

**GAGE COUNTY &
COMMUNITIES, NEBRASKA**
**COUNTY-WIDE HOUSING STUDY WITH
STRATEGIES FOR AFFORDABLE HOUSING
2021.**



Funded by the Nebraska Investment Finance Authority,
with matching funds provided by Gage Area Growth Enterprise (NGage).



**GAGE COUNTY
FIVE-YEAR HOUSING ACTION PLAN.**




Prepared For:

NGage
GAGE AREA GROWTH ENTERPRISE

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GAGE COUNTY FIVE-YEAR HOUSING ACTION PLAN.

○ INTRODUCTION. ○

The greatest challenge for Gage County, during the next five years, will be to develop housing units for low- to moderate-income families, the elderly and special population households, with attention given to workforce households. Overall, Gage County should build **446 new units; 283 owner units and 163 rental units, by 2021.**

The successful implementation of the “**Gage County Five-Year Housing Action Plan**” will begin with preparation of reasonable, feasible housing projects. Such a Plan will address all aspects of housing, including new construction, housing rehabilitation, the removal of “bad” housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement.

Important to the cause for housing in Gage County will be the creation of a **County-Wide Housing Partnership**, comprised of housing stakeholders throughout the County. *“The bigger the circle of Partners, the better the delivery of housing.” The following Gage County groups, organizations and funds/funding sources are available to create new and preserve existing housing in the County.*

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

RD = Department of Agriculture-Rural Development/Grants/Loan/Mortgage Guarantee.

AHP = Federal Home Loan Bank-Affordable Housing Program.

NIFA = Nebraska Investment Finance Authority-Low Income Housing Tax Credit, First-Time Homebuyer (Programs) & Workforce Housing Initiative.

HTC = Historic Tax Credits (State & Federal).

CDBG = Nebraska Department of Economic Development-Community Development Block Grant.

HOME = HOME Program.

NAHTF = Nebraska Affordable Housing Trust Fund.

B-LB840 = Beatrice Economic Development Fund.

OE = Owner Equity.

CPF = Conventional Private Financing.

TEBF = Tax Exempt Bond Financing.

TIF = Tax Increment Financing.

NGAGE = Gage Area Growth Enterprise.

GC-WHP = Gage County-Wide Housing Partnership.

ME = Major Employers.

MSB = Main Street Beatrice.

SEND = Southeast Nebraska Development District.

BVCAP = Blue Valley Community Action Partnership.

HAs = Housing Authorities (of Gage County).

BRAAA = Blue Rivers Area Agency on Aging.

MHEG = Midwest Housing Equity Group.

MHDF = Midwest Housing Development Fund.

PD = Private Developer.

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

BCH = Beatrice Community Hospital.

GSS = Good Samaritan Society.

○ HOUSING PROJECTS ○

The following **Housing Action Plan** presents the “**priority**” housing programs proposed for Gage County during the next five 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.

Each housing program should incorporate “**Place-Based**” development concepts, 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.

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

	<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost/Partners.</u>
1.	Establish a Gage County-Wide Housing Partnership to promote and guide housing development activities in the County and each Community.	A County-Wide organization, created by NGage, that plans and implements affordable housing programs. To include the input and involvement of existing Gage County housing stakeholders involved with community and economic development activities and the provision of housing and associated supportive services.	\$20,000 (Selected Partners).
2.	Create a Gage County Land Bank Program.	Secure land for future housing developments throughout Gage County.	\$375,000 Annually. GC-WHP.
3.	County-Wide Housing Investment Club.	With the guidance of the Gage County Housing Partnership , organize local funding and housing stakeholders to create a bank of funds to invest in needed gap financing for local housing developments.	\$400,000 Annually. GC-WHP.
4.	Establish an Employer’s Housing Assistance Program , encouraging major employers in the County to become directly involved with assisting their employees in obtaining affordable housing.	To encourage Major Employers in Gage County to partner and financially assist in developing housing programs identified in the Housing Action Plan, including first-time homebuyer and down payment assistance programs and collaboration of major employers to complete needed workforce housing projects.	\$450,000 Annually. ME.

ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).

	<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost/Partners.</u>
5.	Continue/Expand a Continuum of (Housing) Residential Care Program in the County, directed at persons and families 55+ years of age.	Housing assistance program provided by the Gage County-Wide Housing Partnership , to address all facets of elderly housing needs and associated support services in Gage County, including advocating for the development of all housing types and needed supportive services for elderly households; new construction and home rehabilitation and modification.	\$150,000 Annually. GC-WHP, BCH, GSS.
6.	Plan and implement an annual Gage County Housing Summit .	The Gage County-Wide Housing Partnership , with the assistance of local funders should conduct an annual presentation of housing accomplishments and opportunities in Gage County.	\$6,000 Annually. GC-WHP.

HOUSING PRESERVATION.

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
7.	Establish a housing materials recycling facility , via deconstruction/remodeling activities.	\$100,000 Start-up. Supported by sales	100% for Start-up. Continued from annual support via sales & services.	GC-WHP.
8.	Area-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 .	\$150,000.	60% or \$84,000.	GC-WHP, SENDD, HAs & participating local Municipalities.
9.	Single Family Owner Housing Rehabilitation Program, 80 Units , moderate rehabilitation at \$32,000 to \$38,000 per unit in Gage County, by 2021, to meet the needs of low- to moderate-income households.	\$2,800,000.	70% or \$1,960,000.	GC-WHP, SENDD, BVCAP, CDBG, HOME, NAHTF, TIF & OE.
10.	Purchase and Demolition of 50 substandard, dilapidated housing units in Gage County Communities, by 2021. Credit property to the Land Bank for purpose of redevelopment.	\$3,250,000.	80% or \$2,600,000.	GC-WHP, SENDD, CDBG, NAHTF, TIF & OE.
11.	Single Family Purchase-Rehab-Resale/Re-Rent Program, 48 Units , 3+ bedroom houses, standard amenities in Gage County, by 2021, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).	\$6,000,000.	70% or \$4,200,000.	GC-WHP, SENDD, BVCAP, PD, USDA-RD, CDBG, HOME, NAHTF, TIF, CPF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
12.	<p>Elderly Rental Housing Initiative, 52 Units:</p> <ul style="list-style-type: none"> - Beatrice: 40 - Adams, Cortland & Wymore: 4 Each <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (51%+ AMI).</p>	\$9,375,000.	60% or \$5,625,000.	GC-WHP, PD, SCHC, BRAAA, HAS, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF.
13.	<p>Gage County Elderly Homeownership Initiative, 48 Units:</p> <ul style="list-style-type: none"> - Beatrice: 36 - Wymore: 4 - Adams & Cortland: 2 - Blue Springs, Clatonia, Odell & Pickrell: 1 Each. <p>Scattered Site, Mixed Income, 2 & 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (65%+ AMI).</p>	\$9,840,000.	35% or \$3,444,000.	GC-WHP, PD, BRAAA, SENDD, HOME, NAHTF, TIF, RD & CPF.

HOUSING FOR ELDERLY/SENIOR POPULATIONS (Continued).

<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
<p>14. Housing Rehabilitation/ Modification Initiative, 66 Units:</p> <ul style="list-style-type: none"> - Beatrice: 30 - Wymore: 10 - Adams: 6 - Cortland: 4 - Remaining Communities: 2 Each. <p>Standard amenities, complete visitability, 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>	<div style="border: 1px solid black; padding: 10px; width: 100px; margin: auto;">\$2,600,000.</div>	<div style="border: 1px solid black; padding: 10px; width: 100px; margin: auto;">80% or \$2,080,000.</div>	<div style="border: 1px solid black; padding: 10px; width: 150px; margin: auto;">GC-WHP, BRAAA, SENDD, BVCAP, CDBG, HOME, NAHTF, TIF & OE.</div>
<p>15. Develop up to 36 units affordable licensed Assisted Living Facility with supportive/ specialized services for near-independent and frail-elderly residents of Beatrice and Wymore.</p> <ul style="list-style-type: none"> - Beatrice: 24 Units. - Wymore: 12 Units. 	<div style="border: 1px solid black; padding: 10px; width: 100px; margin: auto;">\$4,500,000.</div>	<div style="border: 1px solid black; padding: 10px; width: 100px; margin: auto;">60% or \$2,700,000</div>	<div style="border: 1px solid black; padding: 10px; width: 150px; margin: auto;">GC-WHP, PD, RD, HUD, BRAAA, HAs, TIF, CPF & OE.</div>

HOUSING FOR FAMILIES.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
16.	<p>Single Family Rental, CROWN Rent-To-Own Program, 21 Units:</p> <ul style="list-style-type: none"> - Beatrice: 15 - Adams, Cortland & Wymore: 2 Each. <p>Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).</p>	\$3,675,000.	70% or \$2,572,500.	GC-WHP, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.
17.	<p>General Rental Housing Program, 62 Units:</p> <ul style="list-style-type: none"> - Beatrice: 40 - Wymore: 10 - Adams: 4 - Clatonia, Cortland, Odell & Pickrell: 2 Each. <p>Scattered Site, Mixed Income, duplexes, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (51% to 125% AMI).</p>	\$10,230,000.	70% or \$7,161,000.	GC-WHP, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF & B-LB840.

HOUSING FOR FAMILIES (Continued).

<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
<p>18. Family Homeownership Initiative, 172 Units:</p> <ul style="list-style-type: none"> - Beatrice: 72 - Wymore: 10 - Adams: 6 - Cortland: 4 - Rural County: 80 (planned subdivisions) <p>Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in “Remaining Communities” should focus on utilizing a Purchase-Rehab-Resale or Re-rent Program.</p>	\$35,000,000.	55% or \$19,250,000.	GC-WHP, PD, SENDD, FTHB, CDBG, NAHTF, HOME, TIF, CPF & B-LB840.
<p>19. Single Room Occupancy Housing Program, 20 rooms, 2 buildings, in the City of Beatrice, to meet the needs of low- to moderate-income, single person workforce households (35% to 80% AMI).</p>	\$2,400,000.	70% or \$1,600,000.	GC-WHP, PD, Major Employers, SENDD, LIHTC, MHEG, MHDF, HOME & TIF.
<p>20. Owner/Rental Housing Initiative for Special Populations in the City of Beatrice, 12 Units:</p> <p>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).</p>	\$1,920,000.	90% or \$1,728,000.	GC-WHP, PD, SENDD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF.
<p>21. Downtown Beatrice Housing Initiative, 8 Owner, 14 Rental Units:</p> <p>Mixed Income, Scattered Site or upper floors of existing commercial buildings, 1 & 2-bedroom apartments.</p>	\$4,620,000	75% or \$1,238,000	GC-WHP, PD, SENDD, HTC S-F, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF & CPF.

○ IMPLEMENTING HOUSING DEVELOPMENTS IN GAGE COUNTY. ○

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

The development of **Affordable housing throughout Gage County 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.