
Native American	15	0.4%	13	0.4%	0	0.0%
Asian	6	0.2%	10	0.3%	0	0.0%
<u>Other</u>	<u>263</u>	<u>7.2%</u>	<u>382</u>	<u>11.4%</u>	<u>170</u>	<u>4.7%</u>
Totals	3,660	100.0%	3,364	100.0%	3,346	100.0%
Hispanic Origin	440	12.0%	564	16.8%	671	20.0%

*Subject to Margin of Error.

Source: 2000, 2010 Census.

2011-2015 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2018

TABLE 7
HOUSEHOLD INCOME
TRENDS AND PROJECTIONS
WEST POINT, NEBRASKA
1990-2028

<u>Income Group</u>	<u>1990*</u>	<u>2000*</u>	<u>2015 Est.*</u>	<u>2018</u>	<u>2028</u>	<u>% Change 2018-2028</u>
<u>All Households</u>						
Less than \$10,000	263	120	121	103	83	-19.4%
\$10,000-\$19,999	343	196	211	181	160	-11.6%
\$20,000-\$34,999	386	442	269	292	308	+5.4%
\$35,000-\$49,999	205	236	224	231	239	+3.4%
\$50,000 or More	127	419	567	624	663	+6.2%
Totals	1,324	1,413	1,392	1,431	1,453	+1.5%
Median Income	\$21,250	\$32,616	\$45,818	\$47,479	\$55,537	+16.9%
<u>Renter Households</u>						
Less than \$10,000	117	66	64	59	44	-25.4%
\$10,000-\$19,999	113	92	130	100	84	-16.0%
\$20,000-\$34,999	131	162	159	143	133	-7.0%
\$35,000-\$49,999	70	40	82	53	58	+9.4%
\$50,000 or More	15	59	81	66	114	+72.7%
Totals	446	419	516	421	433	+2.8%
Median Income	\$19,380	\$24,768	\$27,226	\$28,566	\$33,800	+18.3%

* Specified Data Used. 2015 Estimate subject to Margin of Error.

Source: 1990, 2000 Census.

2011-2015 American Community Survey.

Hanna:Keelan Associates, P.C., 2018.

TABLE 8
PER CAPITA INCOME
TRENDS AND PROJECTIONS
CUMING COUNTY / STATE OF NEBRASKA
2003-2028

	<u>Cuming County</u>		<u>State of Nebraska</u>	
<u>Year</u>	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2003	\$35,283	--	\$32,611	--
2004	\$33,962	-3.7%	\$33,768	+3.5%
2005	\$37,269	+9.7%	\$34,772	+3.0%
2006	\$35,983	-3.4%	\$35,982	+3.5%
2007	\$39,954	+11.0%	\$38,484	+7.0%
2008	\$40,063	+0.3%	\$40,626	+5.6%
2009	\$40,539	+1.2%	\$39,226	-3.4%
2010	\$46,660	+15.1%	\$40,023	+2.0%
2011	\$60,374	+29.4%	\$43,820	+9.5%
2012	\$53,031	-12.2%	\$45,578	+4.0%
2013	\$68,816	+29.7%	\$46,254	+1.5%
2014	\$75,295	+9.4%	\$47,757	+3.2%
2015	\$74,971	-0.4%	\$48,544	+1.6%
2018	\$75,880	+1.2%	\$50,014	+3.0%
2003-2018	\$35,283-\$75,880	+115.1%	\$30,696-\$50,014	+62.9%
2018-2028	\$75,880-\$83,806	+10.4%	\$50,014-\$63,868	+27.7%

Source: Nebraska Department of Economic Development, 2018.

Hanna:Keelan Associates, P.C., 2018.

TABLE 9
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
WEST POINT, NEBRASKA
2000-2028

<u>Income Range</u>	<u>2000</u> <u># / #CB-HP</u>	<u>2013*</u> <u># / #CB-HP</u>	<u>2018</u> <u># / #CB-HP</u>	<u>2028</u> <u># / #CB-HP</u>
0%-30% AMI	42 / 42	70 / 45	56 / 43	44 / 35
31%-50% AMI	60 / 32	110 / 20	97 / 18	91 / 15
51%-80% AMI	133 / 35	160 / 40	165 / 36	174 / 33
81%+ AMI	<u>722 / 38</u>	<u>630 / 80</u>	<u>692 / 71</u>	<u>711 / 62</u>
Totals	957 / 147	970 / 185	1,010 / 168	1,020 / 145

*Subject to margin of error.

= Total Households #CB-HP = *Households with Cost Burden – Housing Problems*

Specified Data Used

Source: 2000 CHAS Tables

Hanna:Keelan Associates, P.C., 2018

TABLE 10
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
WEST POINT, NEBRASKA
2000-2028

	2000	2013*	2018	2028
<u>Income Range</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>	<u># / #CB-HP</u>
0%-30% AMI	61 / 41	125 / 65	116 / 58	104 / 42
31%-50% AMI	50 / 34	180 / 165	169 / 144	155 / 131
51%-80% AMI	127 / 4	80 / 0	78 / 0	85 / 0
81%+ AMI	137 / 0	95 / 0	58 / 0	89 / 0
Totals	375 / 79	480 / 230	421 / 202	433 / 173

*Subject to margin of error.

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

Specified Data Used

Source: 2000 CHAS Tables

Hanna:Keelan Associates, P.C., 2018

TABLE 11
LABOR FORCE STATISTICS
CUMING COUNTY, NEBRASKA
2000-2018

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Unemployment Rate</u>
2000	5,708	5,579	129	2.3%
2001	5,662	5,530	132	2.3%
2002	5,562	5,417	145	2.6%
2003	5,642	5,487	155	2.7%
2004	5,573	5,410	163	2.9%
2005	5,352	5,188	164	3.1%
2006	5,069	4,917	152	3.0%
2007	5,008	4,874	134	2.7%
2008	4,877	4,833	144	2.9%
2009	4,953	4,757	196	4.0%
2010	4,956	4,767	189	3.8%
2011	5,109	4,964	145	2.8%
2012	5,211	5,062	150	2.9%
2013	5,287	5,152	135	2.6%
2014	5,198	5,098	100	1.9%
2015	4,622	4,522	100	2.2%
2016	4,740	4,596	144	3.0%
2018*	4,892	4,741	151	3.1%

*Estimate as of June, 2018.

Source: Nebraska Department of Labor, Labor Market Information, 2018
 Hanna:Keelan Associates, P.C., 2018

TABLE 12
WORKFORCE EMPLOYMENT BY TYPE
CUMING COUNTY, NEBRASKA
2017

Workforce

Non-Farm Employment

(Wage and Salary) 3,567

Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	N/A
Utilities.	0
Construction.	219
Manufacturing.	369
Wholesale Trade.	265
Retail Trade.	323
Transportation & Warehousing.	129
Information.	70
Finance & Insurance.	246
Real Estate & Rental/Leasing.	N/A
Professional, Scientific & Technical Services.	113
Management of Companies & Enterprises.	N/A
Administrative/Support/Waste.	36
Educational Services.	N/A
Health Care & Social Assistance.	402
Arts, Entertainment & Recreation.	N/A
Accommodation & Food Service.	262
Other Services (except Public Administration).	200
Federal Government.	33
State Government.	25
Local Government.	748

N/A=Data not available because of disclosure suppression.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

Hanna:Keelan Associates, P.C., 2018.

TABLE 13
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
WEST POINT, NEBRASKA
1990-2028

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018</u>	<u>2028</u>
Civilian Labor Force	4,996	5,708	4,956	4,892	5,112
Unemployment	52	129	189	151	169
Rate of Unemployment	1.0%	2.3%	3.8%	3.1%	3.3%
Employment	4,944	5,579	4,767	4,741	4,943
<u>Change in Employment</u>					
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-2000	+635	+63.5	+12.8%	+1.3%	
2000-2010	-812	-81.2	-14.5%	-1.5%	
2018-2028	+202	+20.2	+4.2%	+0.4%	

Source: Nebraska Department of Labor, Labor Market Information, 2018
Hanna:Keelan Associates, P.C., 2018

TABLE 14
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
WEST POINT, NEBRASKA
1990/2000 7 2015 ESTIMATE

	Complete Plumbing			Lack of Complete Plumbing		Units with 1.01+ Persons per Room	
	<u>Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
1990	1,305	1,305	100.0%	0	0.0%	5	0.4%
2000	1,422	1,416	99.6%	6	0.4%	43	3.0%
2015 Est.*	1,392	1,392	100.0%	0	0.0%	13	0.9%

*Subject to margin of error.

Source: 2000 Census

Hanna:Keelan Associates, P.C., 2018

TABLE 15
ESTIMATED YEAR HOUSING UNITS BUILT*
CITY OF WEST POINT, NEBRASKA
2018

<u>Year</u>	<u>Housing Units</u>
2015 to Present	20
2010 to 2013	7
2000 to 2009	93
1990 to 1999	122
1980 to 1989	149
1970 to 1979	335
1960 to 1969	180
1950 to 1959	212
1940 to 1949	69
<u>1939 or Before</u>	<u>391</u>
Subtotal	1,578
<u>Units Lost (2014 to Present)</u>	<u>(3)</u>
Total Est. Units – 2018	1,575
% 1939 or Before	24.6%
% 1959 or Before	42.4%

*Specified Data Used; subject to margin of error.

Source: City of West Point, 2018;

2011-2015 American Community Survey.

Hanna:Keelan Associates, P.C., 2018.

TABLE 16
HOUSING STOCK OCCUPANCY / VACANCY STATUS
WEST POINT, NEBRASKA
2000/2010/2018

	<u>2000</u>	<u>2010</u>	<u>2018</u>
a) Housing Stock	1,552	1,580	1,575
	(O-1,062; R-490)	(O-1,094; R-486)	(O-1,088; R-487)
b) Vacant Housing Stock	120	148	144
c) Occupied Housing Stock	1,432	1,432	1,431
Owner Occupied	998	1,015	1,010
Renter Occupied	434	417	421
d) Housing Vacancy Rate	7.7% (120)	9.3% (148)	9.1% (144)
Owner Vacancy	6.0% (64)	7.2% (79)	7.1% (78)
Renter Vacancy	11.4% (56)	14.1% (69)	13.5% (66)
e) Adjusted Vacancy Rate*	3.1% (48)	3.5% (56)	4.2% (67)
Owner Adjusted Vacancy*	2.6% (28)	3.5% (38)	4.3% (47)
Renter Adjusted Vacancy*	4.1% (20)	3.7% (18)	4.1% (20)

* Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; City of West Point, 2018
Hanna:Keelan Associates, P.C., 2018

TABLE 17
OWNER OCCUPIED HOUSING VALUE
WEST POINT, NEBRASKA
1990/2000/2018/2028

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or More	Totals
1990*	507	293	33	0	0	833
2000*	132	537	128	36	16	849
2015 Est*	124	330	190	106	126	876
<u>Median Value</u>						
1990	\$43,200					
2000	\$73,900					
2015 Est*	\$96,800					
2018	\$102,800					
2028	\$149,600					

* Specified Data Used.

Source: 1990, 2000 Census.

2011-2015 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2018.

TABLE 18
GROSS RENT
WEST POINT, NEBRASKA
1990/2000/2018/2028

	Less than <u>\$300</u>	\$300 to <u>\$399</u>	\$400 to <u>\$499</u>	\$500 to <u>\$599</u>	\$600 or <u>More</u>	<u>Totals</u>
1990*	245	97	29	15	0	386
2000*	87	82	168	62	20	419
2015 Est*	50	60	86	131	189	516
<u>Median Rent</u>						
1990	\$282					
2000	\$424					
2015 Est*	\$564					
2018	\$603					
2028	\$748					

* Specified Data Used.

Source: 1990, 2000 Census.

2011-2015 American Community Survey Estimate.

Hanna:Keelan Associates, P.C., 2018.

TABLE 19
SURVEY OF RENTAL PROPERTIES
CUMING COUNTY, NEBRASKA
2002-2016

<u>Year</u>	<u>Completed Surveys</u>	<u>Total Units</u>	<u>Vacancy Rate</u>	<u>Absorption Rate (Days)</u>
2002	5	90	2.2%	109.0
2003	5	98	4.1%	12.2
2004	7	130	9.2%	84.8
2005	9	140	7.9%	66.5
2006	13	184	14.7%	80.0
2007	14	134	3.0%	58.2
2008	20	230	5.7%	45.4
2009	22	257	7.8%	53.7
2010	18	165	7.3%	39.1
2011	27	294	1.7%	32.1
2012	26	281	5.7%	36.1
2013	17	203	4.9%	70.0
2014	14	131	9.1%	55.0
2015	11	111	7.2%	56
2016	11	114	1.7%	25.8

Source: Nebraska Investment Finance Authority, 2018
 Hanna:Keelan Associates, P.C., 2018

TABLE 20
VACANCY RATES BY UNIT TYPE
CUMING COUNTY, NEBRASKA
2016

<u>Type of Units</u>	<u>Units Managed</u>	<u>Available Units</u>	<u>Vacancy Rate</u>
Single Family Units	10	1	10.0%
Apartments	104	1	1.0%
Mobile Homes	0	0	0.0%
<u>Not Sure of Type</u>	<u>0</u>	<u>0</u>	<u>0.0%</u>
Total Units	114	2	1.7%

Source: Nebraska Investment Finance Authority, 2018
 Hanna:Keelan Associates, P.C., 2018

TABLE 21
ESTIMATED HOUSING TARGET DEMAND
WEST POINT, NEBRASKA
2028

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand</u>	<u>Est. Required Target Budget (Millions)</u>
Medium (Pop. Proj.):	82	66	148*	\$46.2
ED Boost:	108	84	192	\$59.9

*Based upon the general estimate of **new population/households**, providing affordable housing for **15% of cost burdened households, replacement of 40%** of housing stock in “**Deteriorated**” to “**Dilapidated**” condition and for experiencing plumbing, overcrowded conditions (as per HUD Definition), absorb **housing vacancy deficiency** by creating a **7% vacancy rate** consisting of structurally sound, year-round housing units and build for **2.25% (existing households) “pent-up” demand**, based upon local capacity and availability of land and financial resources. **Includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 15% to 20% of the Total Housing Target Demand).**

**Includes Downtown Housing Potential:
 12 Units; four Owner & eight Rental Units.

Source: Hanna:Keelan Associates, P.C., 2018.

TABLE 22
AREA HOUSEHOLD INCOME (AMI)
CUMING COUNTY, NEBRASKA
2018

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$13,300	\$15,200	\$17,100	\$18,950	\$20,500	\$22,000	\$23,500	\$25,050
50% AMI	\$22,100	\$25,250	\$28,400	\$31,550	\$34,100	\$36,600	\$39,150	\$41,650
60% AMI	\$26,520	\$30,300	\$34,080	\$37,860	\$40,920	\$43,920	\$46,980	\$49,980
80% AMI	\$35,350	\$40,400	\$45,450	\$50,500	\$54,550	\$58,600	\$62,650	\$66,700
100%AMI	\$44,200	\$50,500	\$56,800	\$63,100	\$68,200	\$73,200	\$78,300	\$83,300
125%AMI	\$55,250	\$63,125	\$71,000	\$78,875	\$85,250	\$91,500	\$97,875	\$104,125

Source: Hanna:Keelan Associates, P.C., 2018.

TABLE 23
ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR
WEST POINT, NEBRASKA
2028

	<u>Income Range</u>					
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	<u>Totals</u>
	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
Owner:	0	0	8	24	50	82
Rental:	6	18	24	18	0	66

Source: Hanna:Keelan Associates, P.C., 2018.

TABLE 24
HOUSING TARGET DEMAND –
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR
WEST POINT, NEBRASKA
2028

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)</u>
18 to 54 Years**	Single Family Unit	40 / 8*	18.2
	Patio Home Unit	4 / 0	1.0
	Town Home Unit	10 / 8	4.5
	Duplex/Triplex Unit	0 / 22	4.2
	Apartment - 4+ Units***	0 / 6	0.2
Totals		54 / 44	28.1
55+ Years	Single Family Unit	12 / 0	4.5
	Patio Home Unit	4 / 0	1.0
	Town Home Unit	8 / 8	4.0
	Duplex/Triplex Unit	0 / 12	2.3
	Apartment - 4+ Units***	4 / 2	0.2
Totals		28 / 22	12.0
TOTAL UNITS / ACRES		82 / 66	40.1
*Includes Credit-To-Own Units. **Includes housing for persons with a disability ***Includes housing in Downtown.			
Source: Hanna:Keelan Associates, P.C., 2018.			

TABLE 25
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
WEST POINT, NEBRASKA
2028

OWNER UNITS	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>TOTALS</u>	<u>Workforce Sector</u>
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	0	2	8	18	28	6
Family	0	0	4	14	32	50	40
Special Populations¹	<u>0</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>4</u>	<u>0</u>
Subtotals	0	0	8	24	50	82	46
RENTAL							
<u>UNITS</u>							
Elderly (55+)	2	8	6	6	0	22	4
Family	0	8	18	12	0	38	36
Special Populations¹	<u>4</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>2</u>
Subtotals	6	18	24	18	0	66	42
TOTALS	6	18	32	42	50	148	88

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2018.

TABLE 26
HOUSING DEMAND – TARGET PRICE POINTS/HOUSING TYPES
WEST POINT, NEBRASKA
2028

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force
Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
<u>Units</u>	<u>\$116,500*</u>	<u>\$126,500*</u>	<u>\$154,500*</u>	<u>\$210,500*</u>	<u>\$265,500*+</u>	<u>TOTALS</u>	<u>\$172,500*</u>
1 Bedroom ¹	0	0	0	0	0	0	0
2 Bedroom ¹	0	0	2	4	8	14	0
<u>3+ Bedroom</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>20</u>	<u>42</u>	<u>68</u>	<u>46</u>
TOTALS	0	0	8	24	50	82	46

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force
Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
<u>Units</u>	<u>\$515**</u>	<u>\$595**</u>	<u>\$710**</u>	<u>\$860**</u>	<u>\$970**+</u>	<u>TOTALS</u>	<u>\$790**</u>
1 Bedroom ¹	2	0	0	0	0	2	0
2 Bedroom ¹	2	10	10	6	0	28	8
<u>3+ Bedroom</u>	<u>2</u>	<u>8</u>	<u>14</u>	<u>12</u>	<u>0</u>	<u>36</u>	<u>34</u>
TOTALS	6	18	24	18	0	66	42

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

¹Includes Downtown Housing Units.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2018.

TABLE 27	
HOUSING STRUCTURAL CONDITION SURVEY	
WEST POINT, NEBRASKA	
2018	
Excellent	75
Good	174
Average – Moderate Rehabilitation Needed	802
Fair – Substantial Rehabilitation Needed	162
<u>Poor/Dilapidated</u>	<u>27</u>
Total	1,240
Source: Hanna:Keelan Associates, P.C., 2018.	

TABLE 28	
ESTIMATED TARGET HOUSING	
REHABILITATION / DEMOLITION DEMAND	
WEST POINT, NEBRASKA	
2028	
# Rehabilitated /	
<u>Est. Cost*</u>	<u>Demolition</u>
385 / \$14.6 Million	84
*Based upon field inspections and age of housing.	
Source: Hanna:Keelan Associates, P.C., 2018.	

TABLE 29
OCCUPANCY OF SELECTED AFFORDABLE RENTAL HOUSING OPTIONS
WEST POINT, NEBRASKA
2011

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occupancy</u>
Lincoln Apartments I 222 North Lincoln 402-727-4285	1991	1-Bd: 5 2-Bd: 5	N/A	N/A	N/A
Lincoln Apartments II 126 North Lincoln 402-727-4285	1986	1-Bd: 8	N/A	N/A	N/A
Pine Estates 301-408 Pine Street 402-635-2078	2001	2-Bd: 8	NIFA (LIHTC) General/Elderly Section 8	30% of Income \$450	100% Waiting List: 9
St. Joseph's Retirement Community 320 E. Decatur Street 402-372-3477	1986	63 1 & 2-Bd Units	Assisted Living	\$1,200-\$4,700/ Month	62% No
Premier Estates of West Point 960 Prospect Road 402-372-2441	1964	56 Beds	Skilled Nursing	\$192-\$204/Day	62% No
Somerset Apartments 411 E. Washington Street 712-328-2222	N/A	1-Bd: 24	HUD Elderly	30% of Income \$556	88% Yes (0)

N/A – Not Available.

Source: Property Managers, Nebraska Investment Finance Authority, 2018.
Hanna:Keelan Associates, P.C., 2018.