

DODGE COUNTY & COMMUNITIES, NEBRASKA

County-Wide Housing Study with Strategies for Affordable Housing- 2022.

NEBRASKA INVESTMENT FINANCE AUTHORITY –
HOUSING STUDY GRANT PROGRAM.



PREPARED FOR:



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OCTOBER, 2017



***DODGE COUNTY & COMMUNITIES, NEBRASKA
COUNTY-WIDE HOUSING STUDY WITH STRATEGIES FOR
AFFORDABLE HOUSING - 2022.***

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The **County-Wide Housing Study** was funded by the **Nebraska Investment Finance Authority Housing Study Grant Program**, with matching funds from local public, private and non-profit entities and major employers, on behalf of the **Greater Fremont Development Council**. The **County-Wide Housing Study** was completed with the guidance and direction of the **Dodge County Housing Steering Committee**.

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*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
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SECTION 1
OVERVIEW OF
RESEARCH APPROACH &
PURPOSE OF STUDY.



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

INTRODUCTION.

This **County-Wide Housing Study** provides statistical and narrative data identifying a **housing profile** and **demand analysis** for **Dodge County, Nebraska**, including each Community and Rural Dodge County, identified as the Balance of County. The **Study** describes the past, present and projected demographics, economic and housing conditions in the County, as well as a “**Housing Action Plan**,” identifying recommended future housing projects.

The **Housing Study** was conducted for local both public and private/non-profit businesses and development entities, on behalf of the **Greater Fremont Development Council (GFDC)**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm. A **County-Wide Housing Steering Committee**, comprised of GFDC staff, local elected officials, realtors, housing builders/contractors, bankers, public school representatives and local citizens provided invaluable information throughout the development of this **Housing Study**. Funding for the **County-Wide Housing Study** was provided by a **Housing Study Grant** from the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds from GFDC and local public, private and non-profit entities.





RESEARCH APPROACH.

The **Dodge County-Wide Housing Study** is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the County and each Community were derived from the U.S. Census and the 2011-2015 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.

To facilitate effective planning and implementation activities, housing demand projections were developed for a five-year period. The implementation period for this Housing Study will be October, 2017, to October, 2022.

This **Housing Study** included both quantitative and qualitative research activities. The **qualitative activities** included a **comprehensive citizen participation program** consisting of Surveys, County-Wide Housing “Listening Sessions” and meetings with a County-Wide Housing Steering Committee comprised of business owners, local employees, elected leadership and the general citizenry of Dodge County, all in an effort to understand the issues and needs of Dodge County. **Quantitative research activities** included the gathering of multiple sets of statistical and field data for the County and each Community. The collection and analysis of this data allowed for the projection of the County population and household base, income capacity and housing profile and demand.

PURPOSE OF STUDY.

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

The **Objectives** of this **Housing Study** include:

- (1) **analyze the recent past and present housing situation** in Dodge County, with emphasis on determining the need for workforce, elderly and both rental and owner housing options;
- (2) **provide a process for educating and energizing the leadership** of Dodge County and each Community to take an active role in improving and creating modern and safe, both market rate and affordable, housing options, including the creation of important **County-Wide Housing Partnerships**;
- (3) **identify the future target demand** for Dodge County for both new and rehabilitated housing with an associated **Five-Year Housing Action Plan**;
- (4) design program-specific housing projects to address **the needs of the local workforce, college students, the elderly and retirees, families of all sizes and income levels and persons with special needs**;
- (5) encourage a **Downtown Housing & Redevelopment Initiative** for the City of Fremont;
- (6) **introduce new and innovative housing programs** that are both an economic and social “fit” for Dodge County, to address both **immediate and long-term housing needs, with Place-Based Development Components**; and
- (7) **address and eliminate any impediments and/or barriers to fair housing opportunities** for all citizens of Dodge County.

This **Housing Study** is prepared in a manner that thoroughly addresses all of the preceding **Objectives**. Public opinion, population and economic trends and projections and future housing needs are detailed in the following sections of this **Housing Study**:

- ◆ **Dodge County Community Housing Observations.**
- ◆ **Comprehensive Citizen Participation Program.**
- ◆ **Dodge County/Community Profile.**
- ◆ **County-Wide Housing Target Demand & Land Use Needs Analysis.**
- ◆ **County-Wide Housing Goals & Action Steps.**
- ◆ **Affordable Housing Concepts, Implementation & Funding Sources/Partnerships.**
- ◆ **Dodge County Five-Year Housing Action Plan.**



This **County-Wide Housing Study** should be utilized by representatives of local Chambers of Commerce, economic and housing development corporations, public school districts and other important for-profit and non-profit groups and organizations in Dodge County. Local developers and contractors have recently expressed interest in committing funds for housing development and could also utilize this **Study** for proposing appropriate housing programs for Dodge County.

This **Study** will also make the use of housing funds more accessible and effective and encourage investors to make better informed decisions that target the County's and each Community's needs and desires for new housing types. All of this will result in stability and growth for Dodge County.

SECTION 2
COMMUNITY OBSERVATIONS.

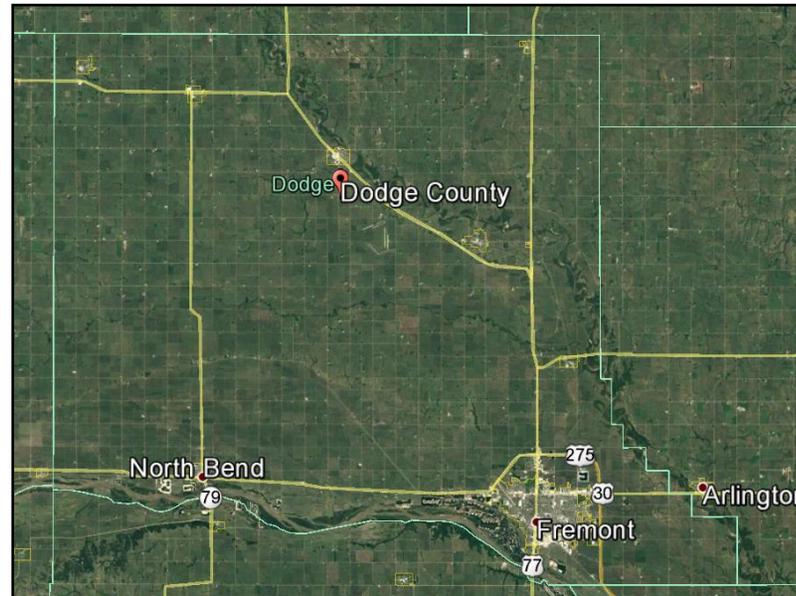


SECTION 2 | COMMUNITY OBSERVATIONS.

INTRODUCTION.

This Section of the **Dodge County, Nebraska, County-Wide Housing Study** provides important **Observations** of the seven largest Communities in Dodge County. These Communities include the Cities of Fremont (the County-Seat and largest Community), North Bend, Scribner and Hooper and the Villages of Inglewood, Snyder and Dodge.

Dodge County is located in the east central portion of the State of Nebraska, adjacent Saunders County to the south, Colfax County to the west, Cuming County to the north and Burt, Washington and Douglas Counties to the east. Both the Platte and Elkhorn Rivers are situated in the County. **The 2017 population of Dodge County is estimated to be 37,108.**



CITY OF FREMONT, NEBRASKA.

The **City of Fremont** is located in the southeast corner of Dodge County, north of the Platte River. It is served by US Highways 30, 77 and 275. The Highway 77 Corridor passes adjacent Downtown Fremont. Highways 30 and 275 serve as a highway bypass/expressway around the east, north and northwestern portions of the Community.

Fremont was established in 1856, and was named after General John C. Fremont. Pioneers following the Mormon Trail, between 1830 and 1860, passed through this developing Town. The Platte River soon became a major communications and transportation corridor with the route of the First Transcontinental Telegraph Line in 1881, along with the Union Pacific Railroad reaching the City in 1866 and, later, the Lincoln Highway reaching the City in 1913.

The City of Fremont first appeared in the Census in 1870 with 1,195 people. Ten years later, the 1880 Census revealed that Fremont had grown to 3,013 persons, nearly tripling in population. The City grew to 11,407 people 50 years later in 1930. **The 2010 Census identified the population of the City of Fremont at 24,210.**

Downtown Fremont is the historic commercial center of the City. It is generally located south and east of the intersection of Military Avenue and Broad Street (Highway 77). The Downtown extends to Union Street on the east and to “H” Street on the west, with the east/west Union Pacific and Burlington Northern Santa Fe Railroad Corridors located at the southern portion of Downtown. **Downtown Fremont** is listed on the **National Register of Historic Places** for its significance of late 19th and early 20th century commercial buildings that represent Fremont's role as a center of wholesale and retail commerce.

Several residential units exist in the Downtown, originally either built as housing or are converted commercial spaces. The Power House apartments, a Low-Income Housing Tax Credit project, contains 39 units and maintains an occupancy rate of 95 percent.

The **oldest neighborhoods of the City** are concentrated to the east and west of Downtown Fremont. Large, historic houses are located to the east of Downtown, along 5th and 6th Streets, and along Military Avenue, extending to Pebble Street. Northwest of Downtown, along Nye Avenue between 10th and 18th Streets, are some of the most unique historic houses in the City. Middle-income single family housing is concentrated to the north, northeast, east and west of Downtown Fremont. These neighborhoods also have tree lined streets, laid out in a standard grid-iron fashion, with either square or rectangular blocks on a north/south, east/west alignment. These streets are in good to fair condition, while sidewalks in limited locations need replacing. Industrial land uses are located to the south/southeast of Downtown, adjacent and south of the Railroad Corridor.





Larger, historic single family dwellings located to the east of Downtown.

The highest concentration of deteriorating dwellings is in the neighborhood directly west of Downtown. Many of the dwellings appear to have needed adequate maintenance and upkeep for so long, that the level of deterioration has spread to primary structural elements, including foundations, exterior walls and roofs. Several dwellings have deteriorated to the point of not being cost-effective for rehabilitation and need to be demolished and replaced with new housing.



Typical housing types west of Downtown Fremont.

The **southeastern neighborhood of Fremont** is generally located to the east of Bell Street, south of Military Avenue. The neighborhood generally consists of late 1930s to 1950s era dwellings around Grant Elementary School, with late 1950s and 1960s era housing extending eastward to Luther Road, near the Howard Elementary School and Ruwe Park areas. Landscaping in these neighborhoods tends to be focused on one or two trees in the front yard and a few bushes, while other homes have only minimal landscaping beyond the grass covered lawn.



The southern portion of the southeast neighborhood has a variety of small scale multifamily apartment complexes along Dodge Street and Birchwood Drive. These apartments generally consist of four-plexes and six-unit buildings, from five to 30 years of age. Overall the conditions of these multifamily facilities are good and are well maintained.



Houses in the southeastern neighborhood to the east of Lincoln Avenue were constructed during the 1960s and 1970s. These units tend to be one-story ranch style dwellings. A storm water drainage canal runs along the south side of 5th Street, from Clarmar Avenue east to Luther Road, then south to 1st Street, where the canal turns southeasterly and exits the Community.



The **northeast portion of the City of Fremont**, generally located to the north of Military Avenue and east of Bell Street, includes several different eras of residential construction. The oldest, constructed approximately in the 1940s and early 1950s, is concentrated west of Memorial Park. More recent ranch style homes from the 1960s and 1970s are located further north, near the Fremont High School.



Housing in this neighborhood becomes gradually newer east of Memorial Park. Concentrations of 1970s through 1990s era houses, consisting of a variety of ranch and revival style dwellings are located throughout the eastern portion of the neighborhood. Blocks are square and rectangular shaped in the region between Military Avenue and 12th Street, with more curvilinear streets in the area north of 12th Street. Several churches and Clemons Park are the primary public facilities in this area.



Newly developed neighborhoods are located east of Luther Road. These newer subdivisions have boulevard entrances, curvilinear roads and predominantly brick/masonry single and two-story houses. Several houses have extensive landscaping, well-kept lawns and ornamental trees. The developing neighborhoods are generally located between St. Patrick's Catholic Church on the north and the Fremont Splash Station Water Park on the south. Large vacant tracts of land exist to the east, approaching the Highway 30/275 Expressway.



The **northern neighborhood** of Fremont is concentrated between Military Avenue and 23rd Street, from Broad (Highway 30) to Bell Street. A variety of local service oriented and highway commercial businesses are located along and north of 23rd Street and to the east of Bell Street. Fremont Junior High School, Keene Memorial Library and Midland University are all located at the southern portion of this residential neighborhood.

The oldest housing exists close to the Downtown, with newer dwellings located in the north/northeast portions of the City. Dwellings generally range in date of construction from the late-1880s to the mid-1940s. North Broad Street has larger historic homes that are elaborately ornamented, while the housing types to the east of Broad Street are typically one-story homes. Streets are fairly narrow and in good condition, with parking mostly allowed on both sides of the street. The most noteworthy feature of the neighborhood is the abundance of trees and tree-lined streets that give this neighborhood its character.



The **west/northwest residential neighborhood** of the City of Fremont is located west of Broad Street (Highway 77) and north of Military Avenue. A concentration of single family residential dwellings that were constructed during the 1880-1920 era are situated in close proximity to Military Avenue. Houses in the northern portion of this neighborhood are newer in age. Homes adjacent Nye Avenue consist of very large single and two-story dwellings, including the Louis E. May Historic Museum house and grounds. These houses have large front lawns with the dwelling setback far from the street. Towering street trees and properties with an extensive amount of landscaping highlight the Nye Avenue residential corridor. Apartment buildings, which appear to be constructed in the 1920s, are located in the southern portion of the neighborhood, while a variety of apartments built after 1970 are located north of East 18th Street.



Small scale and more typical residential dwellings are located throughout the remainder of the neighborhood. Recently constructed subdivisions are located to the west of Airport Road, north and south of the Fremont Municipal Airport. The northern portion of this neighborhood is centered around Milliken Park Elementary School and west of the Fremont Golf Club.

A concentration of highway commercial uses and apartment complexes are located north of West Military Avenue and buffer the single family residential neighborhood north of the corridor. Dwellings throughout the area gradually become newer in date of construction towards West Linden Avenue.



The **west/southwest residential neighborhood** in Fremont is bound by Military Avenue on the north, Pierce, “M” and Schuyler Streets along the west boundary, West Cloverly Road to the south and South Broad Street (Highway 77) to the east. This neighborhood is split by the east-to-west Union Pacific Railroad Corridor. Street access between the split areas of this neighborhood are offered by crossings at “M” and Pierce Streets, while South Broad Street provides overpass access into Downtown Fremont.

Houses in the southern portion of this neighborhood date to the late 1960s and consist of small, one-story ranch style homes. While homes of earlier decades are scattered throughout this area of the neighborhood, larger concentrations exist closer to Downtown Fremont. Most of the neighborhood’s dilapidated housing units are located near the Union Pacific Railroad Corridor and adjacent existing industrial land uses. A large mobile home park exists in the extreme southern portion of this neighborhood.



Two affordable rental housing programs exist in this neighborhood. Empire Apartments, located on Jefferson Road, south of the Railroad Corridor, consists of 24 two- and three-bedroom units for persons and families of low income.



The Bethphage (Mosaic) Housing Corporation also owns/manages a four-person group home facility along Military Avenue, west of Downtown.



Beyond the Corporate Limits, to the southwest of the City, are large rural subdivisions around the Fremont Lakes area. Fremont Lakes is situated between the City and the Platte River Corridor, south of Fremont. These subdivisions are typically “gated” private development areas that range from a grouping of dwellings centered around former sand pit “lakes” to a modern rural subdivision bordering man-made lakes or riverfront property.



VILLAGE OF INGLEWOOD, NEBRASKA.

The **Village of Inglewood, Nebraska**, is located between the Platte River and the City of Fremont. The two municipalities are connected by the Highway 77 (Broad Street) Corridor, the primary north/south transportation for both Communities. Inglewood does not have a traditional “Downtown,” as the commercial businesses within the Village are located along both sides of Highway 77. The residential neighborhoods of Inglewood are comprised of single family dwellings and a mobile home park containing approximately 30 mobile homes. The 2010 Census indicated that Inglewood has a total population of 325 persons. Inglewood is a viable community with vacant lands to support additional residential development.





The oldest dwellings appear to have been constructed in the early 1900s. Nearly all of the existing dwellings are small scale, bungalow type structures of the 1910-1920 era. More recently constructed houses include ranch style houses and new brick dwellings. Streets are either concrete or asphalt surfaced, with the majority lacking curbs and gutters and having open storm water drainage ditches.

Several older houses have been remodeled and/or had additions constructed. As with any Nebraska community, Inglewood has a few dwellings and mobile homes that have become deteriorated and are in need of rehabilitation.

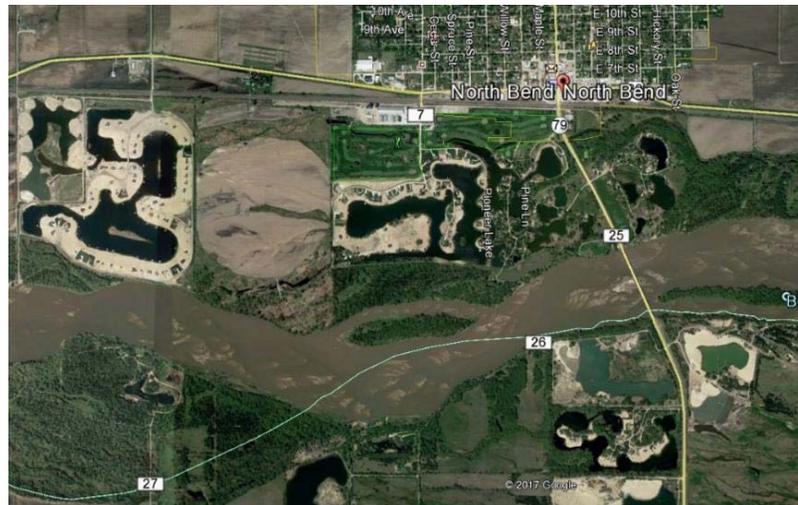
CITY OF NORTH BEND, NEBRASKA.

Settlement of the **Town of North Bend** began in 1856 by Scottish immigrants who chose a site on the upper banks of the North Platte River. The town-site was originally named Franklin, but was generally referred to as a town on the “north bend” of the Platte River. The town was officially named North Bend when the Union Pacific Railroad purchased property for a depot site in 1864, with the first trains arriving in in 1866.



North Bend was officially platted in 1867 by the Railroad and the Community grew to a population of 1,087 residents. The City reached its peak population in 1980 with 1,368 people and declined slightly each subsequent decade to 1,177 as of 2010.

North Bend is located along the north side of Highway 30, with the Downtown at its intersection with Highway 79. The Union Pacific Railroad, North Bend Golf Course and several lakefront residential subdivisions buffer the City from the Platte River, south of the Highway 30 corridor.



Aerial view of southern North Bend, between Highway 30 and the Platte River, Highlighting the Golf Course and housing developments around the lakes.

Residential growth occurred to the west, north and east of Downtown, with highway commercial on the north of Highway 30. Industrial uses associated with agricultural production and the Union Pacific Railroad are located adjacent the south side of the highway. The oldest homes in the Community surround the Downtown and gradually become newer in age and architectural style progressing outward from the Downtown.



The housing stock throughout North Bend is in good condition, although there are “pockets” of deteriorating and dilapidated houses in highest concentrations near the Downtown.

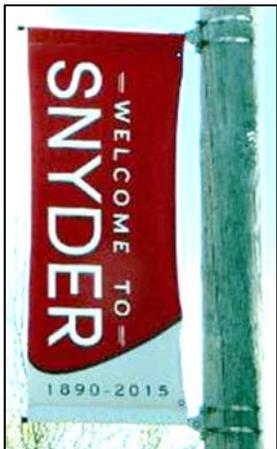


More recently, duplexes, new houses and vacant lots have been replacing dilapidated housing in the core of the City, in several instances on the corner lots. North Bend also has multifamily buildings including two separate two-story four-plexes and the North Bend Estates, a complex of attached brick, one-story buildings that are connected by a covered walkway.



Retirement and elderly persons needing higher levels of care also have the ability of remaining in North Bend at the Birchwood Manor. The Manor is a rural skilled nursing facility providing short term rehabilitation, long term care, outpatient therapy services and adult day care to the North Bend Community.

VILLAGE OF SNYDER, NEBRASKA.



The **Village of Snyder, Nebraska**, in the northwestern corner of Dodge County, at the junction of Highways 79 and 91, is approximately four miles west of the Highway 275 Corridor. Highway 91 runs east/west along the north border of Town. The Community slopes into the Downtown at the southwest corner of the Village. Snyder was platted in 1886 when the Fremont, Elkhorn and Missouri Valley Railroad was extended to the Community. The Town was officially incorporated in 1890 and grew to 300 persons, as of the 2010 Census.

Two of the three major industrial manufactures in Town, Smeal Fire Apparatus and Danko Emergency Equipment Companies, build a range of fire, ambulance and specialty equipment vehicles. The third manufacturer, Hunke, builds specialty vehicles for water well pumps and hoist servicing equipment. Combined, these local based businesses employ over 300, providing employment opportunities to many residents of Snyder and surrounding communities.



The oldest homes in Snyder are concentrated directly north and east of Downtown and are representative of a variety of architectural styles from the late 1800s to 1900s. Several variants of 1.5, two and even 2.5 story houses were constructed in this era in Snyder, using hipped, gable and gambrel roofs. Most of the dwellings are in good condition, although several are beginning to show signs of deterioration, due to lack of adequate upkeep and maintenance.



One-story Ranch style dwellings, constructed between 1960-1980, are located further north and east of the older residential areas. These structures, generally, have shallow angled gable or hip roofs and have fully or partially brick sided exteriors. Nearly all of these Ranch style houses have garages incorporated into the design of the dwellings, in contrast to older houses that typically have detached single stall garages.



Several of dilapidated homes near Downtown Snyder have been, and continue to be replaced with new houses. These replacement houses are typically constructed with brick exteriors and are one-story in height. The two pictures below depict new houses in older neighborhood areas with one that is currently under construction.



Recently built homes in Snyder are large, modern Ranch style brick homes constructed for upper income families. These dwellings have more extensive roofs, with a variety of gable roofed projections, two to three stall attached garages, manicured yards and a variety of landscaping. Streets are mostly concrete or asphalt surfaced with open storm-water drainage ditches. Many of these ditches are partially silted-in and need dredging, while several are substantially deep.

VILLAGE OF DODGE, NEBRASKA.

Dodge, Nebraska, was established in 1886, shortly after Snyder, as both were platted by the Fremont, Elkhorn and Missouri Valley Railroad. Dodge was incorporated as a Village in 1887 and consistently has had a larger population than Snyder. The Village of Dodge had 648 people, as of the 1920 Census, and reached its peak population in 1980, with 815 people. The 2010 Census, determined that Dodge had a total of 612 people, a decline of 203 people since the 1980 population peak.

The Village is located three miles east of the Dodge/Colfax County Line and approximately $\frac{1}{4}$ mile north of Highway 91. The Dodge/Cuming County Line is one mile north of the Village. Major public facilities include the Holsten Memorial Building and adjacent Veterans Memorial, City Auditorium, Holsten Park, swimming pool and three ballfields, Parkview Home (skilled care nursing home) and Dodge Family Care. Downtown is located in the southwest corner of the Village and is notable for its brick surfaced streets. Commercial buildings front on both Oak and 2nd Streets.

The older houses in the Community are generally located to the east of the Downtown. Large Queen Anne, Victorian and Prairie Box style houses are scattered about Town. The newer subdivisions are located in the extreme north and east portions of the Village.

The most recently developed residential subdivisions are located in the southeast corner of the Community along East 1st Street, which ends as a long cu-de-sac. This neighborhood is comprised of one-story ranch style houses with hip and/or gable roofs. The exteriors are a variety of wood, metal and brick. The long rectangular dwellings have garages incorporated into the facades. The neighborhood has a few trees that are typically part of the individual yards as opposed to the uniform linear street trees that are a dominant feature of the older neighborhoods in the core of the Community.



CITY OF SCRIBNER, NEBRASKA.

The **City of Scribner, Nebraska**, located in north central Dodge County, lies between Highway 275 and the Elkhorn River, approximately five miles south of the Dodge/Cuming County Line. The diagonal Highway 275 Corridor running from the southeast to northwest, divides the City into two halves, with the industrial and agricultural processing facilities located west of the corridor. Downtown Scribner and residential areas of the City are east of the Highway 275 Corridor.

The City was officially platted in 1870 by John Blair of the Fremont, Elkhorn & Missouri Valley Railroad, who named the Community after a family member who owned the Scribner Printing Company. The Town first appeared in the U.S. Census in 1880 with 193 people and steadily grew through 1930, when the City reached its peak population of 1,066. Scribner's population fluctuated between 1,000 and 900 from 1940 to 2000, but declined to 857 as of the 2010 Census. The Chicago & Northwestern acquired the railroad in 1903 and eventually abandoned the railway in 1982. The now vacant corridor still reveals the path of the railway line, which ran between the highway and Downtown Scribner.



The Town of Scribner grew to the northwest, east and southeast of Downtown, along Main Street, between Pearl and Baker Streets. North of Baker Street, Main Street continues two additional blocks as a boulevard with a center landscaped median. Houses in the older neighborhoods are typically one or 1.5 stories with steeply pitched gable roofs and wood clapboard siding.



Several of the larger, early 1900 era houses in Scribner were built to the north of Downtown and remain as some of the nicest homes in the City. These houses have large front porches that serve as focal points for the entrances to the 2.5 story homes. Smaller scale houses of this same era are generally one to 1.5 stories in height and located to the east of Downtown, but still have similar detailing and front entry porches.



The newer residential areas are located in the eastern portion of the City. Many of the houses in this area, built after the 1970s, have shallow angled roofs and range between one and 1.5 story. 1980s era housing are similar in design with split level or raised height basements. Facades are typically wood or metal sided with little or no architectural detailing.



Residential growth areas are available to the east of 11th Street, and to the north of Pebble Street. Scribner is unique in that the entire City is surrounded by a continuous levee system to protect and remove the City from the floodway of the Elkhorn River. Secondary options for growth exist to the west of the Highway 275 corridor, but much of this area is impacted by grain elevators, grain storage facilities and the Dodge County Fairgrounds.

CITY OF HOOPER, NEBRASKA.

Hooper is a City of 830 people, as of the 2010 Census, located on the Highway 275 Corridor, approximately 11 miles north and north/west of Fremont, Nebraska. The Community had settlers in the vicinity prior to the arrival of the Fremont, Elkhorn & Missouri Valley Railroad in 1871. It wasn't until the Railroad established a station and post office in the new town site, in 1876, that Hooper became a Town.

Hooper passed an Ordinance in the early 1880s requiring fireproof construction of commercial buildings, which utilized two local brickyards for materials. The Ordinance was the result of an early fire destroying much of the Downtown. The Downtown was listed on the National Register of Historic Places in 1980 for its two-story brick commercial buildings, significant for "American Renaissance" architectural styles incorporating elements of Romanesque Revival and Italianate.

The northern two-thirds of the Community developed on the terraces above the bottom lands of the Elkhorn River Valley, with the Downtown and Railroad Corridor on the southern edge and Hooper Memorial Park and Elkhorn Valley Golf Course nearest the Elkhorn River. Industrial uses line both sides of the Railroad Corridor. Main Street runs north/south bisecting the northern portion of the Community with two-story commercial buildings on each side of Main Street.



The southern third of the Village is south of the Railroad Corridor along and on top of the bluffs above the Elkhorn River Valley, between the Highway 275 Corridor and the Railroad corridor.

The Community has several older residential structures built into the side slopes of the bluffs above the Elkhorn River Valley, the oldest of which are a mixture of brick veneer or wood clapboard siding. The architectural styles range from Queen Ann and Italinete to Venacular Bungalow cottages.



Late 1800-1900 era residential neighborhoods are to the west and east of Downtown Hooper. These dwellings are predominantly 1.5 story houses with a variety of hipp and gable roof styles with wood clapboard siding. A few of the houses are brick veneer, but still representative of the same Venacular Bungalow cottages constructed through the late 1940s.



Parkview Apartments, owned and managed by the Hooper Housing Authority, line the north side of East Maple Street, adjacent the Elkhorn Valley Golf Course. These apartment buildings are a mixture of one and 1.5 story buildings within a complex of five buildings, containing a total of 25 one and two- bedroom apartments. The Village also has a variety of one-story duplexes and four-plexes located throughout the Community.



The Village is currently promoting the School Park Subdivision that utilized the financial incentives including Tax Increment Financing through the Hooper Community Development Agency to provide utilities and reduced lot costs. This 12 lot subdivision is located between Maple and North Streets, west of Nebraska Street at the northwest corner of Hooper. A second residential subdivision, Brickyard Hill is currently developing its third phase at the southwest corner of Hooper, adjacent the north side of Highway 275. This development supports the newest housing construction in the Community.



SECTION 3
**COMPREHENSIVE CITIZEN
PARTICIPATION PROGRAM.**



SECTION 3 | COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

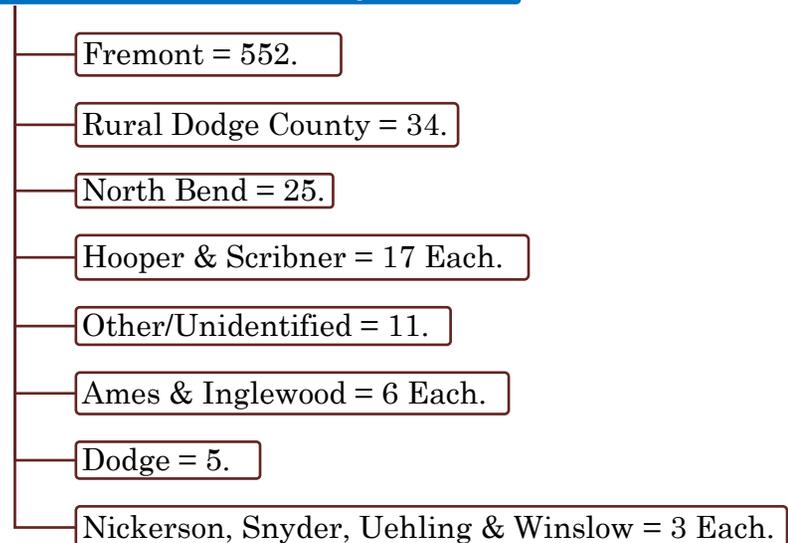
INTRODUCTION.

The Dodge County, Nebraska County-Wide Housing Study includes both **qualitative** and **quantitative** research activities. A **comprehensive citizen participation program** was implemented to gather the opinions of the Dodge County citizenry regarding housing issues and needs. *Planning for the County and each 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 Dodge County and each Community included **Housing Steering Committee meetings**, two important Surveys; a “**Dodge County Housing Survey**,” and a “**Workforce Housing Needs Survey**”. **County-Wide Housing “Listening Sessions”** with local organizations and employers were conducted in the Communities of Fremont and North Bend, Nebraska.

DODGE COUNTY HOUSING SURVEY.

The “**Dodge County Housing Survey**” was made available to households in Dodge County Communities at select locations and on pertinent Community and County websites. A total of **685 Surveys** were completed and returned, providing valuable public information. **Survey** participants were asked to give their opinion about barriers to obtaining affordable owner or rental housing, specific housing types greatly needed throughout the County and in each Community. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I of this County-Wide Housing Study**.

685 Total Surveys.



- **Survey** participants were asked to address some of the **issues** or **barriers** they experience in **obtaining affordable owner or renter housing**. The barriers identified when obtaining affordable **owner housing** included housing prices, a lack of sufficient homes for sale and excessive down payment/closing costs. The identified barriers faced when obtaining affordable **rental housing** included the cost of rent, a lack of available, decent rental housing and excessive application fees and/or rental deposits.
- **A total of 149 participants were not satisfied with their current housing situation.** Reasons included homes too small or in need of substantial updating and/or rehabilitation and the house being too far from their place of employment.
- Top housing needs in Dodge County, identified by **Survey** participants, included, but not limited to housing for low- to middle-income families and elderly persons, housing for existing/new employees, single family housing, general rental housing, housing choices for first-time homebuyers, rehabilitation of owner- and renter-occupied housing and two- and three-bedroom apartments or homes.
- Participants of the **Survey** identified the top three price ranges as being most affordable in purchasing a home, which included 1) \$225,000+, 2) \$50,000-\$100,000 and 3) \$135,000-\$175,000.

	Greatly Needed	Somewhat Needed	Not Needed
▪ Housing For:			
1. Lower-Income Families	288	152	51
2. Middle-Income Families	377	111	14
3. Upper-Income Families	55	167	241
4. Single Parent Families	286	156	26
5. Existing / New Employees	229	185	41
▪ Single Family Housing	334	127	26
▪ Rental Housing (General)	276	147	49
▪ On- and Off-Campus Housing for Students	104	236	95
▪ Manufactured Homes	51	175	205
▪ Mobile Homes	20	102	333
▪ Condominiums/Townhomes	125	255	81
▪ Duplex Housing	135	256	69
▪ Apartment Complexes (3 to 12 Units per Complex)	169	220	74
▪ Rehabilitation of Owner-occupied Housing	203	192	58
▪ Rehabilitation of Renter-occupied Housing	223	171	61
▪ Housing Choices for First-Time Homebuyers	337	116	20
▪ Single Family Rent-To-Own			
1. Short-Term 3 to 5 Years	243	156	68
2. Long-Term 6 to 15 Years	240	157	64
▪ Duplex/Townhouse Rent-to-Own			
1. Short-Term 3 to 5 Years	135	207	99
2. Long-Term 6 to 15 Years	146	202	98
▪ One Bedroom (Apartment or House)	118	218	102
▪ Two Bedroom (Apartment or House)	221	180	41
▪ Three+ Bedroom (Apartment or House)	300	126	25
▪ Independent Living Housing for Persons with a Mental/Physical Disability	157	215	69
▪ Group Home Housing for Persons with a Mental/Physical Disability	139	221	79
▪ Housing in Downtown	113	195	132
▪ Retirement Housing – Rental	158	205	87
▪ Retirement Housing – Purchase (Owner occupant)	141	218	85
▪ Retirement Housing For:			
1. Low-income Elderly Persons	260	156	51
2. Middle-income Elderly Persons	221	192	49
3. Upper-income Elderly Persons	93	199	154
▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.)	125	204	107
▪ Single-Room-Occupancy Housing (Boarding Homes)	65	174	196
▪ Short-Term Emergency Shelters – 30 Days or Less	126	192	126
▪ Long-Term Shelters – 90 Days or Less	113	181	150
▪ Transitional Housing (3-12 month temporary housing)	121	198	123
▪ Housing for Persons with Chronic Mental Illness	140	185	121
▪ Other (specify):			

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.

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

Fremont (211) Ames (0) Dodge (1) Hooper (3) Inglewood (0)
 Nickerson (0) North Bend (12) Scribner (5) Snyder (0) Uehling (1)
 Winslow (0) Rural Dodge Co. (48) I plan to remain where I am (75) Other (37)

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

239 Single Family 16 Attached Townhouse or Duplex-Type Unit
 2 Mobile Home 6 Patio Home/Slab Home 94 I plan to remain where I am.

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

5 One 99 Two **187 Three** 154 Four +

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

40 Less than \$50K 81 \$50K-\$100K 62 \$100K-\$120K 46 \$120K-\$135K
 67 \$135K-\$175K 54 \$175K-\$225K **93 \$225K+**

12.e. What is the most your family could afford for monthly rent? 11 Less than \$400

46 \$400 to \$500 **64 \$500 to \$600** 51 \$600 to \$700 42 \$700 to \$800
 33 \$800 to \$900 27 \$900 to \$1,000 23 \$1,000 to \$1,100 60 \$1,100+

13. Do you support your Community using State and/or Federal grant funds to conduct:

... an owner housing rehabilitation program? **397 Yes** 111 No
 ... a renter housing rehabilitation program? **340 Yes** 162 No

14. Do you support your Community establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing? **474 Yes** 43 No

15. Do you support your Community securing State and/or Federal grant dollars to purchase, rehabilitate and resale vacant housing? **416 Yes** 90 No

16. Do you support your Community securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers? **404 Yes** 110 No

If you are 55+ years of age, please answer questions #17-#19.
 If not, please skip to Question #20.

17. Which of the following additional housing types are needed in Dodge County, for persons 55+ years of age, during the next five years. Check your top three (3).

107 Single Family Home 9 Apartment - Purchase
 30 Duplex - Rent 22 Assisted Living Housing
 29 Duplex - Purchase 8 One Bedroom Apartment - Rent
35 Town Home - Rent 28 Two Bedroom Apartment - Rent
67 Town Home - Purchase 13 Other
 10 Nursing Home/Long-Term Care

- Monthly rent between \$500 and \$600, as well as rent at or above \$1,100, were the top two price ranges identified by **Survey** respondents as being most affordable in Dodge County.
- 57.9 percent of the **Survey** respondents supported the County using State or Federal grant funds to conduct an owner housing rehabilitation program. 49.6 percent of the **Survey** respondents supported Dodge County using State or Federal grant funds to conduct a rental housing rehabilitation program.
- **69.1 percent of the Survey respondents supported Dodge County 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.**
- **60.7 percent of the Survey respondents supported the County using grant dollars to purchase, rehab and resell vacant housing.**
- 59 percent of the **Survey** respondents supported Dodge County using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.
- Elderly (55+ years) participants of the Survey identified single family homes, town homes for purchase and two-bedroom apartments for rent as the specific housing types they would be most interested in moving to.

WORKFORCE HOUSING NEEDS SURVEY.

A collaborative group of public and non-profit entities, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the County's workforce. A total of **801 Surveys** were returned. **Survey** participants were asked to provide information on subjects such as issues and barriers to obtaining affordable housing, place of employment, annual household income and in what Community or region participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Housing Study**.

- **Survey** participants consisted of 603 homeowners and 168 renters. **A total of 121 participants were not satisfied with their current housing situation.** Reasons included their home being too small, in need of substantial updating and being too far from their place of employment.
- The majority of respondents could afford a home priced at or above \$175,000, or rent at or above \$1,100.
- **The City of Fremont was favored by Survey participants as the Community they would like to purchase or rent a home.**
- A total of 297 participants identified a desire to purchase a single family home.
- The most common barriers identified to obtaining affordable owner housing included housing prices, a lack of sufficient homes for sale and the cost of real estate taxes.
- Barriers faced when obtaining affordable rental housing included the high cost of rent, excessive application fees and/or rental deposits and a lack of decent rental units at an affordable price range.

801 Total Surveys.

Fremont = 486.

Other/Unidentified = 205.

Rural Dodge County = 23.

Dodge = 14.

North Bend & Scribner = 8 Each.

Hooper = 7.

Inglewood & Uehling = 3 Each.

Snyder = 2.

Nickerson & Winslow = 1 Each.

COUNTY-WIDE HOUSING LISTENING SESSIONS.

County-Wide Housing “Listening Sessions” were conducted in the Communities of Fremont and North Bend to secure the opinion of housing need from the local citizenry. Listening Sessions were also conducted with local major employers, non-profit organizations and land developers. The following “*consensus statements*” regarding priority housing issues or needs are highlighted below, as expressed by those in attendance at the **Sessions**.

- Dodge County is in need of decent, suitable housing to support persons and families of low- to moderate income. Housing in the \$150,000-\$180,000 price range was identified as the most attractive to participants of the Listening Sessions, but this price point for housing is scarce. This leads most new employees to settle for housing that is unsuitable for their needs or requires at least moderate rehabilitation.
- One of the biggest housing challenges for Dodge County, especially Fremont, is its proximity to the City of Omaha. Participants of the Housing Listening Sessions highlighted a “conservative nature of builders” and a “lack of contractor diversity” regarding the desire to build housing in Fremont and Dodge County. Many contractors are choosing to build in Omaha and its suburbs due to competitiveness regarding land availability and development incentives.
- The Costco chicken processing plant is projected to employ between 800 and 1,000 persons. These employees are expected to come not only from Dodge County, but adjacent Counties and the Omaha/Council Bluffs and Lincoln Metropolitan Statistical Areas. This is expected to have a major impact on the demand for housing in the County. There is also the concern on the effect that incomes/salaries will have on housing choice, especially in the smaller Communities of the County.





- The condition of existing rental housing programs is a concern. Several rental housing units, both vacant and occupied, have issues with mold and excessive deferred maintenance. Slum landlords are also an issue in Dodge County.
- Local realtors discussed the low number of houses on the market in Dodge County. Many homes that could be put on the market for sale are, instead, sold by word-of-mouth. The same trend holds true for rental housing units throughout the County, which are rented and occupied without the need for advertisement.
- A need for housing to support young adult and college student populations is needed. Midland University representatives identified nearly 1,400 full time students are attending classes during the 2017-2018 school year, but only 950 beds are available on campus.
- Non-profit housing providers are facing challenges in providing housing for persons of low- and very-low-income, as well as the homeless and near-homeless populations. Fremont Area Habitat for Humanity has stressed the need for more developable lots. Care Corp has nearly \$245,000 available for leasing that is not being used due to high rent costs.

- Several land and housing developers have expressed interest in planning for the development of housing for persons and families of all incomes across Dodge County. A number of subdivisions featuring single and two-family, multifamily and mixed use residential/commercial land uses are in the planning stages or are being developed in the County.
- The projected population increase will have an impact on the number of students enrolled in the local School Districts. Large districts, like Fremont Public Schools, will need additional educational resources and modernized facilities to support current and projected enrollment. Smaller districts, including North Bend and Scribner-Snyder Public Schools have the necessary educational resources and are hopeful for student enrollment increases to avoid consolidation with a nearby school district.
- An abundance of opportunity is available to support local retiree, elderly and frail elderly populations in Dodge County. Local housing authorities/agencies have been active in providing new and modern housing units for elderly populations to help them transition out of homeownership and their single family homes.
- The Cities and Villages of Dodge County need to get involved in housing development efforts by finding ways to reduce land costs and provide incentives to encourage community and economic growth and development.



SECTION 4
**DODGE COUNTY/
COMMUNITY PROFILE.**



SECTION 4 | DODGE COUNTY/COMMUNITY PROFILE.

INTRODUCTION.

This **Section** of the **Dodge County, Nebraska County-Wide Housing Study with Strategies for Affordable Housing** provides a population, income, economic and housing profile of the County and each Community. Presented are both trend and projection analysis. Emphasis is placed on a five-year projection of change.

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

The analysis and projection of demographic variables are the foundation of all major planning decisions. The careful study of these variables assists in understanding changes which have and are occurring in a particular planning area. The projection of pertinent demographic variables, in Dodge County, included a five-year period, **October, 2017, to October, 2022**. 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 Dodge County. **All statistical Tables are included in Appendix II.**



Population.

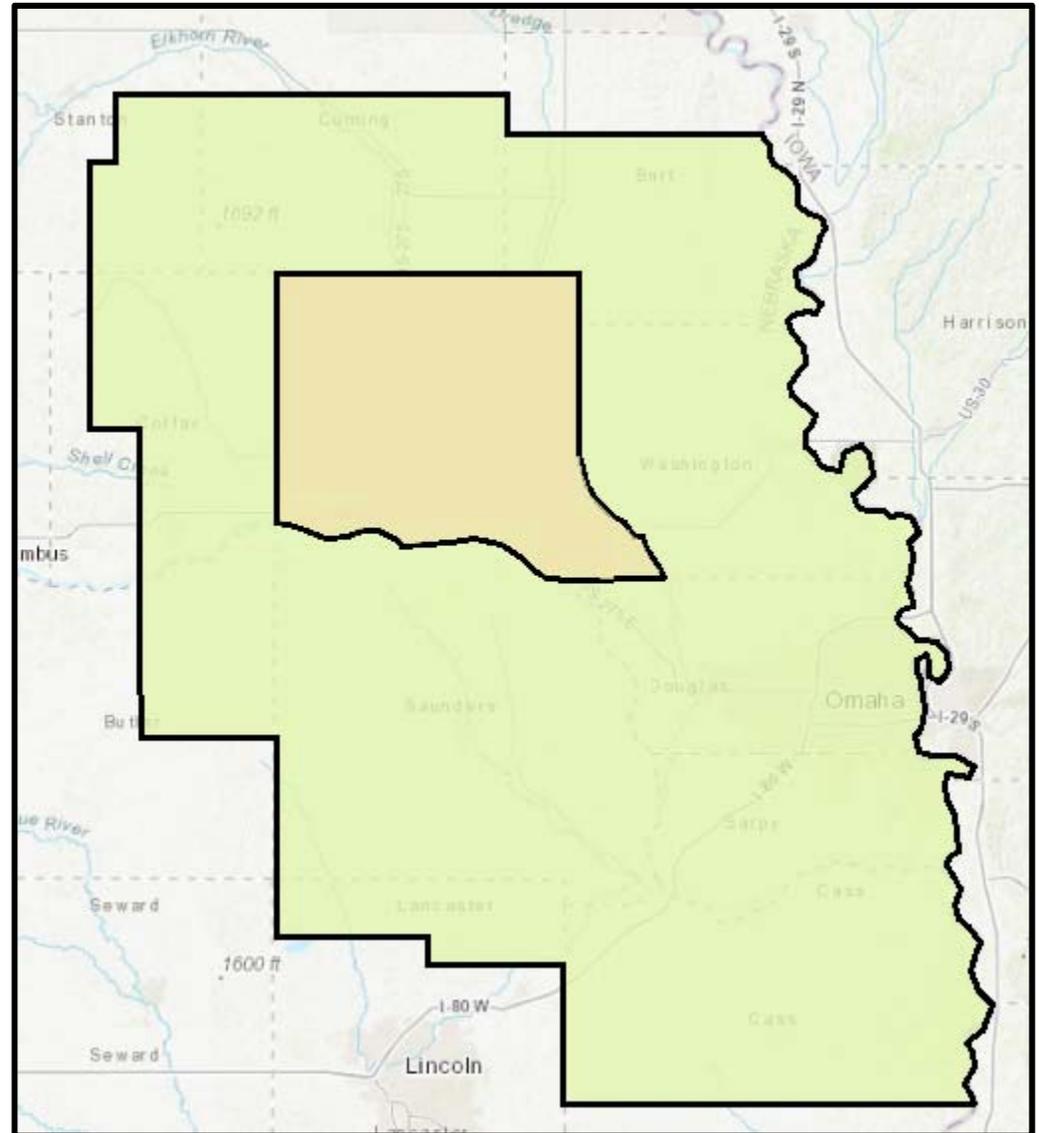


Economics.



HOUSING MARKET AREA.

The **Housing Market Area** for the Dodge County is divided into two geographic areas: a **Primary** and a **Secondary Housing Market Area**. The **Primary Housing Market Area (Orange)** for the County includes the entire County and each Community. The **Secondary Housing Market Area (Green)** was determined by 2010 Census Tract boundaries and proximity to other large centers of population. This **Secondary Market Area** includes the Nebraska portion of the Omaha/Council Bluffs Metropolitan Statistical Area (all of Douglas, Sarpy, Cass and Saunders Counties) as well as portions of Lancaster, Butler, Colfax, Stanton, Cuming and Washington Counties. This **Secondary Market Area** provides additional support to the Dodge County Housing Market Area, as well as increased economic development opportunities and support, especially with the rapid growth and increasing economic growth and development of the Omaha suburbs.



POPULATION PROFILE.

Population Trends and Projections.

Table 4.1A, Page 4.4, identifies population trends and projections for Dodge County and each Community, from 2000 to 2022. The population of the previous two Decennial Censuses (2000 and 2010) recorded an increase in population for Dodge County. The County's population increased from 36,160, in 2000, to 36,691, in 2010, an increase of 531, or 1.5 percent.

Currently (2017), the estimated population for the County is 37,108 and is projected to increase, slightly, to 37,478, by 2022.

The Community of Fremont, the County-Seat and largest Community in Dodge County is projected to increase during the next five years, due to the Community being the center of government and commerce for the County, as well as recent housing development activities, expanding employment opportunities in close proximity to the Community, home to the Midland University Campus and its location to primary transportation corridors. The Communities of Hooper and North Bend are also projected to increase in population by 2022, with the remaining Communities projected to experience slightly declining but stable populations. **A stable population base contributes to the need for new and improved housing for persons of all incomes in the County.**

An Economic Development (ED) “Boost” in Dodge County by 2022, utilizing a scenario of 1,000 additional Full-Time Employment (FTE) opportunities being created, results in Dodge County having the potential to increase in population by 4.8 percent, or 1,800 persons for a 2022 population of 38,908. Each Community and the Balance of County would experience either a stable or increasing population due to an ED Boost.

POPULATION NOTES.

- Dodge County is projected to increase in population by an estimated 1 percent, or by 370 persons, by 2022.
- An ED “Boost” in Dodge County, such as the Costco chicken processing plant, will increase the County population to almost 39,000 by 2022.
- The Communities of Fremont, Hooper & North Bend will experience a population increase during the next five years.
- The Dodge County 55+ population is projected to increase by 2022.
- Dodge County 2017 estimated ratio of persons per household = 2.37.
- Dodge County 2017 Group Quarters Population = 938.
- Dodge County 2017 Median Age = 41.9 years.

**TABLE 4.1A
POPULATION TRENDS AND PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

	<u>2000</u>	<u>2010</u>	<u>2017</u>	<u>2022</u>	<u>% Change 2017-2022</u>	<u>2022 ED Boost*</u>
Dodge County:	36,160	36,691	37,108	37,478	+1.0%	38,908
Ames CDP:	N/A	24	22	21	-4.5%	22
Dodge:	700	612	590	579	-1.9%	592
Fremont*:	25,174	26,397	26,833	27,265	+1.6%	28,366
Hooper:	827	830	832	834	+0.2%	860
Inglewood:	382	325	320	315	-1.5%	316
Nickerson:	431	369	350	338	-3.4%	340
North Bend:	1,213	1,177	1,257	1,278	+1.7%	1,356
Scribner:	971	857	839	831	-0.9%	849
Snyder:	318	300	295	292	-1.0%	294
Uehling:	275	230	226	221	-2.2%	223
Winslow:	104	103	107	107	+0.0%	108
Balance of County:	5,765	5,467	5,437	5,397	-0.7%	5,582

2015 U.S. Census Population Estimates:

Ames = N/A; Dodge = 597; Fremont = 26,474; Hooper = 829; Inglewood = 322; Nickerson = 356;
North Bend = 1,234; Scribner = 846; Snyder = 298; Uehling = 228; Winslow = 106.

Population trends and projections for the City of Fremont are highlighted in **Table 4.1B**. The City increased in population by 1,223 people, from 2000 to 2010, which represented an increase of 4.9 percent. This population increase has continued since the 2010 Census where, currently (2017), an estimated 26,833 people live in Fremont. By 2022, the population is projected to continue to increase, ranging from a “low” population projection of 27,042 to a “high” population projection of 27,610. The “medium” population projection of 27,265, which represents a population increase of 432, or 1.6 percent by 2022, was utilized for projecting household, income and other economic information.

The ED “Boost” for Fremont, utilizing the addition of 1,000 FTE opportunities, highlights a population increase of 1,533 persons, for an estimated population of 28,366 by 2022. The Costco chicken processing plant, currently under construction in Fremont, is projected to create 800 to 1,000 jobs.

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	25,174	--	--	--	--
	2010	26,397	+1,223	+4.9%	+122.3	+0.5%
	2017	26,833	+436	+1.6%	+62.3	+0.2%
Low	2022	27,042	+209	+0.8%	+41.8	+0.1%
Medium	2022	27,265	+432	+1.6%	+86.4	+0.2%
High*	2022	27,610	+777	+2.9%	+155.4	+0.6%
ED Boost*	2022	28,366	+1,533	+5.7%	+306.6	+1.1%

Population by Age.

Population Age Distribution, for Dodge County, is highlighted in **Table 4.2**. The “19 and Under” and “35 to 54” age groups were the largest population cohorts in Dodge County, as per the 2000 and 2010 Censuses, and remain the largest in the County, today. Although these two groups experienced a population decline from 2000 to 2010 and are projected to continue this trend through 2022, both are projected to continue as the largest population group in Dodge County.

The Community of Fremont is the only Community in Dodge County that is projected to experience a population increase among the “19 and under” age cohort. This can be attributed to many factors including families with children moving to Fremont for better access to youth activities, amenities and services, as well as new students attending Midland University. **A large influx of workforce and younger populations can also be expected with new employment opportunities becoming available in the County, including the Costco chicken processing plant, currently under construction.**

All Communities in Dodge County are projected to either remain stable or increase in population among persons 55+ years of age. It is important that a range of elderly services, amenities and appropriate housing be made available in Dodge County to encourage senior/elderly populations from leaving their respective Communities and, ultimately, the County.

age group	2000	2010	Change	2017	2022	Change
19 and Under	10,113	9,654	-459	9,289	9,097	-192
20-34	6,393	6,550	+157	6,679	6,751	+72
35-54	9,990	9,303	-687	8,821	8,566	-235
55-64	3,322	4,443	+1,121	5,221	5,893	+672
65-74	3,102	3,117	+15	3,130	3,144	+15
75-84	2,208	2,406	+198	2,581	2,660	+79
85+	1,032	1,218	+186	1,287	1,364	+77
TOTALS	36,160	36,691	531	37,108	37,478	+370

INCOME PROFILE.

Information presented in the **Income Profile** of this **Housing Study** aids in determining the number of households within Dodge County having the financial capacity to afford new or upgraded housing. In addition, the analysis of household incomes assist in determining the size, type and style of housing needed in the County, in the future. Low cost and government subsidized housing are subject to Federal regulations, such as size and type, whereas upper income housing has few limitations.

Per Capita Income.

Per capita income is equal to the gross income of an area (State, County, City, Village) divided equally by the number of residents residing in the subject area. In 2017, per capita income in Dodge County is an estimated \$43,068, an increase of approximately 56.3 percent from the 2002 per capita income of \$27,563. **By 2022, per capita income in Dodge County will increase an estimated 8.3 percent, to \$46,654.**

Median Household Income.

The **median income** for all households in Dodge County, in 2017, is estimated to be **\$50,652**. **By 2022, per capita income in Dodge County will increase an estimated 7.8 percent, to \$54,612.** The majority of County residents are projected to have incomes at or above \$50,000. **For households with persons 65+ years of age, the median income in 2017 is estimated to be \$35,216 and, by 2022, increase to \$38,086, or 8.1 percent.**

INCOME NOTES.

- Dodge County 2017 per capita income = \$43,068 (compared to the State of Nebraska per capita income of \$50,014).
- Dodge County 2017 median household income = \$50,652.
- Dodge County 2017 median household income for householders age 65+ years= \$35,216.
- In 2017, an estimated 1,985 owner households and an estimated 1,720 renter households, in Dodge County, are cost burdened or have housing problems.
- In 2016, 8,370 persons received social security income. A total of 6,510, or 77.8 percent were persons aged 65 and older.
- An estimated 571 persons in Dodge County also received supplemental security income, in 2016.

Cost Burden/Housing Problems.

Households throughout Dodge County are considered to be “**Cost Burdened**” and/or have various “**Housing Problems**”, as defined by the Department of Housing and Urban Development. A cost burdened household is one 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.

In 2017, an estimated 1,985 owner households in Dodge County, or 19.9 percent of all owner households, are cost burdened or have housing problems. By 2022, this number is expected to increase to 2,066 households. Currently, an estimated 1,720 renter households in Dodge County, or 32.6 percent of all renter households, are cost burdened or have housing problems. By 2022, an estimated 1,802 renter households will be of this status.

The increase in the number of cost burdened households is related to the low supply and high demand for housing in Dodge County with affordable prices. Participants of the County-Wide Housing Listening Sessions stated that the development of housing in the County, during the 1980s and 1990s, had not kept up with the local demand; the County and Communities have been playing “catch-up” ever since. Adding to the issue of cost burden are two key factors: **1) most of the new rental housing being developed, today, does not meet the affordability needs of persons and families with the greatest housing need, and 2) housing that is available for purchase or rent is either severely deteriorating or dilapidated and in extreme cases, experiencing health and safety issues such as mold, inadequate utilities, and deferred maintenance.**

It will be important that all Dodge County Communities, through 2022, take an aggressive approach to developing housing for persons and families of low- to moderate-income, especially with the projected influx of employment opportunities relating to the Costco chicken processing plant currently under construction. The County’s housing partners will need to plan and implement a **workforce housing initiative.**

ECONOMIC PROFILE.

Dodge County enjoys many economic development benefits that are provided by the Greater Fremont Development Council and the Nebraska Department of Economic Development. The Cities of Fremont and Scribner implement the provisions set forth in the Local Option Municipal Economic Development Act, also known as LB840, to utilize local tax dollars for economic development purposes. These two Communities are also recognized as “Economic Development Certified Communities” which means, as per the Nebraska Department of Economic Development, have *“demonstrated preparedness for business growth and are ready to meet the needs of companies seeking new business and industrial locations.”* The following provides a general **Economic Profile** of Dodge County.

The following is a review of relevant labor force data, annual employment trends and the identification of major employers are included.

Employment Trends.

Between 2005 and 2017, the unemployment rate in Dodge County ranged from a high of 5.1 percent to a low of 2.5 percent. During this period, the total number of employed persons increased by 536.

Currently, an estimated 20,640 persons residing in Dodge County are in the civilian labor force. This number is expected to increase by 662 persons, or 3.2 percent by 2022. Total employment for Dodge County is also projected to increase, from 20,083 in 2017 to an estimated 20,544 in 2022, representing a 2.3 percent increase. The unemployment rate, an estimated 2.5 percent in 2017, is projected to increase, slightly, during the next five years.

ECONOMIC NOTES.

- Dodge County 2017 unemployment rate = 2.5%.
- Employment in Dodge County has increased by an estimated 1,367 employees, or 7.3 percent since 2010.
- By 2022, total employment in Dodge County is projected to increase an estimated 2.3 percent.
- Five companies in Dodge County employ over 500 employees each. An additional seven companies employ between 250-500 persons.
- The Costco chicken processing plant will boost employment opportunities by 800 to 1,000.
- The U.S. Census Bureau Center for Economic Studies (CES) estimates nearly 30 percent of all workers employed in Dodge County travel more than 25 minutes to work. The CES also estimates 35 percent of all Dodge County residents travel 25+ minutes to work.

Employment By Type.

Data obtained from the Nebraska Department of Labor highlights Dodge County's largest employers in 2017. An estimated 17,795 persons work in a non-farm place of employment. The largest concentration of workers are employed in the Manufacturing, State Government and Retail Trade sectors.

In addition to agriculturally-based employment business activity, major employers in the Greater Fremont/Dodge County area include, but are not limited to Valmont Industries (Valley, Nebraska), Hormel Foods, Fremont Health Medical Center, Fremont Public Schools and Nye Health Services. Each of these companies employs over 500 employees, with Valmont and Hormel Foods employing over 1,000 people. An additional seven companies employ between 250 and 500 people. **A significant boost in employment opportunities can be expected upon the completion of the Costco chicken processing plant; an estimated 800 to 1,000 new jobs.**

The Community of Snyder is home to three of Dodge County's major employers. These include Smeal Fire Apparatus Company, Danko Emergency Equipment and Hunke Manufacturing, LLC. Combined, these three companies employ over 300 people within and beyond Dodge County.

Several programs and organizations of economic and business development are available to Dodge County residents. The **Greater Fremont Development Council** provides the technical assistance needed to attract, grow and retain employment and economic opportunities for Dodge County residents. The **Fremont Area Chamber of Commerce and provide Dodge County Communities with both community and economic activity assistance, in grant development and project implementation. Northeast Nebraska Economic Development District ; Fremont, Hooper and Uehling Housing Authorities/Agencies** and other local both public and private/non-profit organizations and foundations also provide economic, community and housing development opportunities in Dodge County.



HOUSING PROFILE.

The development of housing of any size, shape and capacity should be viewed as a primary economic development activity for all communities and counties in the State of Nebraska. Community leadership must have a competitive mindset and be engaged when it comes to attracting developers, funders and contractors to propose housing initiatives for their cities and villages. This must also be the case in regards to alleviating various housing issues such as overcrowding, vacancy deficiency and deferred maintenance of existing housing units.

The following highlights housing trends and projections for Dodge County.

Households.

Currently, an estimated 15,256 households reside in Dodge County, consisting of an estimated 9,975 owner and 5,281 renter households. By 2022, owner households will account for an estimated 65.2 percent of all households in the County. **The Communities of Fremont and Hooper are projected to experience stable to increasing numbers of total households, through 2022.**

Group quarters include such housing structures as college dormitories, nursing care centers, correctional facilities, etc. The Communities of Dodge, Fremont, Hooper, North Bend, and Scribner comprise all of the County's (current) estimated 938 group quarters population. **The total group quarters population in the County is projected to decrease from 938 in 2017, to 867 in 2022.** The most important group quarters in Dodge County include skilled nursing/long-term care facilities and college dormitories. It is critical that these two population groups have appropriate housing options in the future.

HOUSING NOTES.

- Dodge County 2017 total housing units = 17,035 (11,279 owner, 5,756 rental).
- Dodge County 2017 total households = 15,256 (9,975 owner, 5,281 renter).
- As per the 2011-2015 American Community Survey, an estimated 58 housing units in Dodge County lacked complete plumbing, while an estimated 57 were considered "overcrowded".
- Dodge County 2017 housing vacancy rate (all units) = 10.4%.
- Dodge County 2017 adjusted housing vacancy rate = 5.3%.
- The Communities of Dodge, Fremont, North Bend and Winslow have adjusted housing vacancy rates less than 5 percent.
- Dodge County 2016 average single family sales price = \$127,334.

Housing Units/Vacancy & Occupancy.

In 2017, Dodge County contains an estimated 17,035 housing units, consisting of approximately 11,279 owner and 5,756 rental units. Of these 17,035 units, approximately 1,779 are vacant, resulting in an overall, estimated housing vacancy rate of 10.4 percent. The 1,779 vacant housing units consist of an estimated 1,304 owner and 475 rental units, equaling an owner housing vacancy rate of 11.5 percent and a rental housing vacancy rate of 8.2 percent. Excluding the Ames “Census-Designated Place”, the Village of Uehling has the highest housing vacancy rate, 37.7 percent, while the City of Fremont has the lowest at 4.7 percent.

The **Adjusted Housing Vacancy Rate (AHVR)** includes only vacant units that are available for year-round rent or purchase, meeting current housing code and having modern amenities. A minimum AHVR of 7 percent would be ideal for Dodge County, to have sufficient housing available for new and existing residents. **The overall, estimated AHVR for Dodge County is 5.3 percent**, which includes an estimated AHVR for owner housing of 5.7 percent and 5.9 percent for rental housing. **This concludes that Dodge County has both an owner and rental housing vacancy deficiency. Additionally, the Communities of Dodge, Fremont, North Bend, and Winslow have an overall AHVR below the 7 percent threshold.**

Table 4.3A and 4.3B, Page 4.13, identifies a **Survey of Rental Properties**, conducted by the **Nebraska Investment Finance Authority**, for Dodge County and the City of Fremont, from 2002 to 2016. In Dodge County, a total of 51 rental housing programs participated in the 2016 Survey, totaling 1,729 rental units. Results identified a 3.76 percent rental housing vacancy rate in the County. The absorption rate, or average number of days a vacant rental unit becomes occupied, was 60.5 days for Dodge County.

In Fremont, 38 rental housing programs, comprising 1,638 units participated in the 2016 Survey. A 3.2 percent rental housing vacancy rate existed in Fremont, with an absorption rate of 25.9 days.



TABLE 4.3A
SURVEY OF RENTAL PROPERTIES
DODGE 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	497	3.42	62.0
2003	9	289	5.54	59.9
2004	11	662	8.01	64.2
2005	10	649	4.47	62.5
2006	25	1,069	5.24	33.6
2007	30	1,220	13.44	55.3
2008	34	962	5.41	59.9
2009	48	1,868	6.75	34.8
2010	56	1,824	4.55	40.3
2011	60	1,140	5.00	24.4
2012	58	1,369	3.43	36.9
2013	57	1,717	5.82	53.3
2014	56	1,739	4.43	46.7
2015	38	1,372	2.9	48.0
2016	51	1,729	3.76	60.5

TABLE 4.3B
SURVEY OF RENTAL PROPERTIES
FREMONT, NEBRASKA
2002-2016

<u>Year</u>	<u>Completed Surveys</u>	<u>Total Units</u>	<u>Vacancy Rate (%)</u>	<u>Absorption Rate (Days)</u>
2002	3	464	3.4	21.7
2003	6	93	3.2	17.5
2004	9	2,631	6.5	17.6
2005	9	633	4.4	25.6
2006	24	1,049	4.4	33.6
2007	21	1,126	13.5	44.8
2008	21	862	5.0	45.3
2009	34	1,706	6.7	23.0
2010	45	1,738	4.2	28.0
2011	43	1,011	4.7	22.0
2012	42	1,261	2.2	20.4
2013	43	1,616	5.6	50.0
2014	38	1,619	4.2	20.0
2015	28	1,619	2.2	23.1
2016	38	1,638	3.2	25.9

Dodge County Communities should take a critical position to increase their housing stock during the next five years. This can be accomplished by both building new homes and rehabilitating (economically feasible) existing housing units. Housing units that are severely deteriorated or dilapidated should be targeted for substantial rehabilitation or, in extreme cases, demolition and replacement.

Additional rental housing units are needed in Dodge County, as reflected by the Housing and Workforce Surveys, comments from the Housing Listening Sessions and pertinent statistical data. Rental housing for persons and families of all incomes should be developed throughout the County by 2022 with emphasis on workforce housing.

Table 4.4 identify the **vacancy rate by unit type** for Dodge County and the City of Fremont in 2016. Dodge County recorded only 65 of the 1,729 reviewed rental housing units as vacant. In Fremont, only 52 of the 1,638 reviewed units were vacant.

TABLE 4.4 VACANCY RATES BY UNIT TYPE DODGE COUNTY/CITY OF FREMONT, NEBRASKA 2016			
<u>Type of Units</u>	<u>Units Managed</u>	<u>Available Units</u>	<u>Vacancy Rate (%)</u>
Dodge County:			
Single Family Units	165	8	4.8%
Apartments	1,161	56	4.8%
Mobile Homes	1	0	0.0%
Not Sure of Type	402	1	0.2%
Total Units	1,729	65	3.76%
Fremont:			
Single Family Units	146	8	5.5%
Apartments	1,090	43	3.9%
Mobile Homes	0	0	0.0%
Not Sure of Type	402	1	0.2%
Total Units	1,638	52	3.2%

Table 4.5 highlights the **average sales price of single family homes** in Dodge County, from 2000 to 2016. In 2016, an average sales price of \$127,334 was recorded, representing an increase of \$40,302, or 46.3 percent from the 2000 price of \$87,032. 2016 also represents the peak average sale price of homes in the County since 2000.

TABLE 4.5 AVERAGE SALES PRICE OF SINGLE FAMILY HOMES DODGE COUNTY, NEBRASKA 2000-2016	
<u>Fiscal Year</u>	<u>Average Sale Price</u>
2000	\$87,032
2001	\$90,075
2002	\$97,099
2003	\$98,427
2004	\$114,247
2005	\$106,770
2006	\$116,137
2007	\$109,505
2008	\$121,594
2009	\$114,432
2010	\$115,464
2011	\$120,043
2012	\$108,058
2013	\$117,070
2014	\$126,135
2015	\$123,440
2016	<u>\$127,334</u>
Change (2000-2016)	\$87,032-\$127,334 (46.3%)



Housing Values & Gross Rent.

The cost of housing in any county or community is influenced by many factors, primarily the cost of construction, availability of land and infrastructure and, lastly, the organizational capacity of any county or community to combine these issues into an applicable format and secure the appropriate housing resources, including land and money. Dodge County and each Community are challenged to organize necessary resources to meet the needs of their residents, including both financial and organizational resources. A continued effort to upgrade wages, at both existing and new employment settings, should be a top priority.

The **Dodge County median (owner occupied) housing value**, estimated to be **\$118,280 in 2017**, is projected to increase by an estimated 9 percent **by 2022 to \$128,980**. The highest median housing value in 2017 exists in the Balance of County, which has a median housing value of \$154,671. By 2022, the Balance of County will continue to have the highest estimated median owner housing value, \$159,120. The Communities of Fremont and Hooper, as well as the Balance of County all have median owner occupied housing values over \$100,000.

In 2017, the estimated **median gross rent for Dodge County is \$718**. **The estimated median gross rent in Dodge County is expected to increase by 9.5 percent, by 2022, to \$786**. Currently, the Village of Nickerson and the City of North Bend are estimated to have the highest median rents in Dodge County, at \$801 and \$745 respectively. These two Communities are projected to continue experiencing the highest median rent in the County, an estimated \$893 and \$843, respectively, by 2022.

Affordable Housing Stock.

With the population and number of housing units projected to increase, by 2022, it is important that appropriate, affordable housing stock of various types be available in all Communities of Dodge County, including housing for new and existing retirees and the elderly. Residents and local housing stakeholders have expressed a need for larger, more affordable housing units to meet the demand of families, as well as an active role in housing rehabilitation for homes that are cost effective for such activity.

A total of **15 affordable rental housing programs were reviewed in Dodge County**, comprising a total of **595 units**. These programs are financially supported by any one or more funding sources, including the Nebraska Investment Finance Authority's LIHTC and CROWN Credit-To-Own Housing Programs, USDA-Rural Development, and the Department of Housing and Urban Development. **Seven** programs identified, at least, 90 percent occupancy, with waiting lists as high as 40 persons desiring to become residents.

Additionally, 12 facilities providing skilled nursing/long term care, assisted living and senior independent living were also reviewed. **Six programs identified occupancy rates between 90 to 100 percent. Three assisted living facilities, one skilled nursing facility and one independent living facility have a waiting list for persons seeking independent living or specialized residential care.**



SECTION 5
COUNTY-WIDE
HOUSING TARGET DEMAND &
LAND USE NEEDS ANALYSIS.



SECTION 5 | COUNTY-WIDE HOUSING TARGET DEMAND & LAND USE NEEDS ANALYSIS.

INTRODUCTION.

This Section of the **Dodge County & Communities, Nebraska, County-Wide Housing Study with Strategies for Affordable Housing** provides a **Housing Target Demand and Land Use Needs Analysis**. The analysis includes the identification of housing “target” demand for both **new housing development** and **housing rehabilitation activities**.

HOUSING DEMAND SITUATION.

Some of the housing needs expressed by participants of the **Housing Surveys** and during the **Housing Steering Committee Meetings** and **Listening Sessions** included **additional rental housing units for low- to middle-income families, rehabilitation of owner and renter-occupied housing and housing choices for first-time homebuyers, consisting of three+ bedrooms**. Participants of the Dodge County Housing Survey and the Workforce Housing Needs Survey stressed a need for safe, decent and affordable housing options for all populations and incomes and the need to rehabilitate or demolish distressed housing structures in the County.

The rehabilitation of homes in each Community could help to meet the needs of households/families wanting to purchase a home within a moderate price range. Both a purchase-rehabilitate-resale/re-rent program and a **“Land Bank” Program** is recommended, County-wide.



Workforce housing is a critical need in Dodge County. Workforce housing, as defined by the recently approved LB 518 Rural Workforce Housing Investment Act defines “Workforce Housing” as “*Owner-occupied housing units that cost at least one hundred fifty thousand dollars but not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost at least one hundred thousand dollars but not more than two hundred thousand dollars per unit to construct.*” There is an increasing need for starter homes, throughout Dodge County, consisting of three+-bedrooms, especially in the \$150,000 to \$190,000 price range for the local workforce, including first-time homebuyers and moderate-income households. The development of housing in this price range could be accomplished through local public and private partnerships. **It will be important for these partnerships to provide sound, decent both owner and rental housing to support major economic/employment opportunities projected to locate to Dodge County.**

Elderly housing in Dodge County is needed to support an increase in the 55+ year populations of the County. A home repair/modification program would be appropriate to assist elderly persons to stay in their home. Future housing options for elderly persons in Dodge County could also include low- to medium density housing, such as duplexes, triplexes and townhomes.

HOUSING DEMAND POTENTIAL.

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

(1) HOUSING DEMAND-NEW HOUSEHOLDS, REPLACEMENT & AFFORDABLE DEMAND.

New Households.

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 community.

The population for Fremont is projected to increase during the next five years, due to the Community being the center of government and commerce for the County, as well as being located within the Omaha/Council Bluffs Metropolitan Statistical Area. The Communities of Hooper, North Bend and Winslow are projected to experience stable or increasing population bases by 2022.

Currently (2017), the estimated population for the County is 37,108 and is projected to increase to, at least, 37,478, by 2022. An Economic Development (ED) “Boost”, considering a scenario of creating an additional 1,000 Full-Time Employment (FTE) opportunities, such as the Costco plant would result in a 2022 Dodge County population of 38,908.

Overall, Dodge County will increase by an estimated 112 households by 2022. Several land development programs that include residential opportunities are being proposed for Fremont/Dodge County that would, ultimately, further increase the projected number of households through 2022.

Cost Burdened Households.

According to HUD standards, a housing unit is considered to have problems if overcrowded (more than one person per room) and/or if the household lacks complete plumbing.

In 2017, an estimated 1,985 owner households in Dodge County, or 19.9 percent of all owner households, are cost burdened or have housing problems. By 2022, this number is expected to increase to 2,066 households. Currently, an estimated 1,720 renter households in Dodge County, or 32.6 percent of all renter households, are cost burdened or have housing problems. By 2022, an estimated 1,802 renter households will be of this status if necessary housing rehabilitation measures are not met.

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, Dodge County Assessor and the field observations completed by Hanna:Keelan in the Dodge County Communities produced data identifying substandard housing units and housing units having overcrowded conditions.

Housing structural conditions, provided by the County Assessor identified **912 housing units in “Fair” condition and an additional 62 units in “Poor” condition.** During the next five years, these housing structures should be targeted for moderate to substantial rehabilitation or demolition. Units targeted to be demolished should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations.

As per the 2011-2015 American Community Survey, 57 housing units in Dodge County had overcrowded conditions and 58 units lacked complete plumbing. **The housing demand determination for Dodge County and each Community should include the replacement of at least 20 percent of these substandard and overcrowded housing structures.**

(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, year-round, and code acceptable housing units is less than 6 to 7 percent. A vacancy rate of 7 percent is the minimum rate recommended for Dodge County, to have sufficient housing available for new and existing residents.

The overall, estimated AHVR for Dodge County is 5.3 percent, which includes an estimated AHVR for owner housing of 5.7 percent and 5.9 percent for rental housing. **This concludes that Dodge County has both an owner and rental housing vacancy deficiency.**

(3) “PENT-UP” HOUSING DEMAND.

The **“Pent-Up” housing demand** is defined as those current residents of the County needing and/or wanting to secure a different and/or affordable housing type during the next five years. This would include persons from all household types and income sectors of the County and each 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.

HOUSING TARGET DEMAND.

Table 5.1, Page 5.6, identifies the **estimated housing target demand** for **Dodge County** and **each Community** by **2022**. 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 throughout Dodge County.

The total estimated **housing target demand** in **Dodge County**, by **2022**, is **858 housing units, including 491 owner and 367 rental units**, at an estimated development cost of **\$176 Million**. The smaller Communities of the County should focus on housing rehabilitation activities, including purchasing, rehabilitating and reselling or re-renting existing housing units. The Community of Fremont has the greatest demand for new construction and housing rehabilitation activities in Dodge County. An estimated **676 total units**, including **355 owner and 321 rental units** should be built in Fremont, at an estimated target budget of **\$127 Million**. Of the 676 new housing units, an estimated **54 units** should be targeted for **Downtown Fremont**, consisting of **18 owner and 36 rental** housing units. All Communities should also consider the annexation of existing/ developed residential areas, to assist in meeting the target demand.



Table 5.2, Page 5.7, identifies the **estimated housing target demand** for **Dodge County** and **each Community**, utilizing the **ED “Boost” scenario**. The **scenario** utilizes the creation of 1,000 FTE opportunities and a total, County-Wide population growth of 1,430 during the next five years. With this scenario, the total estimated **housing target demand** in **Dodge County** will be **1,508 housing units, including 786 owner and 722 rental units**, at an estimated development cost of **\$319.3 Million**. The **ED “Boost”** would affect the City of Fremont to the point of requiring the development of **1,194 total units**, by 2022, including **562 owner and 632 rental units**, at an estimated target budget of **\$234 Million**. The housing demand for Downtown Fremont would also be affected, requiring the development of an estimated **72 units**, consisting of **24 owner and 48 rental** housing units.

**TABLE 5.1
ESTIMATED HOUSING TARGET DEMAND
DODGE COUNTY & COMMUNITIES, NEBRASKA
2022**

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand</u>	<u>Est. Required Target Budget (Millions)</u>
Dodge County:	491	367	858	\$175.86
Dodge:	10	4	14	\$2.82
Fremont:	355	321	676**	\$127.40
Hooper:	8	8	16	\$3.01
Inglewood:	3	2	5	\$0.97
Nickerson:	4	2	6	\$1.20
North Bend:	16	14	30	\$5.70
Scribner:	9	10	19	\$3.57
Snyder:	4	2	6	\$1.20
Uehling:	3	2	5	\$0.97
Winslow:	1	2	3	\$0.53
Balance of County:	78	0	78	\$28.50

**Includes Downtown Housing Potential for the City of Fremont, 54 Units (18 Owner, 36 Rental Units).

TABLE 5.2
ESTIMATED HOUSING TARGET DEMAND – ED BOOST
(1,000 FTEs/+1,430 POPULATION)
DODGE COUNTY & COMMUNITIES, NEBRASKA
2022

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand</u>	<u>Est. Required Target Budget (Millions)</u>
Dodge County:	786	722	1,508	\$319.31
Dodge:	12	7	19	\$4.0
Fremont:	562	632	1,194**	\$234.03
Hooper:	12	16	28	\$5.39
Inglewood:	3	3	6	\$1.13
Nickerson:	4	4	8	\$1.35
North Bend:	30	35	65	\$12.69
Scribner:	12	16	28	\$5.39
Snyder:	4	4	8	\$1.35
Uehling:	3	3	6	\$1.20
Winslow:	1	2	3	\$0.53
Balance of County:	143	0	143	\$52.25

**Includes Downtown Housing Potential for the City of Fremont, 72 Units (24 Owner, 48 Rental Units).

HOUSING DEMAND BY INCOME SECTOR.

Table 5.3 identifies household area median income (AMI), for Dodge County, while Table 5.4 identifies the estimated housing target demand by income sector for Dodge County by 2022. Approximately 858 new units should be targeted, consisting of 491 owner units and 367 rental units. The County should focus on addressing the owner housing needs and demands of individuals and families who have an AMI of 31 percent or higher. For rental housing, programs assisting income sectors of all income sectors will need to be examined. The same procedure holds true for the development of low, middle- and upper-income housing in the City of Fremont. A majority of housing development in Fremont and throughout Dodge County should be centered on persons and families at 61 percent AMI or higher.

	<u>1-4 PHH</u>	<u>5-8 PHH</u>
30% AMI	\$18,300	\$24,480
50% AMI	\$30,500	\$40,800
60% AMI	\$36,600	\$48,960
80% AMI	\$48,800	\$65,250
100%AMI	\$61,000	\$81,600
125%AMI	\$76,250	\$102,000

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30% AMI</u>	<u>31-60% AMI</u>	<u>61-80% AMI</u>	<u>81-125% AMI</u>	<u>126%+ AMI</u>	
Dodge County:						
Owner:	0	42	68	120	261	491
Rental:	24	61	72	133	77	367
Fremont:						
Owner:	0	33	52	95	175	355
Rental:	21	52	61	112	75	321

HOUSING DEMAND POTENTIAL FOR TARGET POPULATIONS & PRICE POINTS/HOUSING TYPES.

Target populations include elderly, family and special needs populations, per **Area Median Income (AMI)**. The housing types in Dodge County include both owner and rental units of varied bedroom types. This will allow housing developers to pinpoint crucial information in the development of an affordable housing stock for the right population sector. The majority of new housing options in Dodge County should be directed towards family populations, especially the local workforce.

Table 5.5, Page 5.9, identifies housing target demand in Dodge County, for specific population groups by 2022. In Dodge County, a minimum of 858 housing units should be targeted by 2022, consisting of 491 owner and 367 rental units. This includes an estimated 295 total units for elderly (55+) populations, 536 total units for families and 27 total units for special populations, or those with a mental or physical disability(ies). An estimated 544 housing units, consisting of 327 owner and 217 rental units should be targeted for the workforce population in the County, by 2022.



Table 5.6, Page 5.10, identifies proposed housing types by target price points with the given AMI for Dodge County, by 2022. The owner housing type in highest demand is projected to be units with three or more bedrooms, for persons or households at or above 126 percent AMI with an average affordable purchase price of \$279,900. Two- and three-bedroom rental units, with an average affordable monthly rent at or above \$635, present the greatest demand in Dodge County.

Three+-bedroom units at an average purchase price of \$178,700 and an estimated average monthly rent cost of \$735 are the most needed housing types for the workforce population in Dodge County.

TABLE 5.5 HOUSING DEMAND POTENTIAL – TARGET POPULATIONS DODGE COUNTY-WIDE, NEBRASKA 2022							
OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	24	48	76	148	39
Family	0	36	41	69	185	331	288
Special Populations¹	<u>0</u>	<u>6</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>12</u>	<u>0</u>
Subtotals	0	42	68	120	261	491	327
RENTAL UNITS							
Elderly (55+)	12	34	37	42	22	147	35
Family	6	24	32	88	55	205	182
Special Populations¹	<u>6</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>15</u>	<u>0</u>
Subtotals	24	61	72	133	77	367*	217
TOTALS	24	103	140	253	338	858	544
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.							

TABLE 5.6
HOUSING DEMAND POTENTIAL– TARGET PRICE POINTS/HOUSING TYPES
DODGE COUNTY-WIDE, NEBRASKA
2022

<u>PRICE – PURCHASE COST (Area Median Income)</u>							
Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	Work Force
Units	\$118,000*	\$138,000*	\$154,800*	\$196,300*	\$279,900*+		\$178,700*
2 Bedroom	0	32	26	32	42	132	51
3+ Bedroom	0	10	42	88	219	359	276
TOTALS	0	42	68	120	261	491	327
<u>PRICE – PURCHASE COST (Area Median Income)</u>							
Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	Work Force
Units	\$525**	\$575**	\$635**	\$775**	\$885**+		\$735**
1 Bedroom	10	17	0	0	0	27	0
2 Bedroom	8	33	40	51	21	153	60
3+ Bedroom	6	11	32	82	56	187	157
TOTALS	24	61	72	133	77	367	217

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

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Table 5.7 identifies **housing target demand** in the City of Fremont, **for specific population groups** by 2022. A total of at least **676 housing units** should be targeted for Fremont by 2022, consisting of **355 owner** and **321 rental units**. This includes an estimated 253 total units for elderly (55+) populations, 403 total units for families and 20 total units for special populations, or those with a mental or physical disability(ies). **An estimated 418 housing units, consisting of 227 owner and 191 rental units should be targeted for the workforce population in Fremont.**

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	20	41	64	125	34
Family	0	29	30	52	111	222	193
Special Populations¹	<u>0</u>	<u>4</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>8</u>	<u>0</u>
Subtotals	0	33	52	95	175	355	227
RENTAL UNITS							
Elderly (55+)	10	30	34	34	20	128	30
Family	5	20	25	76	55	181	161
Special Populations¹	<u>6</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>12</u>	<u>0</u>
Subtotals	21	52	61	112	75	321*	191
TOTALS	21	85	113	207	250	676	418

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.

Table 5.8 identifies **proposed housing types by target price points** associated with each **AMI** category for Fremont, by 2022. Similar to Dodge County, the owner housing type in highest demand is projected to be units with three or more bedrooms, for persons or households at or above 126 percent AMI. The average affordable purchase price is projected at \$260,700. Two- and three-bedroom rental units, with an average affordable monthly rent of 795 present the greatest demand in Fremont. **Three+-bedroom units at an average purchase price of \$173,000 and an estimated average monthly rent cost of \$785 are the most needed housing types for the workforce population in Fremont.**

TABLE 5.8							
HOUSING DEMAND POTENTIAL– TARGET PRICE POINTS/HOUSING TYPES							
FREMONT, NEBRASKA							
2022							
<u>PRICE – PURCHASE COST (Area Median Income)</u>							
Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	Work Force
Units	\$115,000*	\$132,800*	\$150,500*	\$192,500*	\$260,700*+		\$173,000*
2 Bedroom ¹	0	25	18	24	31	98	38
3+ Bedroom	0	8	34	71	144	257	189
TOTALS	0	33	52	95	175	355	227
<u>PRICE – PURCHASE COST (Area Median Income)</u>							
Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%125%)	(126%+)	TOTALS	Work Force
Units	\$545**	\$595**	\$665**	\$795**	\$940**+		\$785**
1 Bedroom ¹	10	15	0	0	0	25	0
2 Bedroom ¹	7	29	36	40	21	133	52
3+ Bedroom	4	8	25	72	54	163	139
TOTALS	21	52	61	112	75	321	191

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.

HOUSING REHABILITATION/DEMOLITION DEMAND.

Table 5.9 identifies the **estimated rehabilitation and demolition target demand** for the **Communities of Dodge County, by 2022**. Up to **1,443 units** could be targeted for rehabilitation in Dodge County at an estimated cost of **\$53.4 Million**. Up to **260 housing units** are considered not cost effective for rehabilitation and should be **demolished**. The estimated cost of demolition will range, depending on acquisition of the housing unit.

Land being occupied by “bad and unsafe” housing located in Communities should be secured in a single County-Wide “Land Bank,” reserved for future housing development. Greater Fremont Development Council, in partnership with local public, private and non-profit housing groups, will need to take a proactive role in housing development and rehabilitation activities in the County and each Community. Communities seeking to revitalize their respective housing stock will want to consider tools of redevelopment, such as Community Development Block Grants and Tax Increment Financing to assist with such activities.

**TABLE 5.9
ESTIMATED TARGET HOUSING
REHABILITATION / DEMOLITION DEMAND
DODGE COUNTY COMMUNITIES, NEBRASKA
2022**

	# Rehabilitated / Est. Cost*	Demolition
Dodge County:	1,443 / \$53.4 M	260
Fremont:	1,148 / \$42.3 M	148
Dodge:	38 / \$1.4 M	8
Hooper:	44 / \$1.7 M	16
Inglewood:	25 / \$921,000	6
Nickerson:	12 / \$482,000	3
North Bend:	68 / \$2.5 M	30
Scribner:	54 / \$2.2 M	22
Snyder:	14 / \$536,000	5
Uehling:	30 / \$1.1 M	16
Winslow:	10 / \$301,000	6

*Based upon field inspections and age of housing.

SITE ANALYSIS PROCESS & HOUSING LAND USE NEEDS.

The location of a proposed housing project to pertinent facilities and services crucially influences the benefits that 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 physically or mentally disabled 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 on the following page 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 are required for recommended development. However, in smaller, rural communities the total number of points will vary based upon the types of services and amenities available in the Dodge County area.



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 to historic districts, buildings or archeological sites, which may result in expensive building modifications to conform to historic preservation requirements and a longer 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.”

Table 5.10 identifies the estimated **land use projections and housing types per age sector** for the Community of Fremont, Nebraska, by 2022. The **Table** highlights **land use need** based upon general demand, or “No Boost”, as well as land requirements as part of the **ED “Boost”** scenario. Popular housing types in Fremont will include single family units, patio home (single-level) units, town homes, duplexes/triplexes and apartment units, including Downtown housing.

The housing target demand for Fremont identifies a need for an estimated 676 housing units, including 355 owner and 321 rental housing units. The general “No Boost” housing demand, for persons age 18 to 54 years, includes a total of 230 owner and 193 rental housing units to accommodate young professionals and workforce families, existing/new employees and persons of low-, moderate- and upper-income. An estimated **129.3 acres** should be designated for new housing development. An estimated 125 owner and 128 rental housing units should be designated for retirees, seniors and elderly populations. An estimated **80.1 acres** should be designated for new senior/elderly housing development projects.

The **ED “Boost”** housing demand highlights a total demand for 394 owner and 418 rental housing units for persons age 18 to 54 years. This demand will require an estimated **228.1 acres** for new housing development. An estimated 168 owner and 214 rental housing units should be designated for retirees, seniors and elderly populations. An estimated **114.3 acres** should be designated for the senior/elderly housing target demand, for a total of an estimated **342 acres**.



TABLE 5.10
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR
FREMONT, NEBRASKA
2022

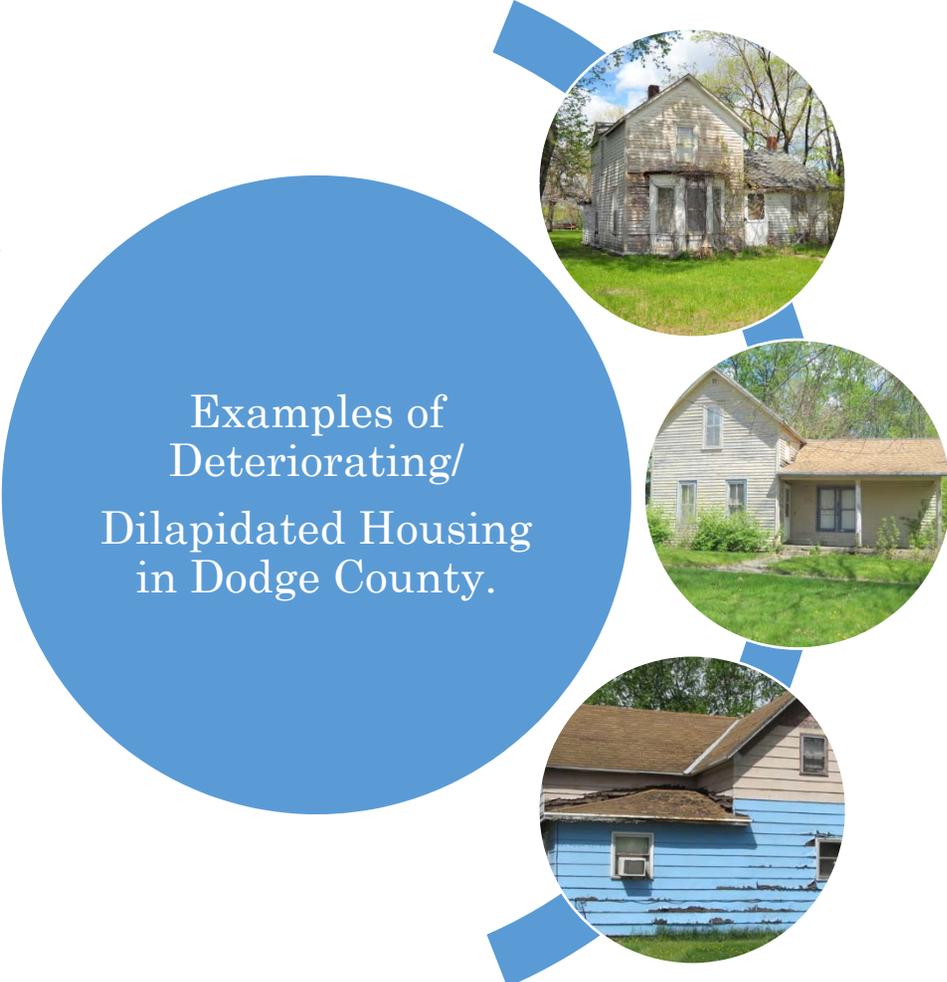
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental (No Boost)</u>	<u>#Owner / #Rental (Boost)</u>	<u>Land Requirements (Acres) (No Boost / Boost)</u>
18 to 54 Years**	Single Family Unit	175 / 24*	294 / 36	93.2 / 154.5
	Town Home Unit	30 / 30	65 / 70	14.0 / 31.5
	Duplex/Triplex Units	15 / 63	21 / 98	14.6 / 22.3
	Apartment Units***	<u>10 / 76</u>	<u>14 / 214</u>	<u>7.5 / 19.8</u>
Totals		230 / 193	394 / 418	129.3 / 228.1
55+ Years	Single Family Unit	60 / 0	80 / 0	47.0 / 62.6
	Town Home Unit	40 / 30	56 / 50	16.3 / 24.7
	Duplex/Triplex Units	15 / 44	20 / 74	11.0 / 17.8
	Apartment Units***	<u>10 / 54</u>	<u>12 / 90</u>	<u>5.8 / 9.2</u>
Totals		125 / 128	168 / 214	80.1 / 114.3
TOTALS		355 / 321	562 / 632	209.4 / 342.4

*Includes Lease- or Credit-To-Own Units.
**Includes Housing for Special Populations
***Includes Downtown Housing Units.

HOUSING DEVELOPMENT & REHABILITATION AREAS.

Housing rehabilitation or preservation activities are important for each Dodge County Community. The field analysis completed as an activity of this **County-Wide Housing Study** included an assessment of the condition of the existing housing stock, which also utilized information from the Dodge County Assessor Office. Overall, the housing stock throughout Dodge County is in “Average” condition, suggesting that a large number of homes are in need of one or more forms of moderate rehabilitation including, but not limited to: siding, window and door replacement, paint, plumbing repairs, porch repairs and landscaping

“Pockets” of areas where houses have deteriorated to the extent of needing substantial rehabilitation, or in some cases, demolition, exists in each Community in Dodge County. Generally, these pockets are located near the Downtown “core” and/or the oldest neighborhoods of each Community. Housing that is not cost effective to be rehabilitated should be targeted for demolition and replacement to take advantage of the existing infrastructure for new affordable housing development. **Other community development activities should complement housing redevelopment and rehabilitation activities. This includes street paving, street lighting and sidewalk installation, implementing nuisance abatement and community cleanup activities and other local incentives that enhance vehicular and pedestrian safety.**



Examples of
Deteriorating/
Dilapidated Housing
in Dodge County.

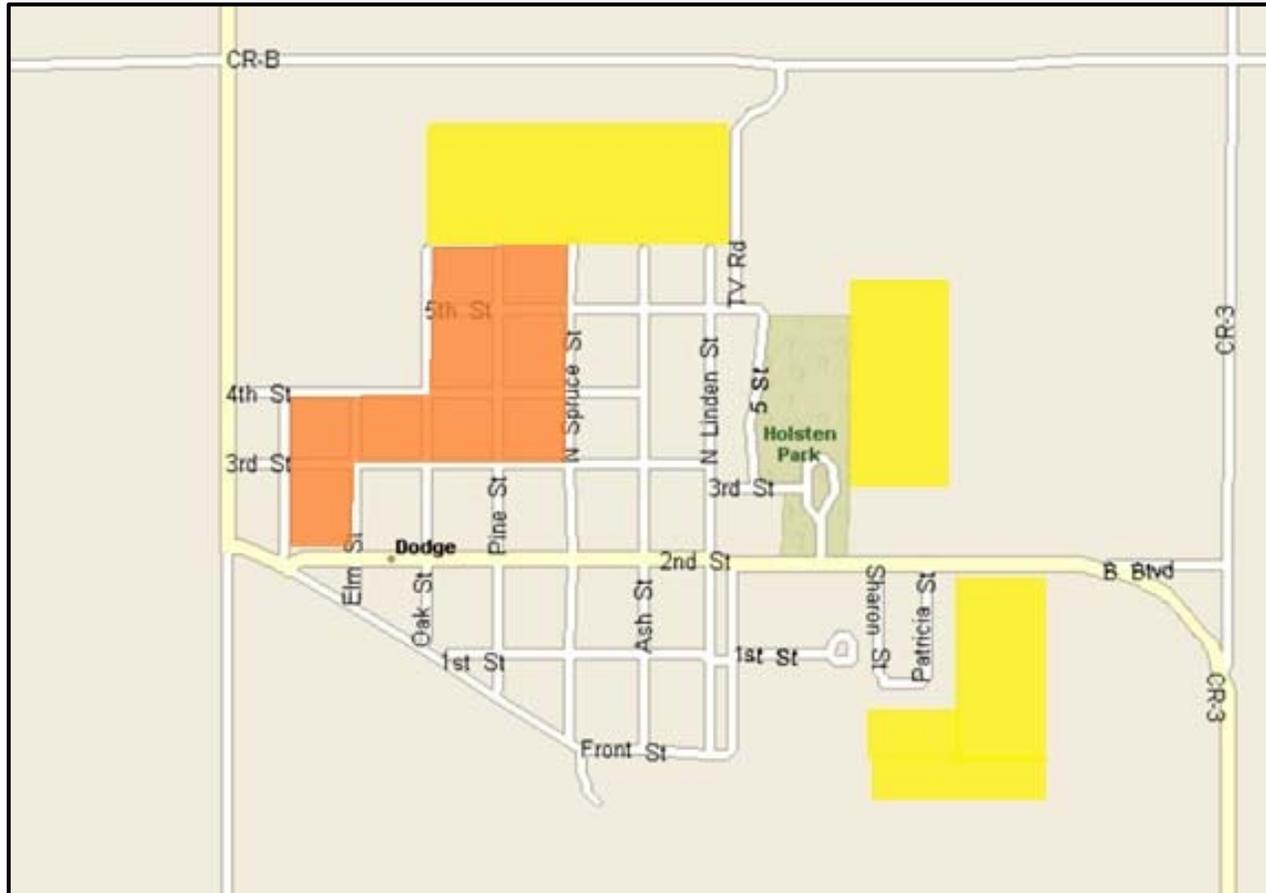
All Communities in Dodge County should address and identify vacant land suitable for new housing development. These areas should generally be free from of natural and man-made constraints to growth such as floodplains, steep topography and areas in close proximity to current developing areas and Community amenities. The rural Communities of Dodge County should also consider the designation of “**Redevelopment Areas**” where Tax Increment Financing (TIF) could be used as a tool of “*Community Enhancement*” for blighted and substandard properties. TIF can be used for public infrastructure and utility improvements associated with both new residential development and housing preservation/rehabilitation activities. **Currently, three Communities in Dodge County (Fremont, Hooper and Scribner) have designated “Redevelopment Areas” where TIF can be implemented.**

Efforts in the Nebraska State Legislature are being implemented to pass “Legislative Bill 496” to allow for the development of workforce housing utilizing local TIF funds.

Illustrations 5.1 through 5.6, highlighted on Pages 5.22 through 5.27, identifies the most suitable land areas for new housing development, as well as target areas for housing rehabilitation, in the Communities of Dodge, Fremont, Hooper, North Bend, Scribner and Snyder, Nebraska.



HOUSING DEVELOPMENT/REHABILITATION AREAS MAP DODGE, NEBRASKA



LEGEND

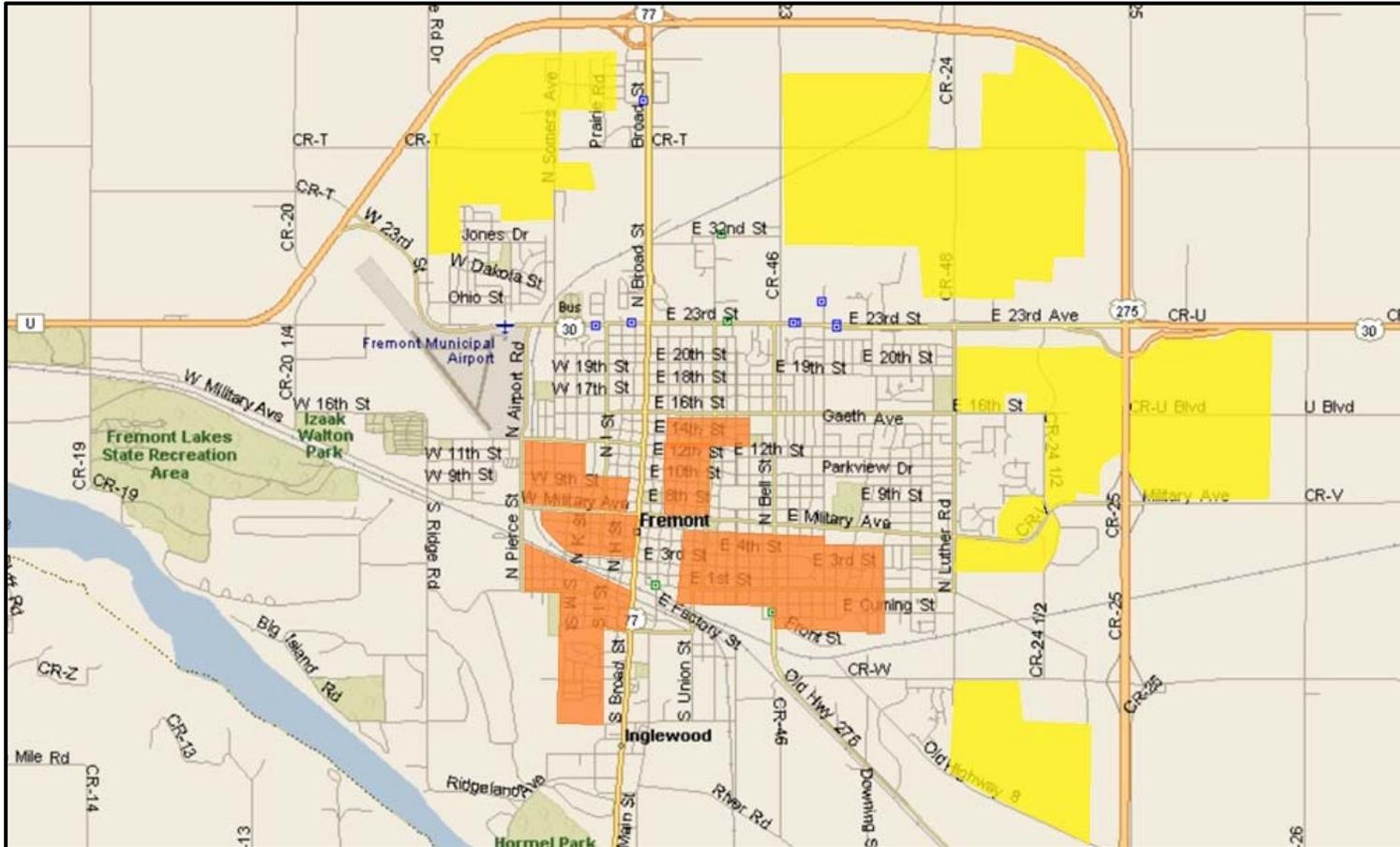
-  HOUSING REHABILITATION AREAS.
-  NEW HOUSING DEVELOPMENT AREAS.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5.1

HOUSING DEVELOPMENT/REHABILITATION AREAS MAP FREMONT, NEBRASKA



LEGEND

- HOUSING REHABILITATION AREAS.
- NEW HOUSING DEVELOPMENT AREAS.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5.2

HOUSING DEVELOPMENT/REHABILITATION AREAS MAP HOOPER, NEBRASKA



LEGEND

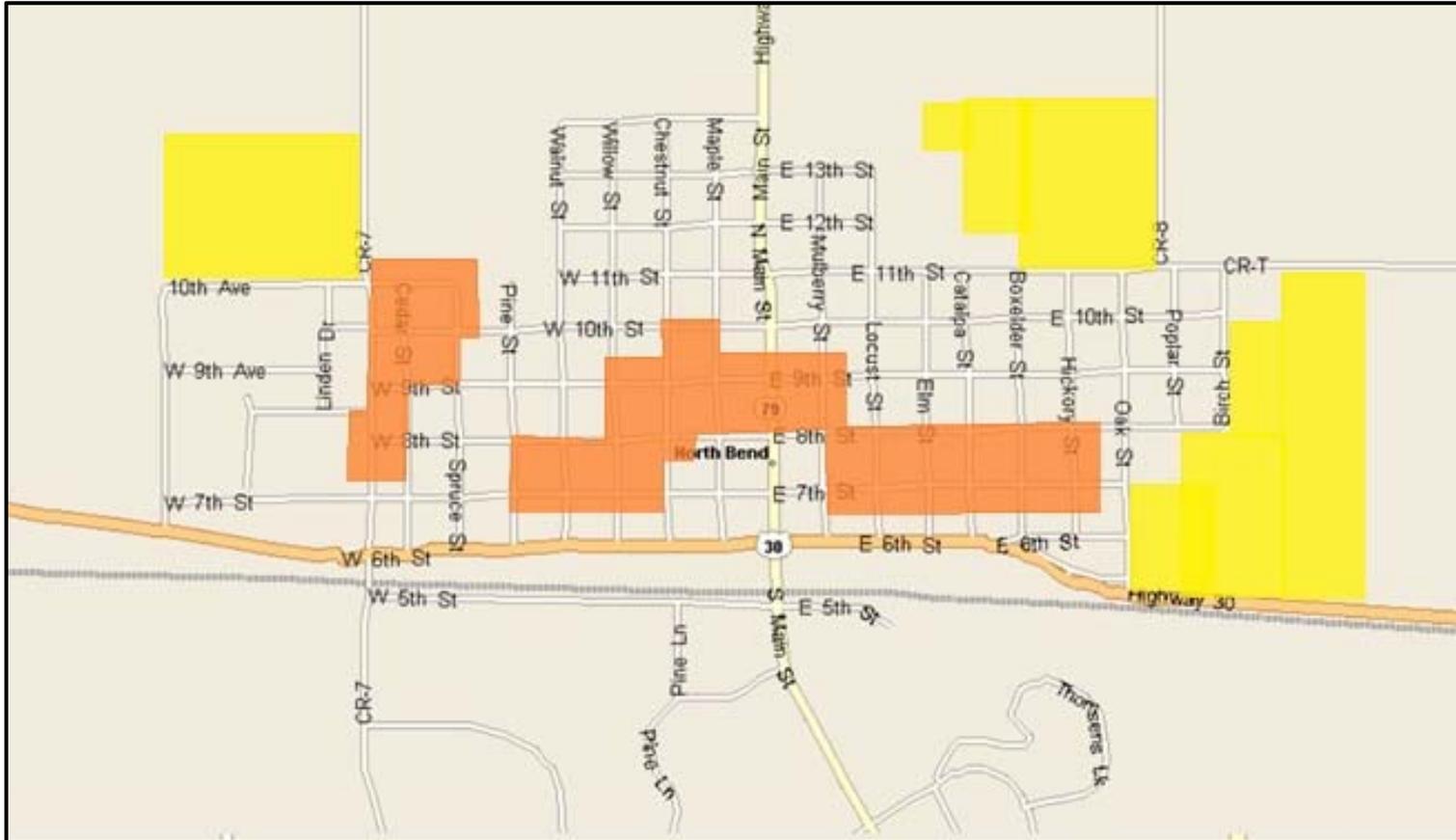
- HOUSING REHABILITATION AREAS.
- NEW HOUSING DEVELOPMENT AREAS.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

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ILLUSTRATION 5.3

HOUSING DEVELOPMENT/REHABILITATION AREAS MAP NORTH BEND, NEBRASKA



LEGEND

- HOUSING REHABILITATION AREAS.
- NEW HOUSING DEVELOPMENT AREAS.

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COMMUNITY PLANNING & RESEARCH

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ILLUSTRATION 5.4

HOUSING DEVELOPMENT/REHABILITATION AREAS MAP SCRIBNER, NEBRASKA



LEGEND

- HOUSING REHABILITATION AREAS.
- NEW HOUSING DEVELOPMENT AREAS.

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ILLUSTRATION 5.5

HOUSING DEVELOPMENT/REHABILITATION AREAS MAP SNYDER, NEBRASKA



LEGEND

-  HOUSING REHABILITATION AREAS.
-  NEW HOUSING DEVELOPMENT AREAS.

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ILLUSTRATION 5.6

SECTION 6
DODGE COUNTY HOUSING
GOALS & ACTION STEPS.



SECTION 6 | DODGE COUNTY HOUSING GOALS & ACTION STEPS.

INTRODUCTION.

The following **Dodge County “Housing Goals & Action Steps”** reflect citizen input through Surveys, Housing Listening Sessions and meetings with the Dodge County Housing Steering Committee. These activities provided several opportunities for input from various individuals, organizations, major employers and local leadership, regarding the existing and future housing needs of the County and each Community. The information obtained through planning research activities greatly assisted in identifying and prioritizing housing needs in Dodge County.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. **“Goals”** are long-term in nature and, in the case of those identified for the **Dodge County Housing Study**, will be active during the next five years.

“Action Steps” help to further define the meaning of goals and represent **very specific activities** to accomplish a particular Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Housing Study**. Both qualitative and quantitative research activities aided in the identification and prioritization of housing needs in Dodge County. The following **Goals** are discussed in this Section.

- **Goal 1: Community-Wide Housing Development Initiative.**
- **Goal 2: New Housing Developments.**
- **Goal 3: Rehabilitation/Preservation of Existing Owner and Rental Housing Stock.**
- **Goal 4: Financing Activities for Housing Development in Dodge County.**
- **Goal 5: Alternative Energy Initiatives.**
- **Goal 6: Impediments to Fair Housing Choice.**
- **Goal 7: Housing Study Review and Implementation.**



HOUSING GOALS & ACTION STEPS.

Goal 1: County-Wide Housing Development Initiative.

Implement a **housing development initiative** for the County and each Community, as a primary economic development activity. **A core activity of this Housing Development Initiative should be the official establishment of a Dodge County-Wide Housing Partnership (DC-WHP)** to monitor and encourage housing development throughout Dodge County.

The **DC-WHP** should be created and maintained by **Greater Fremont Development Council (GFDC)** and work directly with both local and State housing stakeholders and housing funding sources. This Partnership will encourage the development of specific housing programs that meet the needs of the County's current and future residents, with emphasis on housing constructed for the local workforce, young families, the elderly, veterans, minorities and populations with special needs.

- **Action Step 1: DC-WHP**, with the guidance and direction of GFDC, would include the services of important Community and County leadership, as well as selected private and public sector entities. These entities should include, but are not limited to the Fremont, Hooper and Uehling Housing Authorities, Three Rivers Housing Development Corporation (TRHDC), Fremont Area Chamber of Commerce (FACOC), Fremont Area Habitat for Humanity (FAHFH), Northeast Nebraska Economic Development District (NENEDD), Northeast Nebraska Community Action Partnership (NENCAP), Eastern Nebraska Office on Aging (ENOA), local foundations, realtors, major employers and financial institutions.
- **Action Step 2:** The **Housing Initiative** should target the development of up to **858 new housing units in Dodge County, by 2022**, including an estimated **491 owner housing units** and **367 new rental units**. The development of these new housing units would add an estimated \$176 Million to the local residential property tax base. **An Economic Development “Boost” scenario, including the creation of up to 1,000 additional full-time employment opportunities would increase the total housing target demand in Dodge County to an estimated 1,508 housing units, including 786 owner and 722 rental units. The ED “Boost” would create an additional estimated \$319 Million to local tax bases.**



- **Action Step 3:** DC-WHP should focus on the implementation of a **County-Wide Continuum of (Housing) Residential Care Program**, directed at persons and families 55+ years of age. **Program** activities would address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Partnerships should be created with the Fremont, Hooper and Uehling Housing Authorities, TRHDC, ENOA, Fremont Health and local senior/retirement communities including nursing homes, assisted living and senior independent living facilities to assist with Continuum of Care Programs.

Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.

- Independent living housing types for the 55 to 75 year age group should include apartments, patio homes and attached townhomes, both owner and rental units.
- Additional, modern programs of assisted and long-term care living should be on the housing agenda for the City of Fremont. **A total of 396 skilled nursing beds and 184 assisted living units currently exist in eight facilities in the City of Fremont. The Communities of Hooper, North bend and Scribner also support skilled nursing and/or assisted living facilities for elderly and frail elderly persons.**



Several independent elderly and special needs housing options are available throughout Dodge County (highlighted in **Appendix II**). These include independent living, assisted living and skilled nursing/long term care facilities. Future facilities could consider funding assistance from the Nebraska Investment Finance Authority, United States Department of Agriculture-Rural Development and United States Department of Housing and Urban Development.

- **Action Step 4:** The DC-WHP should continue the implementation of local and County-wide **Workforce Housing Assistance Programs** to encourage and directly involve major employers with assisting their employees in obtaining affordable housing. Assistance could include, but not be limited to, locating and negotiating the purchase of a home, to providing funding assistance for the purchase and/or rehabilitation of a house. Funding assistance could be, for example, grant monies and/or low-interest loan to persons and families for closing costs, down payment, etc.

By 2022, an estimated **327 owner** and **217 rental housing units** should be developed for the **Dodge County workforce, a total of 544 units**. Of the 544 units, an estimated 418 (227 owner, 191 rental) should be developed in Fremont. This should include both new construction and purchase/ rehab/resale or re-rent activities, lease- or credit-to-own units.

The Costco chicken processing plant, currently under construction south of the City of Fremont, is a \$300 Million development project that, when operating at full capacity, will employ an estimated 800 to 1,000 people in the Dodge County area. As this industry develops, it will be critical that the County-Wide Housing Partnership consider various housing development opportunities, specifically those that cater to the projected salaries of the new employees.

- **Action Step 5:** Create a **Downtown Housing & Redevelopment Initiative** for Fremont, directed at increasing the availability of housing opportunities in the Community's Central Business District. Target up to **54 total units, including 18 owner and 36 rental units** by 2022. The ED "Boost" scenario would increase the **Downtown Fremont housing demand to an estimated 72 units, including 24 owner and 48 rental units**. The rehabilitation of second story units in commercial buildings should be planned and implemented.



The "City of Fremont Downtown Revitalization Plan," completed in 2012, highlights necessary programs of implementation involving strategies for housing development, as well as beautification, infrastructure efficiency, structural rehabilitation and business recruitment and retention initiatives. This Plan should be utilized for continued development of housing in Downtown Fremont.

- **Action Step 6:** Establish a **Dodge County-Wide Land Bank Program**, to ensure the availability of both land and housing for future developments and to enhance Community residential development efforts.

Goal 2: New Housing Developments.

Address the needs of both owner and renter households of all age and income sectors throughout the County by producing varied, affordable price points (products).

- **Action Step 1:** Build new owner and rental housing units that are affordable for low- to middle income workforce families and households to alleviate housing issues including cost burden, overcrowding, units with incomplete plumbing and other essential components, units in deteriorating or dilapidated condition and housing vacancy deficiency. **“Greatly Needed” housing types/activities, as per the Dodge County Citizen Survey, included single family housing for low to middle-income families, housing for first-time homebuyers, rehabilitation of owner- and renter-occupied housing units and retirement housing for low and middle-income elderly persons.**

Currently, an estimated 1,985 owner and 1,720 renter households are considered cost burdened in Dodge County, or spending, at least, 30 percent of their monthly income on housing costs (mortgage, rent, maintenance, etc.). The County also has a current **adjusted housing vacancy rate (AHVR)** of 5.3 percent. Specifically, the County has an **owner AHVR of 5.7 percent** and a **renter AHVR of 5.9 percent**, highlighting an owner and rental housing **“Vacancy Deficiency”** for Dodge County.

It is critical that the County and each Community be prepared to implement a **housing development “plan of action”** that includes the identification of vacant lots within each Community’s respective Corporate Limits, as well as suitable land adjacent, outside the Community for the development of rural residential subdivisions designed in a “build through” planning and zoning/subdivision model, so as to eventually be annexed into the Community. Dodge County Communities will also need to plan and implement a **purchase/rehab/resell or re-rent program** for existing vacant housing.



- **Action Step 2:** Owner housing units should be constructed in Dodge County, with emphasis on single family homes. **The price product in highest demand in Dodge County includes homes at or above \$279,900. In an effort to create housing for low- to moderate-income households, the average affordable purchase price of a home in Dodge County should be priced between \$138,000 and \$196,300. Additionally, an average affordable purchase price of \$178,700 would be the most suitable for the local work force.** Owner housing should generally consist of three+-bedrooms, with the exception of housing for retirees, which would typically be two-bedroom units.
- **Action Step 3: New and modern, affordable rental units** should be constructed in Dodge County Communities, with emphasis on townhome, duplex and apartment units for the elderly and local workforce households. **Rental housing price products for the County work force should rent at or above the average affordable monthly rent of \$735. The price product in highest demand in Dodge County is at or above \$665.** General rental housing, preferably units consisting of two+-bedrooms, should be constructed to provide safe, decent and affordable rental housing options.

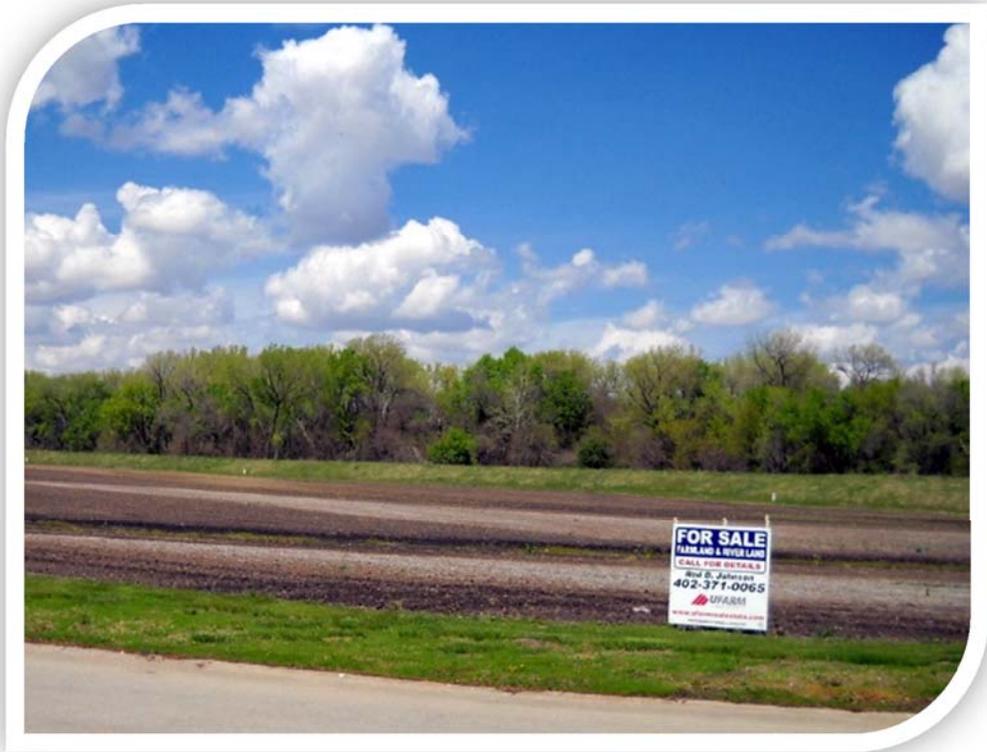


Future affordable rental housing in each Dodge County Community will require the creative use of available “*tools of public intervention and credit enhancement*” to buy down both development and operational costs. “Tools” could come in the form of grants, low-interest loans, mortgage insurance, tax increment financing or land and/or cash donations. New affordable rental units will need an average credit enhancement of 35 percent.

- **Action Step 4:** Plan and develop additional, both **owner** and **rental** housing for **Special Populations**; a target number of **27 units**, County-Wide, including 12 owner and 15 rental units. These units should be targeted for persons with a mental and/or physical disability. This includes an estimated 20 units (eight owner, 12 rental) to be developed in Fremont.
- **Action Step 5:** Housing development projects in Dodge County should coincide with public facility, utility and infrastructure improvements, emphasizing alternative transportation methods, such as multi-use trails and transit services. Access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation are important for prolonged sustainability in residential neighborhoods. The planning and use of **alternative energy systems** should be a goal of the County and each Community for future residential developments. **Housing development projects should take into account necessary goals and policies outlined in the County’s and each Community’s Comprehensive Plan.**

- **Action Step 6:** Develop unique solutions to create residential developments, both on existing vacant lots as infill, and on land adjacent the Corporate Limits of Communities, in an effort to make vacant land available for expanded residential growth. Identify lots and tracts of land for future housing development opportunities. **All Dodge County Communities have available tracts of vacant land, adjacent their respective Corporate Limits, where a rural housing subdivision could be developed.**

Vacant lots exist in several Communities that are too small for today's housing development standards. The **DC-WHP** should explore unique housing concepts for infill housing development, including single and two-story housing for families of all income ranges. Architectural designs should closely resemble that of existing housing units in Community neighborhoods.



- **Action Step 7:** Employ proper, modern planning practices for the development of housing units in rural subdivisions. **This would include the design and installation of modern infrastructure systems.**
- **Action Step 8:** In an effort to satisfy an **immediate housing need** in Dodge County, consider allowing **non-traditional housing developments** on existing residential locations. As an example, this could include allowing for the conversion of owner occupied housing to allow for single room occupancy rental units, accessory apartments and the development of “granny flats” and “tiny houses” on lots typically not sized to local and/or national building and development codes.
- **Action Step 9:** New housing development projects in Dodge County should utilize **place-based development components**, whereby development supports each community's quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements. Additional information regarding these components is highlighted in the **Dodge County “Five-Year Housing Action Plan.”**

- **Action Step 10:** Public and private sectors should create a “**shared cost**” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments. Tax Increment Financing is an excellent source of financing for public infrastructure systems. **The Cities of Fremont and Scribner should also utilize LB840 funds for public infrastructure improvements associated with new housing developments.**
- **Action Step 11:** Continue to support the efforts of local non-profit entities in their mission to provide housing for persons and families of all incomes and backgrounds. Support the development of temporary shelters for the homeless and near-homeless populations of Dodge County and be a catalyst for the development of affordable rental housing for persons utilizing local housing voucher programs.

Goal 3: Rehabilitation/Preservation of Existing Owner and Rental Housing Stock.

Housing rehabilitation programs and activities in Dodge County should strive to protect and preserve the existing housing stock of the Communities.

- **Action Step 1:** As needed, the County and each Community should continue and/or elevate the process of condemning and demolishing dilapidated housing, or housing that is not cost effective to rehabilitate. **Vacated land could be placed in a County-Wide Land Bank Program, managed by the DC-WHP, to be used for future owner and rental housing development needs. The need for additional vacant lots for residential construction was identified by FAHFH.**
- **Action Step 2: Housing rehabilitation programs, for both owner and rental housing units,** should continue to be utilized and expanded in Dodge County, with emphasis on meeting the housing needs of the elderly, low income families and housing occupied by persons with special needs.
- **Action Step 3:** Dodge County Communities should recognize and make a concentrated effort to **preserve historically significant housing**, as an effort to aid in preserving County and Community history.



- **Action Step 4:** To ensure a clean and safe residential environment, the ongoing maintenance of private residential properties is needed, i.e. trash removal, junk cars, etc. should continue. This could be **implemented through annual or bi-annual Community clean-up activities throughout Dodge County, as well as the utilization of the “Nuisance Abatement” Program administered by NENEDD.**

Members of the Dodge County Housing Steering Committee, as well as participants of the County-Wide Housing Listening Sessions addressed concerns regarding deferred maintenance and other health and safety issues at local rental housing programs for low income persons and families. Issues that were identified included rental units in a deteriorating or dilapidated condition that were still either occupied or on the market for rent, mold and pest infestations and slum landlords. Currently, initiatives to alleviate these issues are being addressed, including the ongoing effort to establish a local “Landlord Association” to address the previously stated issues with rental housing in Dodge County.

Goal 4: Financing Activities for Housing Development in Dodge County.

Housing developers should consider both public and private funding sources when constructing new housing stock.

- **Action Step 1:** Housing developers should be encouraged to secure any and all available tools of financing assistance for both the development and preservation of housing in Dodge County. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Midwest Housing Equity Group/Midwest Housing Development Fund, USDA Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development in the form of grants, tax credits and mortgage insurance programs. **The DC-WHP will need to continue and/or develop relationships with developers and funders to enhance residential development activities in the County.**



Participants of the Dodge County Citizen Survey expressed high support for the County to utilize State and/or Federal grant funds to implement housing rehabilitation, purchase/rehab/resale, demolition/replacement and down payment assistance programs.

- **Action Step 2:** Dodge County Communities should consider the use of **Tax Increment Financing (TIF)** to assist developers in financing new housing developments, specifically for land purchase and preparation and needed public facility and utility requirements. **The Community Development Agencies of Hooper, Fremont and Scribner should become actively involved in the planning and implementation of housing projects, including the use of TIF.**
- **Action Step 3:** Secure monies from the **Rural Workforce Housing Investment Fund** that would allow a non-profit developer(s) to apply for grant dollars for housing development and/or rehabilitation for the purpose of creating housing opportunities for workforce populations.

Goal 5: Alternative Energy Initiatives.

Encourage housing developers to take advantage of “**tools of alternative energy implementation,**” such as personal wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the unit occupant.

- **Action Step 1:** Promote the use of conservation methods. Reduce consumption of energy in residential sectors.
- **Action Step 2:** Utilize local Zoning Regulations and building codes to control the placement and operation of alternative energy systems. Local Zoning Regulations should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas.
- **Action Step 3:** Require compliance with a “Conditional Use Permit” process so that established conditions are met by the applicant.



- **Action Step 4:** Promote the development of vocational **education opportunities** at local Public School Districts to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- **Action Step 5:** Promote the expanded use of solar and geothermal exchange energy systems for applications throughout each Community's respective One- or Two-Mile Planning Jurisdiction.
- **Action Step 6:** Consider implementing a “**pilot**” **alternative energy program** at a developing residential subdivision. An alternative energy source(s) could generate 100 percent of the energy needs for heating and cooling, as an example, promoting affordable development.
- **Action Step 7:** Promote the **rehabilitation of residential buildings utilizing weatherization methods and energy efficient or “green building” materials** in conformance to the “LEED” Certified Building techniques.
- **Action Step 8:** Expand awareness of available incentives that could assist in replacing old lighting fixtures, or heating and cooling systems with new energy efficient systems that reduce consumption and energy costs.

Goal 6: Impediments to Fair Housing Choice.

The Communities of Dodge County will need to identify and establish a plan to eliminate **all barriers and impediments to fair housing choice**. Both public and private sectors of the County should play a role in this process, including local Government, schools, churches and the private sector.

- **Action Step 1:** Create and support the efforts of a **County-wide “Fair Housing Advisory Group”** through the provision of adequate resources for the delivery of fair housing activities. The Housing Authorities/Agencies established in Hooper, Fremont and Uehling must be part of this Advisory Group. **Activities of the Advisory Group could include the following:**
 - Creating an “**Action Plan**” to identify strategies to further affordable housing opportunities.
 - Hosting a “**Housing Fair**” for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
 - Promote “**Equal Housing Opportunities**” on flyers, brochures and local newspapers.

- **Action Step 2:** Address the primary impediments to fair housing choice in the Dodge County Communities. Respondents of both the **Dodge County Citizen Survey** and **Workforce Housing Needs Survey**, impediments to fair housing for **homeowners** included housing prices, excessive down payment/closing costs and a lack of sufficient homes for sale. For **renter households**, impediments included the high cost of monthly rent, attitudes of immediate neighbors and a lack of decent rental units at an affordable price range.
- **Action Step 3:** Each Community should continue to utilize, or adopt (by ordinance) and implement **Fair Housing Policy** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.
- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** **Support bilingual and impoverished families** in their search for affordable housing. This could include housing counseling, homeownership classes and information on fair lending practices.
- **Action Step 6:** Routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.

Goal 7: Plan Maintenance and Implementation.

Maintain a current and modern Comprehensive Plan, as well as Zoning and Subdivision Regulation documents, for Dodge County and each Community, in an effort to continue efficient, sustainable housing development.

- **Action Step 1:** Dodge County and each Community should establish an **annual review process of their respective Comprehensive Plans** and associated Zoning and Subdivision Regulations. Elected officials and local governmental volunteers and community and economic development groups should be involved in this review.

SECTION 7

AFFORDABLE HOUSING CONCEPTS, IMPLEMENTATION & FUNDING SOURCES/ PARTNERSHIPS.



SECTION 7 | AFFORDABLE HOUSING CONCEPTS, IMPLEMENTATION & FUNDING SOURCES/PARTNERSHIPS.

INTRODUCTION.

Section 7 of this **County-Wide Housing Study** provides a discussion of **affordable housing concepts, funding sources and partnerships** for Dodge County. Included is a discussion of various affordable housing development options, funding opportunities and important partnerships for the successful implementation of housing initiatives in Nebraska Communities, today. Dodge County and each Community can consider these and other successful affordable housing models in the development of needed housing.

AFFORDABLE HOUSING CONCEPTS.

A total of 858 new housing units have been targeted for Dodge County by 2022. This would include up to **491 owner units** and **367 rental units.** Vacant land will need to be secured in or adjacent Dodge County Communities for the proper development of various, needed housing types.

Identifying locations for new housing developments is important for Dodge County and each Community. Each Community in Dodge County has unique restrictions on where new development can occur, such as river beds, flood plains and topographic issues. **Each Community should review their respective Comprehensive Plans, Future Land Use Maps and Annexation Policies, all in an effort to identify land for new housing developments.**



The Communities of Dodge County will need to focus on **workforce families** needing safe, efficient and affordable housing, including employees living outside of the County. This can be accomplished through relationships with major employers in the County and local funding sources in an effort to create housing units for employees.

All Communities in Dodge County should implement housing rehabilitation activities, including purchase-rehab-resale or re-rent programs. The County has an estimated 912 housing structures in “Fair” condition, needing moderate- to substantial rehabilitation. An additional 62 housing structures are rated in “Poor” condition and will likely require demolition and replacement. The demolition of dilapidated or severely deteriorated housing structures will create additional vacant land for each Community, to be used for the development of new and creative housing concepts. Newly acquired vacant land should be set aside in an established **County-Wide Land Bank Program**.

The field analysis completed as an activity of this **County-Wide Housing Study** included an overall assessment of the condition of the existing housing stock, with structural condition information via the Dodge County Assessor Office and on-site observations. All of the Communities in Dodge County have “**pockets**” or **areas** where housing is **in need of moderate- to substantial rehabilitation**. Housing that is not cost effective to be rehabilitated should be targeted for demolition and replacement to take advantage of the existing infrastructure for new affordable housing development.

The following affordable housing development options are provided as a courtesy by Mesner Development Company, Excel Development Group and Dana Point Development Corporation, along with their respective architectural design teams.

Single family homes are presented as examples of **Credit-**, or **Lease-To-Own**, affordable housing options. This development concept has been successfully implemented in several Nebraska Communities, including Auburn, Nebraska City, O’Neill and York. This housing option is typically funded by the Low-Income Housing Tax Credit Program, administered by the Nebraska Investment Finance Authority, via 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 in an effort to maximize the use of tax dollars, the CROWN homes provide all necessary living space for a family, generally up to six persons. This includes three-bedrooms on the first floor, with the opportunity of an additional bedroom(s) in the basement, one bath, on the main level, with the potential for another in the basement, a great or family room, with additional space in the basement for family activities, a kitchen and dining area and, at least, a single stall garage. The square footage of these affordable single family homes typically ranges from 1,100 to 1,300 square feet. These homes are usually constructed on lots of 8,000 to 12,000 square feet, allowing for ample yard space.



Reese Estates CROWN Program, Waverly, Nebraska.

Nebraska Bar-None, or Prairie Gold Homes are available to be used with a CROWN Program. Photos of a CROWN Credit-To-Own housing development in O'Neill, Nebraska, are provided as an example of a housing type a Community can develop during the next five years. Net monthly rents for affordable single family homes range from \$600 to \$875, based on rental comparables and the level of affordability of the target population in the community being served. Typically, Credit- or Lease-To-Own single family housing programs are affordable to persons/households of 50 to 80 percent of the Area Median Income (AMI). In a CROWN or lease-to-own type program, a small percentage of the net monthly rent is set-a-side for the eventual use by the tenant as a down payment to purchase a home.



Housing examples, courtesy of Prairie Gold Homes.



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 the homes, typically, range from \$135,000 to \$160,000. In a First-Time Homebuyers Program, the income eligible household is provided a down-payment assistance ranging from 5 to 20 percent of purchase price.



CROWN Housing Program, O'Neill, Nebraska.

Duplex/triplex rental housing is a popular affordable housing program in Nebraska for 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 duplex/triplex rental housing have traditionally ranged from \$450 to \$675, depending upon the local housing economics of the subject community. **Three affordable housing programs in the City of Fremont, managed by the Fremont Housing Agency, utilize this elderly housing concept with success in regards to rent-up and appeal among local family and elderly populations.**



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 975 to 1,300 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.

HOUSING DEVELOPMENT IMPLEMENTATION.

The successful implementation of housing developments in Dodge 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 pro-active approach via collective partnerships among housing developers and funders, non-profit organizations, local elected officials and Dodge County citizenry.

The development of Affordable housing throughout Dodge 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 programs of financial intervention or support for buying down either or both the cost of development and/or operation, allowing the housing to be affordable. The use of public programs of financial support will, typically, require income and rent/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.

FUNDING SOURCES & PARTNERSHIPS.

To produce new and upgrade existing renter and owner occupied housing in a Nebraska County, a public/private partnership 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 a County and the Communities. 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

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). **The Communities of Hooper, Fremont and Scribner have designated “Redevelopment Areas” to utilize TIF. All three Communities maintain a 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 and General Redevelopment Plan 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.

Efforts in the Nebraska State Legislature are being implemented to pass “Legislative Bill 496” to allow for the development of workforce housing utilizing local TIF funds.

Other Local Options

Local Housing Authority/Agency – 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.

Housing Authorities/Agencies are established in the Communities of Fremont, Hooper and Uehling, which provide affordable housing units for local residents. The following housing programs are supported by each Housing Authority/Agency.

Project	Location	Project Type	# of Units
Gifford & Stanton Towers	Fremont	Apartments	249
Somers Point I	Fremont	Duplexes	32
Somers Point II	Fremont	Duplexes	32
Fountain Springs Estates	Fremont	Duplexes	32
Parkview Apts.	Hooper	Apartments	25
Golden View Apts.	Uehling	Apartments	12

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.

Local Lender Participation – 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 County-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 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 **2017 Annual Action Plan**, prepared and administered by the NDED, has the following, approximate allocations of State and Federal funds available for housing activities.

\$10.4 Million Community Development Block Grant
\$3 Million HOME Investment Partnership Fund
\$941,814 Emergency Shelter Grant Program
\$3 Million Homeless Shelter Assistance Trust Funds
\$9.6 Million Nebraska Affordable Housing Trust Fund
\$370,412 Housing Opportunities for Persons with AIDS

NDED administers the non-entitlement **Community Development Block Grant (CDBG)** program, available to local 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 **HOME** Program 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.

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.

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 Fund is also administered by NDED. The Fund 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 NHTC 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.

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 also 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 and management of tax credit properties.

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 (CAP) also provides community social services, emergency services, family development and nutrition programs. Nebraska Communities and Counties should work with their CAP to provide safe, accessible, affordable housing to its residents.

Northeast Nebraska Community Action Partnership and Three Rivers Housing Development Corporation serve Dodge County as CHDOs. 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 administration is provided by 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 mixed or 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.
- **HUD Section 811 Program** – Provides funding to state housing organizations for development of housing for persons with a disability(ies). The Program provides a rental subsidy.

- **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 and non-profit 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)

- 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**
- 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.
- 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.**”
- 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.**
- 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 include the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the (Historic) Rehabilitation Tax Credit, available via the Historic Preservation Act.

SECTION 8
DODGE COUNTY
FIVE-YEAR HOUSING
ACTION PLAN.



SECTION 8 | **DODGE COUNTY FIVE-YEAR HOUSING ACTION PLAN.**

INTRODUCTION.

The greatest challenge for Dodge 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, Dodge County should target **858 new units; 491 owner units and 367 rental units, by 2022.**

The successful implementation of the “**Dodge County Five-Year Housing Action Plan**” will begin with the 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 new and improved housing in Dodge County will be the creation of a **County-Wide Housing Partnership**, comprised of housing stakeholders throughout the County in the form of existing housing groups, local government and specific housing funding sources. *“The bigger the circle of Partners, the better the delivery of housing.” The following page identifies selected Dodge County groups, organizations and funds/funding sources are available to create new and preserve existing housing throughout the County.*

POTENTIAL HOUSING/FUNDING PARTNERS.

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

Includes Veterans Affairs Supportive Housing (VASH) Vouchers.

RD = Department of Agriculture-Rural Development/Grants/Loan/Mortgage Guarantee (Eligible Communities).

LG = Local Governments.

TRHDC = Three Rivers Housing Development Corporation.

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.

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.

RWHIF = Rural Workforce Housing Investment Fund.

OE = Owner Equity.

CPF = Conventional Private Financing.

TIF = Tax Increment Financing (Community Development Agency/Community Redevelopment Authority).

GFDC = Greater Fremont Development Council.

HA = Housing Authorities/Agencies (Fremont, Hooper & Uehling).

DC-WHP = Dodge County-Wide Housing Partnership.

NH/AL = Nursing Home/Assisted Living Facilities (County-Wide).

ME = Major Employers.

NENEDD = Northeast Nebraska Economic Development District.

NENCAP = Northeast Nebraska Community Action Partnership.

ENOA = Eastern Nebraska Office on Aging.

LB840 = Local Option Municipal Economic Development (LB840 Funding; Fremont & Scribner).

MHEG = Midwest Housing Equity Group.

MHDF = Midwest Housing Development Fund.

PD/O = Private Developer/Owner.

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

PSD = Public School Districts (County-Wide).

FH = Fremont Health.

CCFS = Care Corp Family Services.

FAHFH = Fremont Area Habitat For Humanity.

PLACE-BASED DEVELOPMENT COMPONENTS.

Each **Housing Program** identified in this **Dodge County Housing Action Plan** should incorporate “**Place-Based**” development components, whereby development supports each 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 **Dodge County Housing Action Plan** presents the “**priority**” housing programs proposed for the County and Communities 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 the previously discussed “**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 Est. Cost/Partners.</u>
1.	Establish a Dodge County-Wide Housing Partnership (DC-WHP) to promote and guide housing development activities in the County and each Community.	A County-Wide organization , created by GFDC that plans, guides and implements affordable housing programs. To include the input and involvement of existing Dodge County housing stakeholders involved with community and economic development activities and the provision of housing and associated supportive services.	\$90,000 (Selected Partners).
2.	Create a Dodge County Land and Housing Bank Program.	Secure both land and housing for future housing development and redevelopment throughout Dodge County.	\$200,000 Annually. DC-WHP, LG & ME.
3.	Dodge County-Wide Housing Investment Club.	With the guidance of the Dodge County-Wide Housing Partnership , organize local funding and housing stakeholders to create a pool or bank of funds to invest in needed gap financing for local housing developments.	\$255,000 Annually. DC-WHP.

ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).

<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Est. Cost/Partners.</u>
4. Create 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 Dodge 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.	\$300,000 Annually. DC-WHP & ME.
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 Dodge County-Wide Housing Partnership , to address all facets of elderly housing needs and associated support services in Dodge County, including advocating for the development of all housing types and needed supportive services for elderly households, with emphasis on new construction and home rehabilitation and modification.	\$175,000 Annually. DC-WHP, NH/AL, LG, ENOA, FH & PF.
6. Plan and implement an annual Dodge County Housing Summit .	The Dodge County-Wide Housing Partnership , with the assistance of GFDC and local funders, should conduct an annual presentation of housing accomplishments and opportunities in Dodge County.	\$7,500 Annually. DC-WHP.

HOUSING PRESERVATION/REHABILITATION.

	<u>Activity/Purpose.</u>	<u>Est. Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
7.	County-Wide Housing Code Inspection and Rental Licensing Program, Dodge County Communities , to provide a year-round, on-going housing inspection and enforcement and licensing program, to support a safe, affordable both owner and rental housing stock. Can combine with a County-Wide Nuisance Abatement Program.	\$235,000 Annually.	85% or \$199,750.	DC-WHP, NENEDD, LG & OE.
8.	County-Wide Single Family Owner Housing Rehabilitation Program, up to 125 Units, by 2022 , moderate rehabilitation at \$32,000 to \$38,000 per unit, to meet the needs of low- to moderate-income households (0% to 80% AMI).	\$4,375,000.	80% or \$3,500,000.	DC-WHP, LG, NENEDD, NENCAP, RD, CDBG, HOME, NAHTF, TIF & OE.
9.	Purchase and Demolition of up to 75 substandard, dilapidated housing units , Dodge County Communities, by 2022. Credit property to the Land & Housing Bank for purpose of redevelopment.	\$3,100,000.	80% or \$2,480,000.	DC-WHP, LG, NENEDD, CDBG, NAHTF, TIF & OE.
10.	Single Family Purchase-Rehab-Resale/Re-Rent Program, up to 45 Units , 3+ bedroom houses, standard amenities, Dodge County Communities, by 2022, to meet the affordable homeowner/renter needs of low- to moderate-income households (31% to 80% AMI).	\$5,490,000.	70% or \$3,843,000.	DC-WHP, LG, NENEDD, NENCAP, PD/O, RD, CDBG, HOME, NAHTF, TIF, CPF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
11.	<p>Low- to Moderate-Income Elderly (55+ Years) Rental Housing Initiative, 86 Total Units.</p> <ul style="list-style-type: none"> - Fremont: 70 Units. - North Bend: 8 Units. - Hooper & Scribner: 4 Units Each <p>Mixed income, two- bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (31% to 80% AMI).</p>	\$13,932,000.	75% or \$10,449,000.	DC-WHP, LG, HA, TRHDC, PD/O, ENOA, NIFA, LIHTC, SLIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF.
12.	<p>Upper Income Elderly (55+ Years) Rental Housing Initiative, 58 Total Units.</p> <ul style="list-style-type: none"> - Fremont: 50 Units. - Hooper & North Bend: 4 Units Each. <p>Mixed income, two- bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (81%+ AMI) with possible minimum supportive services.</p>	\$9,976,000.	40% or \$3,990,000.	DC-WHP, NH/AL, HA, TRHDC, HUD, TIF & CPF.

HOUSING FOR ELDERLY/SENIOR POPULATIONS (Continued).

	<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
13.	<p>Moderate- to Upper-Income Elderly (55+ Years) Homeownership Initiative, 122 Total Units.</p> <ul style="list-style-type: none"> - Fremont: 102 Units. - North Bend: 8 Units. - Dodge, Hooper & Scribner: 4 Units Each. <p>Scattered site, mixed income, two & three-bedroom single family, and town home units, standard amenities, complete accessibility design, to meet the needs of moderate- to upper-income elderly households (61% to 125% AMI).</p>	\$28,900,000.	30% or \$8,670,000.	DC-WHP, LG, PD/O & CPF.
14.	<p>Housing Rehabilitation/ Modification Initiative, 68 Total Units.</p> <ul style="list-style-type: none"> - Fremont: 30 Units. - Dodge, Hooper & North Bend: 6 Units Each - Inglewood, Scribner, Snyder & Uehling: 4 Units Each. - Nickerson & Winslow: 2 Each. <p>Standard amenities, visitability and accessibility design, to meet the needs of very-low- to moderate-income (31% to 80% AMI), <i>Elderly and Special Population Households.</i></p>	\$1,496,000.	85% or \$1,271,600.	DC-WHP, LG, HA, TRHDC, ENOA, NENEDD, NENCAP, CDBG, HOME, NAHTF, PF, TIF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS (Continued).

	<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
15.	Develop two, 10 to 16 unit affordable, licensed Assisted Living Facilities in North Bend and Hooper, with supportive/ specialized services for near-independent and frail-elderly residents.	\$5,400,000.	60% or \$3,240,000.	NH/AL, RD, HUD, FH, TIF & CPF.
16.	Long-Term Care Facility in Fremont, utilizing the Green House and/or Small House Concept, 10 to 14 units/rooms, with full supportive/ specialized services.	\$900,000- \$1,600,000.	60% or \$540,000- \$960,000.	NH/AL, HUD, FH, PF, TIF & CPF.

HOUSING FOR FAMILIES/SPECIAL POPULATIONS.

<u>Activity.</u>	<u>Est. Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
<p>17. Single Family Rental, CROWN Rent-To-Own Program, 24 Units in Fremont.</p> <p>Single development and/or scattered site, mixed income, 3+-bedroom houses with standard amenities to meet the affordable housing needs of moderate-income workforce households (31% to 80% AMI). Initiative should be combined with a Workforce Housing Development Program.</p>	\$4,752,000.	70% or \$3,326,400.	DC-WHP, LG, PD/O, HA, TRHDC, ME, LIHTC, SLIHTC, MHEG, MHDF, AHP, NAHTF, HOME, RWHIF, TIF & CPF.
<p>18. General Affordable Rental Housing Initiative, 48 Units.</p> <p>- Fremont: 40 Units. - North Bend & Scribner: 4 Units Each.</p> <p>Scattered site, mixed income, multifamily apartments, town homes and/or duplexes, consisting of 2 & 3+ bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (0% to 60% AMI). Initiative should be combined with a Workforce Housing Development Program.</p>	\$7,452,000.	60% or \$4,471,200.	DC-WHP, LG, PSD, PD/O, HA, TRHDC, ME, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, RWHIF, TIF, RD, HUD & CPF.

HOUSING FOR FAMILIES/SPECIAL POPULATIONS (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
19.	<p>General Rental Housing Initiative, 148 Units.</p> <ul style="list-style-type: none"> - Fremont: 130 Units. - North Bend & Scribner: 6 Units Each. - Dodge: 4 Units. - Hooper: 2 Units. <p>Scattered site, mixed income, multifamily apartments, town homes and/or duplexes, consisting of 2 & 3+ bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (61%+ AMI). Initiative should be combined with a Workforce Housing Development Program.</p>	\$26,100,000.	30% or \$7,830,000.	DC-WHP, LG, PSD, LB840, HA, TRHDC, RD, HUD, PD/O, CDBG, NAHTF, HOME, RWHIF, TIF, CPF & OE.
20.	<p>Family Homeownership Initiative, 230 Units:</p> <ul style="list-style-type: none"> - Fremont: 140 Units. - Hooper, North Bend & Scribner: 4 Each. - Balance of County: 78 Units (Rural Residential Subdivision). <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 (61%+ AMI). Communities should focus on both new construction and Purchase-Rehab-Resale or Re-Rent Programs. Initiative should be combined with a Workforce Housing Development Program.</p>	\$56,580,000	40% or \$22,632,000	DC-WHP, LG, PSD, LB840, HA, TRHDC, FAHFH, RD, HUD, PD/O, CDBG, NAHTF, HOME, RWHIF, TIF, CPF & OE.

HOUSING FOR FAMILIES/SPECIAL POPULATIONS (Continued).

<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
<p>21. Owner/Rental Housing Initiative for Special Populations in the City of Fremont, up to 16 Units:</p> <p>Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable housing needs of persons with special needs (0% to 80% AMI). Needs to include persons with a physical and/or chronic mental disability. May also include a housing program for Veterans utilizing a HUD-VASH Voucher.</p>	\$2,800,000.	80% or \$2,240,000.	DC-WHP, LG, HA, CC, TRHDC, NENEDD, CDBG, VASH, FAHFH, NAHTF, HOME, LIHTC, MHEG, MHDF, PF, TIF, AHP & CPF.
<p>22. Single Room Occupancy Housing Program, 24 to 36 rooms, three buildings (new construction and/or building retrofit), in Fremont, to meet the needs of low- to moderate-income, single person workforce households (31% to 80% AMI). Initiative should be combined with a Workforce Housing Development Program.</p>	\$4,490,000.	70% or \$3,367,500.	DC-WHP, GFDC, TRHDC, ME, NIFA, LIHTC, SLIHTC, MHEG, MHDF, AHP, HOME & TIF.

HOUSING FOR FAMILIES/SPECIAL POPULATIONS (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships/Funding.</u>
23.	Develop up to 20 Units of temporary shelter housing and/or transitional housing, in Fremont, for persons experiencing chronic homelessness or near-homelessness. May also include a housing program for Veterans utilizing a HUD-VASH Voucher.	\$3,900,000	95% or \$2,755,000.	DC-WHP, CCFS, TRHDC, PF, FHA, HUD, VASH, CDBG, NAHTF, HOME, NIFA, LIHTC, SLIHTC, MHEG, MHDF, TIF & CPF.
24.	Immediate Housing Initiative – Create up to 22 to 28 units of rental housing, via alternative housing scenarios, including accessory housing for families, “narrow lot” developments or as rental properties. Initiative should be combined with a Workforce Housing Development Program.	\$2,720,000	90% or \$2,448,000.	DC-WHP, CCFS, GFDC, PF, TRHDC, LG, ME, FAHFH, CDBG, HOME, NAHTF, MHEG, MHDF, AHP, TIF, & CPF.
25.	Downtown Fremont Owner Housing Initiative, 18 Total Units. Mixed Income, new construction or retrofit of existing commercial buildings, 2+-bedroom units.	\$3,600,000	40% or \$1,440,000.	DC-WHP, LB840, TRHDC, HUD, RD, GFDC, LG, PD/O, NENEDD, HTC, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF & CPF.
26.	Downtown Fremont Rental Housing Initiative, 36 Total Units. Mixed Income, new construction or retrofit of existing commercial buildings, 1 & 2-bedroom apartments.	\$4,300,000	60% or \$2,647,500.	DC-WHP, LB840, TRHDC, HUD, RD, GFDC, LG, PD/O, NENEDD, HTC, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF & CPF.

APPENDIX I
DODGE COUNTY
HOUSING SURVEY RESULTS.



COUNTY-WIDE CITIZEN SURVEY FOR DODGE COUNTY, NEBRASKA

A collaborative group of public and non-profit entities is preparing a **County-Wide Housing Study** to determine both present and future housing needs in Dodge County, during the next five years. **The Study is funded by a Housing Grant from the Nebraska Investment Finance Authority, with matching funds from local public and non-profit entities.** An important activity of the **Housing Study** is to ask you, a local resident, about the housing needs of your Community and the County. Please complete the following **Survey, by FRIDAY, MARCH 10TH.**

1. Where do you reside?

- Fremont (552) Ames (6) Dodge (5) Hooper (17) Inglewood (6)
 Nickerson (3) North Bend (25) Scribner (17) Snyder (3) Uehling (3)
 Winslow (3) Rural Dodge Co. (34) Other (11)_____

2. If you do not live in Dodge County, are you interested in moving to the County? Yes_21_ No_61_

3. Which of the following sectors are you employed?

- | | |
|--|---|
| <input type="checkbox"/> Government (51) | <input type="checkbox"/> Finance (40) |
| <input type="checkbox"/> Non-Profit Organization (43) | <input type="checkbox"/> Manufacturing (35) |
| <input type="checkbox"/> Retail & Wholesale Trade (58) | <input type="checkbox"/> Agricultural/Forestry/Natural Resources (21) |
| <input type="checkbox"/> Real Estate (15) | <input type="checkbox"/> Administrative (24) |
| <input type="checkbox"/> Information (5) | <input type="checkbox"/> Health Care/Social (85) |
| <input type="checkbox"/> Education (41) | <input type="checkbox"/> Utilities/Construction (29) |
| <input type="checkbox"/> Leisure & Hospitality (13) | <input type="checkbox"/> Professional/Technical (38) |
| <input type="checkbox"/> Transportation (17) | <input type="checkbox"/> Mining (0) |
| <input type="checkbox"/> Accommodation & Food (13) | <input type="checkbox"/> Arts/Entertainment (2) |
| <input type="checkbox"/> Retired (82) | <input type="checkbox"/> Other (65)_____ |

4. Gender? Male_235_ Female_442_

5. What is your current age?

18-24_24_ **25-34_161_** 35-44_131_ 45-54_129_ 55-64_153_ 65-74_71_ 75-84_10_ 85+_1_

6. Which type of housing do you currently live in?

- | | |
|--|--|
| <input checked="" type="checkbox"/> Single Family House (own) (473) | <input type="checkbox"/> Manufactured/Mobile Home (own) (9) |
| <input type="checkbox"/> Single Family House (rent) (81) | <input type="checkbox"/> Manufactured/Mobile Home (rent) (2) |
| <input type="checkbox"/> Duplex/Triplex (own) (3) | <input type="checkbox"/> Rental Apartment (36) |
| <input type="checkbox"/> Duplex/Triplex (rent) (54) | <input type="checkbox"/> Condominium (0) |
| <input type="checkbox"/> Townhome (own) (10) | <input type="checkbox"/> Other (8)_____ |
| <input type="checkbox"/> Townhome (rent) (6) | <input type="checkbox"/> |

7. Number of persons in your household? 1 = 75 2 = 265 3 = 96 4 = 134 5+ = 111

8. Please indicate your household income range, for 2016.

Less Than \$25K = 53, \$25K-\$40K = 110, \$40K-\$60K = 109, \$60K-\$80K = 109, \$80K-\$100K = 96, \$100K-\$125K = 81, \$125K-\$150K = 41, \$150K-\$175K = 20, \$175K-\$200K = 21, \$200K+ = 3

9. As a renter or homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

For Renters		For Owners	
18	Lack of handicap accessible housing	12	Lack of handicap accessible housing
20	Lack of adequate public transportation	32	Lack of adequate public transportation
24	Lack of knowledge of fair housing rights	15	Lack of knowledge of fair housing rights
158	Cost of rent	227	Housing prices
10	Restrictive zoning/building codes	82	Restrictive zoning/building codes
12	Job status	26	Job status
60	Attitudes of landlords & neighbors	38	Attitudes of immediate neighbors
157	Lack of availability of decent rental units in your price range	28	Mortgage lending application requirements
19	Use of background checks	103	Excessive down payment/closing costs
80	Excessive application fees and/or rental deposits	88	Cost of utilities
56	Cost of utilities	18	Lack of educational resources about homeowner responsibilities
21	Lack of educational resources about tenant responsibilities	99	Cost of homeowners insurance
44	Other: _____	190	Lack of sufficient homes for sale
	Other: _____	70	Other: _____

10. Are you satisfied with your current housing situation? **384** Yes ___149___No

If no, please explain: _____

11. Which of the following housing types are needed in your Community? Please Check (√).

	<u>Greatly Needed</u>	<u>Somewhat Needed</u>	<u>Not Needed</u>
▪ Housing For:	-----	-----	-----
1. Lower-Income Families	288	152	51
2. Middle-Income Families	377	111	14
3. Upper-Income Families	55	167	241
4. Single Parent Families	286	156	26
5. Existing / New Employees	229	185	41
▪ Single Family Housing	334	127	26
▪ Rental Housing (General)	276	147	49
▪ On- and Off-Campus Housing for Students	104	236	95
▪ Manufactured Homes	51	175	205
▪ Mobile Homes	20	102	333
▪ Condominiums/Townhomes	125	255	81
▪ Duplex Housing	135	256	69
▪ Apartment Complexes (3 to 12 Units per Complex)	169	220	74
▪ Rehabilitation of Owner-occupied Housing	203	192	58
▪ Rehabilitation of Renter-occupied Housing	223	171	61
▪ Housing Choices for First-Time Homebuyers	337	116	20
▪ Single Family Rent-To-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	243	156	68
2. Long-Term 6 to 15 Years	240	157	64
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	135	207	99
2. Long-Term 6 to 15 Years	146	202	98
▪ One Bedroom (Apartment or House)	118	218	102
▪ Two Bedroom (Apartment or House)	221	180	41
▪ Three+ Bedroom (Apartment or House)	300	126	25
▪ Independent Living Housing for Persons with a Mental/Physical Disability	157	215	69
▪ Group Home Housing for Persons with a Mental/Physical Disability	139	221	79
▪ Housing in Downtown	113	195	132
▪ Retirement Housing – Rental	158	205	87
▪ Retirement Housing – Purchase (Owner occupant)	141	218	85

Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	260	156	51
2. Middle-income Elderly Persons	221	192	49
3. Upper-income Elderly Persons	93	199	154
▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.)	125	204	107
▪ Single-Room-Occupancy Housing (Boarding Homes)	65	174	196
▪ Short-Term Emergency Shelters – 30 Days or Less	126	192	126
▪ Long-Term Shelters – 90 Days or Less	113	181	150
▪ Transitional Housing (3-12 month temporary housing)	121	198	123
▪ Housing for Persons with Chronic Mental Illness	140	185	121
▪ Other (specify):			

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.

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

- Fremont (211)
- Ames (0)
- Dodge (1)
- Hooper (3)
- Inglewood (0)
- Nickerson (0)
- North Bend (12)
- Scribner (5)
- Snyder (0)
- Uehling (1)
- Winslow (0)
- Rural Dodge Co. (48)
- I plan to remain where I am (75)
- Other (37)_____

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

- 239 Single Family
- 16 Attached Townhouse or Duplex-Type Unit
- 2 Mobile Home
- 6 Patio Home/Slab Home
- 94 I plan to remain where I am.

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

- 5 One
- 99 Two
- 187 Three
- 154 Four +

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

- 40 Less than \$50K
- 81 \$50K - \$100K
- 62 \$100K-\$120K
- 46 \$120K-\$135K
- 67 \$135K-\$175K
- 54 \$175K-\$225K
- 93 \$225K+

12.e. What is the most your family could afford for monthly rent? 11 Less than \$400

- 46 \$400 to \$500
- 64 \$500 to \$600
- 51 \$600 to \$700
- 42 \$700 to \$800
- 33 \$800 to \$900
- 27 \$900 to \$1,000
- 23 \$1,000 to \$1,100
- 60 \$1,100+

13. Do you support your Community using State and/or Federal grant funds to conduct:

- ... an owner housing rehabilitation program? **397** Yes ___111___ No
 ... a renter housing rehabilitation program? **340** Yes ___162___ No

14. Do you support your Community establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing? **474** Yes ___43___ No

15. Do you support your Community securing State and/or Federal grant dollars to purchase, rehabilitate and resale vacant housing? **416** Yes ___90___ No

16. Do you support your Community securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers? **404** Yes ___110___ No

If you are 55+ years of age, please answer questions #17-#19.
 If not, please skip to Question #20.

17. Which of the following additional housing types are needed in Dodge County, for persons 55+ years of age, during the next five years. Check your top three (3).

- | | |
|--------------------------------------|---------------------------------------|
| 107 Single Family Home | ___9___ Apartment - Purchase |
| ___30___ Duplex - Rent | ___22___ Assisted Living Housing |
| ___29___ Duplex - Purchase | ___8___ One Bedroom Apartment - Rent |
| 35 Town Home - Rent | ___28___ Two Bedroom Apartment - Rent |
| 67 Town Home - Purchase | ___13___ Other _____ |
| ___10___ Nursing Home/Long-Term Care | |

18. Please rate the quality of the following Support Services for Seniors in Dodge

County. (4 = Excellent, 3 = Good, 2 = Fair, 1 = Poor).

- | | |
|--|--|
| <u>2.1</u> Case Management/Legal Aid | <u>2.5</u> Transportation/Auto Repair |
| <u>2.2</u> Cultural/Language Assistance | <u>2.2</u> Finance Assistance/Management |
| <u>2.5</u> Continuing Education Opportunities | <u>2.5</u> Health Services (Mental, Physical, etc.) |
| <u>2.1</u> Employment Opportunities/Training | 3.0 Law Enforcement |
| <u>2.4</u> Adult Day Care Services | 2.6 Senior Social & Recreation Activities |
| <u>2.1</u> Alcohol/Drug Abuse Services | <u>2.1</u> Housing (Permanent, Transitional, etc.) |
| <u>2.5</u> Food/Meals-On-Wheels | <u>2.7</u> Emergency Transportation |
| <u>2.5</u> Home Health & Memory Care | 2.8 Volunteer Opportunities |
| <u>2.4</u> Counseling Services | <u>2.5</u> Veteran & Homeless Services |
| <u>2.2</u> Aids for Disabilities | Other _____ |
| <u>2.1</u> Home Repair/Rehabilitation Services | |

19. If you plan to change your housing in five years, which of the following housing types would you be most interested in moving to? Check your top three (3).

- | | |
|---------------------------------------|--|
| 100 Single Family Home | <u>17</u> Apartment - Purchase |
| <u>65</u> Duplex - Rent | <u>61</u> Assisted Living Housing |
| <u>44</u> Duplex - Purchase | <u>26</u> One Bedroom Apartment - Rent |
| <u>80</u> Town Home - Rent | 67 Two Bedroom Apartment - Rent |
| 71 Town Home - Purchase | <u>15</u> Other _____ |
| <u>25</u> Nursing Home/Long-Term Care | |

20. Please provide any additional comments regarding the future of housing in Dodge County:

Thank you for your participation!

Workforce Housing Needs Survey

A collaborative group of public and non-profit entities is preparing a **County-Wide Housing Study** to determine both present and future workforce housing needs in Dodge County, during the next five years. **The Study is funded by a Housing Grant from the Nebraska Investment Finance Authority, with matching funds from local public and non-profit entities.** We would appreciate you completing and returning the following **Survey** to your employer by **FRIDAY, MARCH 10TH**.

1. Place of Employment? _____ **TOTAL SURVEYS: 801**

2. Where do you currently reside?

- Fremont (486) Ames (4) Dodge (14) Hooper (7) Inglewood (3)
 Nickerson (1) North Bend (8) Scribner (8) Snyder (2) Uehling (3)
 Winslow (1) Rural Dodge Co. (23) Other (205) _____

If Other, where and why? _____

If outside of Dodge County, would you be interested in moving to the County? 39 Yes (Identify Community) _____ **237 No**

3. Do you commute to Dodge County for work? **459 Yes** 263 No

If yes, how far is your commute?

226 Less Than 10 Minutes 112 10-20 Minutes 98 21-30 Minutes
45 31-40 Minutes 13 41-50 Minutes 12 51-60 Minutes 4 61+ Minutes

4. Number of Persons in your household? 1 = 86 **2 = 270** 3 = 145 4 = 174 5+ = 104

5. Do you rent or are you a homeowner? 168 Rent **603 Own**

6. How much is your monthly rent or mortgage payment? Less Than \$500 = 91, \$500-\$650 = 86, \$651-\$800 = 131, \$801-\$950 = 75, \$951-\$1,100 = 80, \$1,101-\$1,250 = 75, **\$1,250+ = 156**

7. Are you satisfied with your current housing situation? **655 Yes** 121 No
If no, why? _____

8. What is your current annual total household income?

_70_Less than \$35K _102_\$35K-\$50K _144_\$51K-\$70K _104_\$71K-\$85K **338_\$86K+**

9. As a renter or homeowner, what is the #1 issue or barrier you experience with obtaining affordable, suitable housing for your household?

For Renters		For Owners	
5	Lack of handicap accessible housing	11	Lack of handicap accessible housing
7	Lack of adequate public transportation	22	Lack of adequate public transportation
11	Lack of knowledge of fair housing rights	13	Lack of knowledge of fair housing rights
97	Cost of rent	204	Housing prices
8	Restrictive zoning/building codes	62	Restrictive zoning/building codes
12	Job status	32	Job status
31	Attitudes of landlords & neighbors	37	Attitudes of immediate neighbors
82	Lack of availability of decent rental units in your price range	39	Mortgage lending application requirements
12	Use of background checks	89	Excessive down payment/closing costs
39	Excessive application fees and/or rental deposits	99	Cost of utilities
28	Cost of utilities	14	Lack of educational resources about homeowner responsibilities
4	Lack of educational resources about tenant responsibilities	91	Cost of homeowner's insurance
		164	Lack of Sufficient Homes for Sale
		176	Cost of Real Estate Taxes

10. 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?

- Fremont (193)** Ames (1) Dodge (7) Hooper (2) Inglewood (0)
- Nickerson (2) North Bend (7) Scribner (0) Snyder (0) Uehling (0)
- Winslow (1) Rural Dodge Co. (55) Other (91)_____

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

297 **Single Family** ___12___ Attached Townhouse or Duplex-Type Unit
 ___2___ Mobile Home ___5___ Patio Home/Slab Home ___86___ I plan to remain where I am.

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

___5___ One ___68___ Two **185** **Three** ___126___ Four +

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

___25___ Less than \$50K ___48___ \$50K -\$100K ___53___ \$100K-\$120K ___37___ \$120K-\$135K ___60___ \$135K-\$175K ___75___ \$175K-
 \$225K **82** **\$225K+**

10.e. What is the most your family could afford for monthly rent? ___12___ Less than \$400 ___19___ \$400 to \$500 ___33___ \$500 to \$600

___40___ \$600 to \$700 ___30___ \$700 to \$800
 ___31___ \$800 to \$900 ___31___ \$900 to \$1,000 ___38___ \$1,000 to \$1,100 **77** **\$1,100+**

Thank You For Participating!

APPENDIX II
DODGE COUNTY
TABLE PROFILE.



**TABLE 1A
POPULATION TRENDS AND PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

	<u>2000</u>	<u>2010</u>	<u>2017</u>	<u>2022</u>	<u>% Change 2017-2022</u>	<u>2022 ED Boost*</u>
Dodge County:	36,160	36,691	37,108	37,478	+1.0%	38,908
Ames CDP:	N/A	24	22	21	-4.5%	22
Dodge:	700	612	590	579	-1.9%	592
Fremont*:	25,174	26,397	26,833	27,265	+1.6%	28,366
Hooper:	827	830	832	834	+0.2%	860
Inglewood:	382	325	320	315	-1.5%	316
Nickerson:	431	369	350	338	-3.4%	340
North Bend:	1,213	1,177	1,257	1,278	+1.7%	1,356
Scribner:	971	857	839	831	-0.9%	849
Snyder:	318	300	295	292	-1.0%	294
Uehling:	275	230	226	221	-2.2%	223
Winslow:	104	103	107	107	+0.0%	108
Balance of County:	5,765	5,467	5,437	5,397	-0.7%	5,582

2015 U.S. Census Population Estimates: Ames = N/A; Dodge = 597; Fremont = 26,474; Hooper = 829; Inglewood = 322; Nickerson = 356; North Bend = 1,234; Scribner = 846; Snyder = 298; Uehling = 228; Winslow = 106.

*The “Economic Development (ED) Boost” relates to creating an additional 1,000 (FTE) opportunities in Dodge County during the next five years and the impact of these FTEs on the County’s/ Community’s populations.

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 1B
POPULATION TRENDS AND PROJECTIONS
FREMONT, NEBRASKA
2000-2022**

			<u>Total</u>		<u>Annual</u>	
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
	2000	25,174	--	--	--	--
	2010	26,397	+1,223	+4.9%	+122.3	+0.5%
	2017	26,833	+436	+1.6%	+62.3	+0.2%
Low	2022	27,042	+209	+0.8%	+41.8	+0.1%
Medium	2022	27,265	+432	+1.6%	+86.4	+0.2%
High*	2022	27,610	+777	+2.9%	+155.4	+0.6%
ED Boost*	2022	28,366	+1,533	+5.7%	+306.6	+1.1%

NOTE 1: City of Fremont Census Population Estimates: 2011 = 26,676; 2012 = 26,421; 2013 = 26,400; 2014 = 26,482; 2015 = 26,451; 2016 = 26,519.

NOTE 2: City of Fremont 2011-2015 American Community Survey (ACS) Population Estimate: 26,483 (+/- 38).

*Population estimated due to an **Economic Development (ED) Boost** due to increased FTEs during the next five years. “Medium 2022 = 512 additional FTEs. “High 2022 = 730 additional FTEs . “ED Boost” 2022 = 1,000 additional FTEs.

Source: 2000, 2010 Census.
2011-2016 Census Population Estimates.
2011-2015 American Community Survey.
Hanna:Keelan Associates, P.C., 2017.

	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Dodge County:	2000	36,160	1,173	34,987	14,433	2.42
	2010	36,691	1,003	35,688	14,990	2.38
	2017	37,108	938	36,170	15,256	2.37
	2022	37,478	867	36,611	15,368	2.38
Ames CDP:	2000	N/A	N/A	N/A	N/A	N/A
	2010	24	0	24	9	2.67
	2017	22	0	22	8	2.75
	2022	21	0	21	8	2.62
Dodge:	2000	700	61	639	270	2.36
	2010	612	56	556	257	2.16
	2017	590	49	541	268	2.01
	2022	579	40	539	261	2.06
Fremont:	2000	25,174	938	24,236	10,170	2.38
	2010	26,397	832	25,565	10,725	2.38
	2017	26,833	800	26,033	11,119	2.34
	2022	27,265	748	26,517	11,298	2.34
Hooper:	2000	827	50	777	350	2.22
	2010	830	30	800	359	2.22
	2017	832	21	811	361	2.24
	2022	834	18	816	364	2.24

CONTINUED:

TABLE 2 (CONTINUED)						
SPECIFIC HOUSEHOLD CHARACTERISTICS						
DODGE COUNTY & COMMUNITIES, NEBRASKA						
2000-2022						
	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Inglewood:	2000	382	0	382	154	2.48
	2010	325	0	325	134	2.42
	2017	320	0	320	127	2.51
	2022	315	0	315	122	2.56
Nickerson:	2000	431	0	431	144	2.99
	2010	369	0	369	129	2.86
	2017	350	0	350	116	2.93
	2022	338	0	338	111	3.04
North Bend:	2000	1,213	52	1,161	468	2.48
	2010	1,177	48	1,129	447	2.53
	2017	1,257	40	1,217	433	2.81
	2022	1,278	36	1,242	424	2.92
Scribner:	2000	971	72	899	389	2.31
	2010	857	37	820	385	2.12
	2017	839	28	811	381	2.12
	2022	831	25	806	378	2.13
Snyder:	2000	318	0	318	135	2.36
	2010	300	0	300	127	2.36
	2017	295	0	295	121	2.43
	2022	292	0	292	117	2.49
CONTINUED:						

TABLE 2 (CONTINUED)
SPECIFIC HOUSEHOLD CHARACTERISTICS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Uehling:	2000	275	0	275	122	2.25
	2010	230	0	230	110	2.09
	2017	226	0	226	99	2.28
	2022	221	0	221	96	2.30
Winslow:	2000	104	0	104	41	2.54
	2010	103	0	103	40	2.57
	2017	107	0	107	38	2.81
	2022	107	0	107	37	2.89
Balance of County:	2000	5,765	0	5,765	2,190	2.63
	2010	5,467	0	5,467	2,268	2.41
	2017	5,437	0	5,437	2,185	2.48
	2022	5,397	0	5,397	2,152	2.50

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2017.

	<u>Year</u>	<u>Households</u>	<u>Owner</u>		<u>Renter</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Dodge County:	2000	14,433	9,790	67.8%	4,643	32.2%
	2010	14,990	9,894	66.0%	5,096	34.0%
	2017	15,256	9,975	65.3%	5,281	34.7%
	2022	15,368	10,035	65.2%	5,333	34.8%
Ames CDP:	2000	N/A	N/A	N/A	N/A	N/A
	2010	9	6	66.7%	3	33.3%
	2017	8	6	75.0%	2	25.0%
	2022	8	6	75.0%	2	25.0%
Dodge:	2000	270	221	81.8%	49	18.2%
	2010	257	211	82.1%	46	17.9%
	2017	268	224	83.6%	44	16.4%
	2022	261	218	83.5%	43	16.5%
Fremont:	2000	10,171	6,446	63.4%	3,725	36.6%
	2010	10,725	6,552	61.0%	4,173	39.0%
	2017	11,119	6,818	61.3%	4,301	38.7%
	2022	11,298	6,905	61.2%	4,393	38.8%
Hooper:	2000	350	261	74.6%	89	25.4%
	2010	359	265	73.8%	94	26.2%
	2017	361	268	74.3%	93	25.7%
	2022	364	267	73.3%	96	26.4%

CONTINUED:

TABLE 3 (CONTINUED)						
TENURE BY HOUSEHOLD						
DODGE COUNTY & COMMUNITIES, NEBRASKA						
2000-2022						
			Owner		Renter	
	<u>Year</u>	<u>Households</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Inglewood:	2000	154	104	67.5%	50	32.5%
	2010	134	88	65.7%	46	34.3%
	2017	127	84	66.1%	43	33.9%
	2022	122	81	66.4%	41	33.6%
Nickerson:	2000	144	99	68.7%	45	31.3%
	2010	129	102	79.0%	27	21.0%
	2017	116	97	83.6%	19	16.4%
	2022	111	95	85.6%	16	14.4%
North Bend:	2000	468	357	76.3%	111	23.7%
	2010	447	330	73.8%	117	26.2%
	2017	433	314	72.5%	119	27.5%
	2022	424	302	71.2%	122	28.8%
Scribner:	2000	389	314	80.7%	75	19.3%
	2010	385	296	76.8%	89	23.2%
	2017	381	288	75.6%	93	24.4%
	2022	378	281	74.3%	97	25.7%
Snyder:	2000	135	102	75.6%	33	24.4%
	2010	127	89	70.1%	38	29.9%
	2017	121	80	66.1%	41	33.9%
	2022	117	74	63.2%	43	36.8%
CONTINUED:						

TABLE 3 (CONTINUED)
TENURE BY HOUSEHOLD
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

	<u>Year</u>	<u>Households</u>	<u>Owner</u>		<u>Renter</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Uehling:	2000	122	102	83.6%	20	16.4%
	2010	110	91	82.7%	19	17.3%
	2017	99	82	82.8%	17	17.2%
	2022	96	80	83.3%	16	16.7%
Winslow:	2000	41	37	90.2%	4	9.8%
	2010	40	37	92.5%	3	7.5%
	2017	38	35	92.0%	3	8.0%
	2022	37	34	91.8%	3	8.2%
Balance of County:	2000	2,189	1,747	79.9%	442	20.1%
	2010	2,268	1,827	80.5%	441	19.5%
	2017	2,185	1,849	84.6%	336	15.4%
	2022	2,152	1,879	87.2%	273	12.8%

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C. 2017.

**TABLE 4
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

Dodge County		2000-2010				
age group	2000	2010	Change	2017	2022	Change
19 and Under	10,113	9,654	-459	9,289	9,097	-192
20-34	6,393	6,550	+157	6,679	6,751	+72
35-54	9,990	9,303	-687	8,821	8,566	-235
55-64	3,322	4,443	+1,121	5,221	5,893	+672
65-74	3,102	3,117	+15	3,130	3,144	+15
75-84	2,208	2,406	+198	2,581	2,660	+79
85+	1,032	1,218	+186	1,287	1,364	+77
TOTALS	36,160	36,691	531	37,108	37,478	+370
Median Age	37.9	40.3	+2.4	41.9	42.6	+0.7
Ames CDP		2000-2010				
age group	2000	2010	Change	2017	2022	Change
19 and Under	N/A	7	N/A	4	3	-1
20-34	N/A	2	N/A	2	2	+0
35-54	N/A	10	N/A	5	4	-1
55-64	N/A	1	N/A	6	7	+1
65-74	N/A	3	N/A	3	3	+0
75-84	N/A	1	N/A	1	2	+1
85+	N/A	0	N/A	1	0	-1
TOTALS	N/A	24	N/A	22	21	-1
Median Age	N/A	44.5	N/A	45.1	45.6	+0.5

CONTINUED:

**TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

Dodge	2000-2010					
age group	2000	2010	Change	2017	2022	Change
19 and Under	180	138	-42	121	109	-12
20-34	105	66	-39	47	39	-8
35-54	140	136	-4	131	124	-7
55-64	63	69	+6	90	106	+16
65-74	78	70	-7	67	61	-6
75-84	82	69	-13	62	57	+5
85+	52	64	+12	72	83	+9
TOTALS	700	612	-88	590	579	-11
Median Age	43.4	49.6	+6.2	53.4	54.1	+1.3
Fremont	2000-2010					
age group	2000	2010	Change	2017	2022	Change
19 and Under	6,981	7,094	-113	6,763	6,656	-107
20-34	4,854	5,237	+383	5,522	5,704	+182
35-54	6,808	6,563	-245	6,150	5,897	-253
55-64	2,140	2,948	+808	3,634	4,156	+522
65-74	2,105	2,011	-94	1,901	1,834	-67
75-84	1,559	1,654	+95	1,752	1,803	+51
85+	727	890	+163	1,111	1,215	+104
TOTALS	25,174	26,397	+1,223	26,833	27,265	+432
Median Age	37.0	38.0	+1.0	39.4	41.2	+1.8

CONTINUED:

TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

Hooper		2000-2010				
age group	2000	2010	Change	2017	2022	Change
19 and Under	202	195	-7	187	186	-1
20-34	103	119	-16	108	97	-11
35-54	224	217	-7	209	199	-10
55-64	86	94	+8	123	134	+11
65-74	71	99	+28	129	167	+38
75-84	83	61	-22	49	27	-22
85+	58	35	-23	27	24	-3
TOTALS	827	820	-7	832	834	-2
Median Age	43.4	45.2	+1.8	46.4	46.9	+0.5
Inglewood		2000-2010				
age group	2000	2010	Change	2017	2022	Change
19 and Under	100	80	-20	69	52	-17
20-34	79	67	-12	59	56	-3
35-54	107	81	-26	71	69	-2
55-64	47	43	-4	42	49	+7
65-74	30	25	-5	19	17	+2
75-84	16	26	+10	58	63	+5
85+	3	3	+0	2	1	-1
TOTALS	382	325	-57	320	315	-5
Median Age	37.0	39.3	+2.3	40.1	41.5	+1.5

CONTINUED:

**TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

Nickerson		2000-2010				
age group	2000	2010	Change	2017	2022	Change
19 and Under	161	110	-51	77	59	-18
20-34	96	81	-15	67	61	-6
35-54	106	111	+5	128	139	+11
55-64	27	32	+5	43	48	+5
65-74	36	21	-15	18	13	-5
75-84	5	13	+8	17	18	+1
85+	0	1	+1	0	0	+0
TOTALS	431	369	-62	350	338	-12
Median Age	28.5	33.9	+5.4	35.8	37.1	+1.3
North Bend		2000-2010				
age group	2000	2010	Change	2017	2022	Change
19 and Under	364	336	-28	329	319	-10
20-34	150	155	+5	209	216	+7
35-54	337	291	-46	274	280	+6
55-64	102	160	+58	212	216	+4
65-74	100	85	-15	125	132	+7
75-84	91	74	-17	61	65	+7
85+	69	51	-18	47	47	+0
TOTALS	1,213	1,177	-36	1,257	1,278	+21
Median Age	40.4	41.8	+1.4	42.6	43.1	+0.5

CONTINUED:

**TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

Scribner		2000-2010				
<u>age group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2017</u>	<u>2022</u>	<u>Change</u>
19 and Under	249	210	-39	198	181	-17
20-34	134	88	-46	46	34	-12
35-54	226	190	-36	173	158	-15
55-64	65	112	+47	161	191	+30
65-74	114	106	-8	99	104	+5
75-84	113	106	-7	101	103	+2
<u>85+</u>	<u>70</u>	<u>65</u>	<u>-5</u>	<u>61</u>	<u>60</u>	<u>-1</u>
TOTALS	971	857	-114	839	831	-8
Median Age	43.2	50.4	+7.2	53.3	54.1	+0.8
Snyder		2000-2010				
<u>age group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2017</u>	<u>2022</u>	<u>Change</u>
19 and Under	96	91	-5	84	81	-3
20-34	49	35	-14	22	17	-5
35-54	83	86	+3	90	94	+4
55-64	29	35	+6	49	56	+7
65-74	28	31	+3	36	43	+9
75-84	25	17	-8	11	8	-3
<u>85+</u>	<u>8</u>	<u>5</u>	<u>-3</u>	<u>3</u>	<u>3</u>	<u>+0</u>
TOTALS	318	300	-18	295	292	-3
Median Age	37.8	41.4	+3.6	43.1	43.9	+0.8

CONTINUED:

**TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

Uehling	2000-2010					
age group	2000	2010	Change	2017	2022	Change
19 and Under	78	53	-25	41	34	-7
20-34	31	28	-3	27	23	-4
35-54	72	59	-13	55	52	-3
55-64	36	34	-2	34	28	-6
65-74	27	36	+9	45	56	+11
75-84	23	15	+8	21	26	+5
85+	8	5	-3	3	2	-1
TOTALS	275	230	-45	226	221	-5
Median Age	40.5	46.8	+6.3	49.2	50.2	+1.0
Winslow	2000-2010					
age group	2000	2010	Change	2017	2022	Change
19 and Under	29	27	-2	23	19	-4
20-34	23	21	-2	18	16	-2
35-54	36	30	-6	26	24	-2
55-64	8	14	+6	24	28	+4
65-74	4	6	+2	8	9	+1
75-84	3	5	+2	7	11	+4
85+	1	0	-1	1	0	-1
TOTALS	104	103	-1	107	107	+0
Median Age	35.5	38.5	+3.0	40.1	41.3	+1.2

CONTINUED:

**TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

Balance of County		2000-2010				
<u>age group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2017</u>	<u>2022</u>	<u>Change</u>
19 and Under	215	203	-12	199	173	-26
20-34	448	320	-128	196	154	-42
35-54	1,348	1,247	-101	1,201	1,172	-29
55-64	2,014	2,197	+183	2,301	2,456	+155
65-74	786	1,082	+296	1,190	1,213	+23
75-84	458	247	-211	193	123	-70
85+	196	171	-25	157	106	-51
TOTALS	5,765	5,467	-298	5,437	5,397	-40
Median Age	41.2	41.9	+0.7	43.3	43.9	+0.6

Source: 2000, 2010 Census.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 5
HOUSEHOLDS BY HOUSEHOLD SIZE
DODGE COUNTY & COMMUNITIES, NEBRASKA
2010**

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7+</u>
	<u>Person</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>	<u>Persons</u>
Dodge County:	4,377	5,524	2,115	1,644	863	320	147
Ames:	3	2	1	1	2	0	0
Dodge:	91	99	27	21	13	5	1
Fremont:	3,237	3,746	1,584	1,209	611	233	105
Hooper:	120	131	49	35	17	4	3
Inglewood:	35	56	18	11	7	5	2
Nickerson:	23	47	24	12	11	8	4
North Bend:	112	177	55	51	32	10	10
Scribner:	152	134	38	37	12	8	4
Snyder	44	42	14	12	11	3	1
Uehling	36	49	11	8	5	1	0
Winslow:	7	15	11	3	3	1	0
Balance of County:	517	1,026	283	244	139	50	17

Source: 2010 Census.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 6
HOUSEHOLD INCOME BY AGE GROUP - TRENDS AND PROJECTIONS
DODGE COUNTY, NEBRASKA
2000-2022**

Income Group	2000*	2015*	2017	2022	% Change 2017-2022
All Households:					
Less than \$10,000	1,140	80	59	24	-59.0%
\$10,000-\$19,999	2,299	1,694	1,364	1,023	-25.0%
\$20,000-\$34,999	3,370	2,769	2,414	2,208	-8.5%
\$35,000-\$49,999	2,846	2,456	2,351	2,067	-8.4%
<u>\$50,000 or More</u>	<u>4,770</u>	<u>7,391</u>	<u>9,068</u>	<u>10,046</u>	<u>+10.7%</u>
TOTALS	14,425	15,110	15,256	15,368	+0.7%
Median Income	\$37,188	\$49,068	\$50,652	\$54,612	+7.8%
Households 65+ Yrs.					
Less than \$10,000	498	244	105	56	-46.6%
\$10,000-\$19,999	1,103	824	733	546	-25.5%
\$20,000-\$34,999	1,178	1,136	1,123	1,087	-3.2%
\$35,000-\$49,999	617	679	703	727	+3.4%
<u>\$50,000 or More</u>	<u>641</u>	<u>1,402</u>	<u>1,654</u>	<u>1,984</u>	<u>+19.9%</u>
TOTALS	4,037	4,285	4,318	4,400	+1.2%
Median Income	\$25,457	\$34,068	\$35,216	\$38,086	+8.1%

* Specified 2000 & 2015 Data Used. 2015 Estimate subject to margin of error.
Source: 2000 Census, 2011-2015 American Community Survey.
Hanna:Keelan Associates, P.C., 2017.

TABLE 7
PER CAPITA INCOME
DODGE COUNTY, NEBRASKA / STATE OF NEBRASKA
2002-2022

<u>Year</u>	<u>Dodge County</u>		<u>State of Nebraska</u>	
	<u>Per Capita Income</u>	<u>Percent Change</u>	<u>Per Capita Income</u>	<u>Percent Change</u>
2002	\$27,563	--	\$30,696	--
2003	\$28,802	+4.5%	\$32,611	+6.2%
2004	\$29,711	+3.2%	\$33,768	+3.5%
2005	\$30,003	+0.9%	\$34,772	+3.0%
2006	\$32,014	+6.7%	\$35,982	+3.5%
2007	\$33,864	+5.8%	\$38,484	+7.0%
2008	\$35,587	+5.1%	\$40,626	+5.6%
2009	\$35,158	-1.2%	\$39,226	-3.4%
2010	\$35,533	+1.1%	\$40,023	+2.0%
2011	\$38,797	+10.3%	\$43,820	+9.5%
2012	\$38,983	+0.5%	\$45,578	+4.0%
2013	\$40,710	+4.4%	\$46,254	+1.5%
2014	\$40,537	-0.4%	\$47,757	+3.2%
2017	\$43,068	+6.2%	\$50,014	+4.7%
2002-2017	\$27,563-\$43,068	+56.3%	\$30,696-\$50,014	+63.0%
2017-2022	\$43,068-\$46,654	+8.3%	\$50,014-\$56,337	+12.6%

Source: Nebraska Department of Economic Development, 2017.
Hanna:Keelan Associates, P.C., 2017.

TABLE 8	
PERSONS RECEIVING SOCIAL SECURITY INCOME	
DODGE COUNTY, NEBRASKA	
2016	
<u>Social Security Income-2016</u>	<u>Number of Beneficiaries</u>
<u>Retirement Benefits</u>	
Retired Workers	6,015
Wives & Husbands	280
Children	60
<u>Survivor Benefits</u>	
Widows & Widowers	555
Children	1810
<u>Disability Benefits</u>	
Disabled Persons	1,095
Wives & Husbands	10
<u>Children</u>	<u>175</u>
TOTAL	8,370
<u>Aged 65 & Older</u>	
Men	2,865
<u>Women</u>	<u>3,645</u>
TOTAL	6,510
<u>Supplemental Security Income-2016</u>	<u>Number of Beneficiaries</u>
Aged 65 or Older	29
<u>Blind and Disabled</u>	<u>542</u>
TOTAL	571

Source: Department of Health and Human Services,
 Social Security Administration, 2017.
 Hanna:Keelan Associates, P.C., 2017.

TABLE 9
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
DODGE COUNTY, NEBRASKA
2000-2022

<u>Inc. Rng.</u>	<u>2000*</u> <u># / #CB-HP</u>	<u>2013*</u> <u># / #CB-HP</u>	<u>2017</u> <u># / #CB-HP</u>	<u>2022</u> <u># / #CB-HP</u>
0-30% AMI	442/323	520/415	507/443	506/478
31-50% AMI	842/410	1,025/550	1,034/593	1,098/647
51-80% AMI	1,726/537	1,620/465	1,514/440	1,470/408
81%+ AMI	<u>6,813/436</u>	<u>7,190/490</u>	<u>6,920/509</u>	<u>6,961/533</u>
TOTALS	9,823/1,706	10,366/1,920	9,975/1,985	10,035/2,066

*Specified data

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

Source: 2000, 2013 CHAS Tables.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 10
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
DODGE COUNTY, NEBRASKA
2000-2022**

Inc. Rng.	2000* # / #CB-HP	2013* # / #CB-HP	2017 # / #CB-HP	2022 # / #CB-HP
0-30% AMI	700/466	815/665	907/723	946/785
31-50% AMI	851/556	825/575	874/586	853/597
51-80% AMI	1,136/340	1,175/350	1,269/352	1,272/369
81%+ AMI	<u>1,926/81</u>	<u>2,050/65</u>	<u>2,231/59</u>	<u>2,262/51</u>
TOTALS	4,613/1,443	4,865/1,655	5,281/1,720	5,333/1,802

*Specified data

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

Source: 2000, 2013 CHAS Tables.

Hanna:Keelan Associates, P.C., 2017.

TABLE 11
EMPLOYMENT DATA TRENDS AND PROJECTIONS
DODGE COUNTY, NEBRASKA
2005-2022

<u>Year</u>	<u>Number of Employed Persons</u>	<u>Change</u>	<u>Percent Unemployed</u>
2005	18,658	--	4.0%
2006	19,686	+1,028	3.4%
2007	19,254	-432	3.2%
2008	19,357	+103	3.5%
2009	18,774	-583	5.1%
2010	18,716	-58	5.1%
2011	18,822	+106	3.9%
2012	18,912	+90	4.3%
2013	19,445	+533	3.7%
2014	19,628	+183	2.5%
2015	18,626	-1,002	2.7%
2016*	18,900	+274	3.5%
2017	19,194	+294	2.5%
2022	20,544	+1,350	3.6%
2005-2022	18,658-20,544	+1,886	4.0%-2.7%

*Estimate as of June, 2016.

Source: Nebraska Department of Labor, 2017.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 12
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
DODGE COUNTY, NEBRASKA
1990-2022**

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2017</u>	<u>2022</u>
Civilian Labor Force	17,064	19,710	19,713	20,640	21,302
Unemployment	580	573	997	557	758
Rate of Unemployment	3.4%	2.9%	5.1%	2.5%	2.6%
Employment	16,484	19,137	18,716	20,083	20,544
<u>Change in Employment</u>					
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-2000	+2,653	+265.3	+16.1%	+1.6%	
2000-2010	-421	-42.1	-2.2%	-0.2%	
2017-2022	+461	+92.2	+2.3%	+0.5%	

Source: Nebraska Department of Labor, Labor Market Information, 2017.
Hanna:Keelan Associates, P.C., 2017.

TABLE 13	
WORKFORCE EMPLOYMENT BY TYPE	
DODGE COUNTY, NEBRASKA	
2017	
<u>Workforce</u>	
Non-Farm Employment	17,795
(Wage and Salary)	
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction.	11
Utilities.	*
Construction.	693
Manufacturing.	3,622
Wholesale Trade.	787
Retail Trade.	2,559
Transportation & Warehousing.	625
Information.	219
Finance & Insurance.	542
Real Estate & Rental/Leasing.	117
Professional, Scientific & Technical Services.	238
Management of Companies & Enterprises.	17
Administrative/Support/Waste.	531
Educational Services.	*
Health Care & Social Assistance.	1,812
Arts, Entertainment & Recreation.	151
Accommodation & Food Service.	1,338
Other Services (except Public Administration).	861
Federal Government.	111
State Government.	2,771
Local Government.	318
*Data not available because of disclosure suppression.	
Source: Nebraska Department of Labor, Labor Market Information, 2017.	
Hanna:Keelan Associates, P.C., 2017.	

TABLE 14
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
DODGE COUNTY & COMMUNITIES, NEBRASKA
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>
Dodge County:	15,110	15,052	99.8%	58	0.2%	57	0.4%
Ames CDP:	26	26	100.0%	0	0.0%	0	0.0%
Dodge:	257	257	100.0%	0	0.0%	3	1.2%
Fremont:	10,641	10,614	99.7%	27	0.3%	21	0.2%
Hooper:	364	364	100.0%	0	0.0%	0	0.0%
Inglewood:	154	153	99.3%	1	0.7%	9	5.8%
Nickerson:	140	140	100.0%	0	0.0%	12	8.6%
North Bend:	474	474	100.0%	0	0.0%	0	0.0%
Scribner:	399	399	100.0%	0	0.0%	0	0.0%
Snyder:	141	141	100.0%	0	0.0%	0	0.0%
Uehling	118	117	99.1%	1	0.9%	1	0.8%
Winslow	31	31	100.0%	0	0.0%	0	0.0%
Balance of County:	2,365	2,336	98.7%	29	1.3%	11	0.5%

*2015 Estimate subject to margin of error.

Source: 2010-2014 American Community Survey.

Hanna:Keelan Associates, P.C., 2017.

**TABLE 15
HOUSING STOCK PROFILE/YEAR STRUCTURE BUILT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2017**

<u>Year</u>	<u>Dodge County</u>	<u>Ames</u>	<u>Dodge</u>	<u>Fremont</u>
2015 to Present*	188	0	1	155
2010 to 2014*	384	0	3	324
2000 to 2009*	1,318	0	2	944
1990 to 1999	1,118	0	11	749
1980 to 1989	1,187	0	13	831
1970 to 1979	2,725	0	40	1,747
1960 to 1969	2,371	0	27	1,727
1950 to 1959	2,596	0	27	2,094
1940 to 1949	886	0	17	635
<u>1939 or Before</u>	<u>4,275</u>	<u>12[^]</u>	<u>164</u>	<u>2,478</u>
SUBTOTAL	17,048	12[^]	305	11,684
<u>Units Lost (2017 to Present)</u>	<u>(13)</u>	<u>(0)</u>	<u>(1)</u>	<u>(9)</u>
TOTAL EST. UNITS – 2017	17,035	12	304	11,675
% 1939 or Before	25.0%	100.0%	53.6%	21.1%
% 1959 or Before	45.4%	100.0%	68.1%	44.5%

CONTINUED:

TABLE 15 (CONTINUED)
HOUSING STOCK PROFILE/YEAR STRUCTURE BUILT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2017

<u>Year</u>	<u>Hooper</u>	<u>Inglewood</u>	<u>Nickerson</u>	<u>North Bend</u>
2015 to Present*	0	0	N/A	2
2010 to 2014*	3	0	0	6
2000 to 2009*	28	20	8	12
1990 to 1999	12	13	22	18
1980 to 1989	5	21	12	18
1970 to 1979	76	21	42	80
1960 to 1969	60	20	15	54
1950 to 1959	37	14	13	79
1940 to 1949	21	22	14	34
<u>1939 or Before</u>	<u>202</u>	<u>30</u>	<u>26</u>	<u>179</u>
SUBTOTAL	444	161	152	482
<u>Units Lost (2017 to Present)</u>	<u>(0)</u>	<u>(0)</u>	<u>(N/A)</u>	<u>(3)</u>
TOTAL EST. UNITS – 2017	444	161	152	479
% 1939 or Before	45.4%	18.3%	17.1%	36.7%
% 1959 or Before	58.5%	40.2%	34.8%	60.3%

CONTINUED:

**TABLE 15 (CONTINUED)
HOUSING STOCK PROFILE/YEAR STRUCTURE BUILT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2017**

<u>Year</u>	<u>Scribner</u>	<u>Snyder</u>	<u>Uehling</u>
2015 to Present*	N/A	0	0
2010 to 2014*	0	0	0
2000 to 2009*	31	4	1
1990 to 1999	13	8	5
1980 to 1989	19	10	12
1970 to 1979	61	21	20
1960 to 1969	47	17	11
1950 to 1959	40	17	9
1940 to 1949	44	11	2
<u>1939 or Before</u>	<u>203</u>	<u>78</u>	<u>99</u>
SUBTOTAL	458	166	159
<u>Units Lost (2017 to Present)</u>	<u>(0)</u>	<u>(0)</u>	<u>(0)</u>
TOTAL EST. UNITS – 2017	458	166	159
% 1939 or Before	44.3%	46.9%	62.2%
% 1959 or Before	62.6%	63.8%	69.1%

CONTINUED:

TABLE 15 (CONTINUED)
HOUSING STOCK PROFILE/YEAR STRUCTURE BUILT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2017

<u>Year</u>	<u>Winslow</u>	<u>Balance of County</u>
2015 to Present*	0	30
2010 to 2014*	0	48
2000 to 2009*	0	268
1990 to 1999	0	267
1980 to 1989	0	246
1970 to 1979	3	614
1960 to 1969	2	391
1950 to 1959	6	260
1940 to 1949	2	84
<u>1939 or Before</u>	<u>27[^]</u>	<u>777</u>
SUBTOTAL	40[^]	2,985
<u>Units Lost (2017 to Present)</u>	<u>(0)</u>	<u>(N/A)</u>
TOTAL EST. UNITS – 2017	40	2,985
% 1939 or Before	58.0%	26.2%
% 1959 or Before	83.9%	37.7%

*Specified Data Used. 2015 Estimate subject to margin of error.

[^]Adjusted based upon existing unit count and margin of error.

N/A = Not Available.

Source: 2010-2014 American Community Survey.

Communities of Dodge County, 2017.

Hanna:Keelan Associates, P.C., 2017.

TABLE 16
HOUSING STOCK OCCUPANCY/VACANCY STATUS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2017

	<u>Dodge County</u>	<u>Ames CDP</u>	<u>Dodge</u>	<u>Fremont</u>	<u>Hooper</u>
a) Housing Stock	17,035 (O=11,279; R=5,756)	12 (O=10; R=2)	304 (O=247; R=57)	11,675 (O=7,147; R=4,528)	444 (O=327; R=117)
b) Vacant Housing Stock	1,779	4	36	556	83
c) Occupied Housing Stock	15,256	8	268	11,119	361
*Owner Occupied	9,975	6	224	6,818	268
*Renter Occupied	5,281	2	44	4,301	93
d) Housing Vacancy Rate*	10.4% (1,779)	33.3% (4)	11.8% (36)	4.7% (556)	18.7% (83)
*Owner Vacancy	11.5% (1,304)	30.0% (3)	9.3% (23)	4.6% (329)	18.0% (59)
*Renter Vacancy	8.2% (475)	50.0% (1)	22.8% (13)	5.0% (227)	20.5% (24)
e) Adjusted Vacancy Rate**	5.3% (903)	16.7% (2)	4.9% (15)	2.6% (308)	9.7% (43)
**Owner Vacancy	5.7% (643)	20.0% (2)	3.6% (9)	2.7% (194)	8.0% (26)
**Renter Vacancy	5.9% (340)	0.0% (0)	10.5% (6)	2.5% (114)	14.5% (17)
	<u>Inglewood</u>	<u>Nickerson</u>	<u>North Bend</u>	<u>Scribner</u>	<u>Snyder</u>
a) Housing Stock	161 (O=108; R=53)	152 (O=122; R=30)	479 (O=346; R=133)	458 (O=339; R=119)	166 (O=109; R=57)
b) Vacant Housing Stock	34	36	46	77	45
c) Occupied Housing Stock	127	116	433	381	121
*Owner Occupied	84	97	314	288	80
*Renter Occupied	43	19	119	93	41
d) Housing Vacancy Rate*	22.1% (34)	23.7% (36)	9.6% (46)	16.8% (77)	27.1% (45)
*Owner Vacancy	22.2% (24)	20.5% (25)	9.2% (32)	15.0% (51)	26.6% (29)
*Renter Vacancy	18.9% (10)	36.6% (11)	10.5% (14)	21.9% (26)	28.1% (16)
e) Adjusted Vacancy Rate**	7.4% (12)	9.2% (14)	4.2% (20)	10.9% (50)	13.2% (22)
**Owner Vacancy	8.3% (9)	7.4% (9)	3.2% (11)	11.2% (38)	12.9% (14)
**Renter Vacancy	5.6% (3)	16.7% (5)	6.7% (9)	10.1% (12)	14.0% (8)

CONTINUED:

TABLE 16 (CONTINUED)
HOUSING STOCK OCCUPANCY/VACANCY STATUS
DODGE COUNTY & COMMUNITIES, NEBRASKA
2017

	<u>Uehling</u>	<u>Winslow</u>	<u>Balance of County</u>
a) Housing Stock	159 (O=127; R=32)	40 (O=37; R=3)	2,985 (O=2,531 R=454)
b) Vacant Housing Stock	60	2	800
c) Occupied Housing Stock	99	38	2,185
*Owner Occupied	82	35	1,849
*Renter Occupied	17	3	336
d) Housing Vacancy Rate*	37.7% (60)	5.0% (2)	26.8% (800)
*Owner Vacancy	35.4% (45)	5.4% (2)	26.9% (682)
*Renter Vacancy	46.9% (15)	0.0% (0)	26.0% (118)
e) Adjusted Vacancy Rate**	21.4% (34)	5.0% (2)	12.7% (381)
**Owner Vacancy	19.7% (25)	0.0% (0)	12.1% (306)
**Renter Vacancy	28.1% (9)	0.0% (0)	16.5% (75)

* Includes all housing stock, including seasonal and substandard housing.

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

Source: 2011-2015 American Community Survey.
Dodge County & Communities, 2017.
Hanna:Keelan Associates, P.C., 2017.

TABLE 17A
SURVEY OF RENTAL PROPERTIES
DODGE 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	497	3.42	62.0
2003	9	289	5.54	59.9
2004	11	662	8.01	64.2
2005	10	649	4.47	62.5
2006	25	1,069	5.24	33.6
2007	30	1,220	13.44	55.3
2008	34	962	5.41	59.9
2009	48	1,868	6.75	34.8
2010	56	1,824	4.55	40.3
2011	60	1,140	5.00	24.4
2012	58	1,369	3.43	36.9
2013	57	1,717	5.82	53.3
2014	56	1,739	4.43	46.7
2015	38	1,372	2.9	48.0
2016	51	1,729	3.76	60.5

Source: Nebraska Investment Finance Authority, 2017.

TABLE 17B
SURVEY OF RENTAL PROPERTIES
FREMONT, NEBRASKA
2002-2016

<u>Year</u>	<u>Completed Surveys</u>	<u>Total Units</u>	<u>Vacancy Rate (%)</u>	<u>Absorption Rate (Days)</u>
2002	3	464	3.4	21.7
2003	6	93	3.2	17.5
2004	9	2,631	6.5	17.6
2005	9	633	4.4	25.6
2006	24	1,049	4.4	33.6
2007	21	1,126	13.5	44.8
2008	21	862	5.0	45.3
2009	34	1,706	6.7	23.0
2010	45	1,738	4.2	28.0
2011	43	1,011	4.7	22.0
2012	42	1,261	2.2	20.4
2013	43	1,616	5.6	50.0
2014	38	1,619	4.2	20.0
2015	28	1,619	2.2	23.1
2016	38	1,638	3.2	25.9

Source: Nebraska Investment Finance Authority, 2017.

TABLE 18
VACANCY RATES BY UNIT TYPE
DODGE COUNTY/CITY OF FREMONT, NEBRASKA
2016

<u>Type of Units</u>	<u>Units Managed</u>	<u>Available Units</u>	<u>Vacancy Rate (%)</u>
Dodge County:			
Single Family Units	165	8	4.8%
Apartments	1,161	56	4.8%
Mobile Homes	1	0	0.0%
<u>Not Sure of Type</u>	<u>402</u>	<u>1</u>	<u>0.2%</u>
Total Units	1,729	65	3.76%
Fremont:			
Single Family Units	146	8	5.5%
Apartments	1,090	43	3.9%
Mobile Homes	0	0	0.0%
<u>Not Sure of Type</u>	<u>402</u>	<u>1</u>	<u>0.2%</u>
Total Units	1,638	52	3.2%

Source: Nebraska Investment Finance Authority, 2017.
Hanna:Keelan Associates, P.C., 2017.

TABLE 19
AVERAGE SALES PRICE OF
SINGLE FAMILY HOMES
DODGE COUNTY, NEBRASKA
2000-2016

<u>Fiscal Year</u>	<u>Average Sale Price</u>
2000	\$87,032
2001	\$90,075
2002	\$97,099
2003	\$98,427
2004	\$114,247
2005	\$106,770
2006	\$116,137
2007	\$109,505
2008	\$121,594
2009	\$114,432
2010	\$115,464
2011	\$120,043
2012	\$108,058
2013	\$117,070
2014	\$126,135
2015	\$123,440
<u>2016</u>	<u>\$127,334</u>
Change (2000-2016)	\$87,032-\$127,334 (46.3%)

Source: Nebraska Investment Finance Authority, 2017.

**TABLE 20
OWNER OCCUPIED HOUSING VALUE
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

		Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or More	Total
Dodge County:	2000*	1,299	4,265	1,864	555	351	8,334
	2000 Med. Val.	\$81,900					
	2015*	1,339	2,797	3,016	1,366	1,541	10,059
	2015 Med. Val.	\$114,000					
	2017 2022	\$118,280 \$128,980					
Ames:	2000*	N/A	N/A	N/A	N/A	N/A	N/A
	2000 Med. Val.	N/A					
	2015*	0	4	0	17	5	26
	2015 Med. Val.	N/A					
	2017 2022	N/A N/A					
Dodge:	2000*	88	111	9	2	2	212
	2000 Med. Val.	\$53,100					
	2015*	66	131	11	12	4	224
	2015 Med. Val.	\$63,200					
	2017 2022	\$64,547 \$67,913					

TABLE 20 (CONTINUED)
OWNER OCCUPIED HOUSING VALUE
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

		Less than <u>\$50,000</u>	\$50,000 to <u>\$99,999</u>	\$100,000 to <u>\$149,999</u>	\$150,000 to <u>\$199,999</u>	\$200,000 or <u>More</u>	<u>Total</u>
Fremont:	2000*	643	3,194	1,518	411	196	5,962
	2000 Med. Val.	\$85,500					
	2015*	619	1,910	2,201	903	867	6,500
	2015 Med. Val.	\$115,300					
	2017	\$119,273					
	2022	\$126,206					
Hooper:	2000*	67	147	22	5	3	244
	2000 Med. Val.	\$68,400					
	2015*	21	123	96	31	10	281
	2015 Med. Val.	\$98,500					
	2017	\$102,513					
	2022	\$108,546					
Inglewood:	2000*	24	55	7	2	0	88
	2000 Med. Val.	\$64,200					
	2015*	16	40	34	3	18	111
	2015 Med. Val.	\$97,500					
	2017	\$101,940					
	2022	\$113,040					

CONTINUED:

**TABLE 20 (CONTINUED)
OWNER OCCUPIED HOUSING VALUE
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

		Less than <u>\$50,000</u>	<u>\$50,000</u> to <u>\$99,999</u>	<u>\$100,000</u> to <u>\$149,999</u>	<u>\$150,000</u> to <u>\$199,999</u>	<u>\$200,000</u> or <u>More</u>	<u>Total</u>
Nickerson:	2000*	20	25	6	0	0	51
	2000 Med. Val.	\$39,600					
	2015*	51	36	7	3	8	105
	2015 Med. Val.	\$53,000					
	2017	\$54,786					
	2022	\$59,252					
North Bend:	2000*	97	192	33	7	2	331
	2000 Med. Val.	\$63,100					
	2015*	61	149	92	36	30	368
	2015 Med. Val.	\$88,500					
	2017	\$91,886					
	2022	\$100,352					
Scribner:	2000*	144	119	23	2	0	288
	2000 Med. Val.	\$49,000					
	2015*	107	141	48	10	10	316
	2015 Med. Val.	\$65,700					
	2017	\$67,926					
	2022	\$73,492					

CONTINUED:

TABLE 20 (CONTINUED)
OWNER OCCUPIED HOUSING VALUE
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

		Less than <u>\$50,000</u>	\$50,000 to <u>\$99,999</u>	\$100,000 to <u>\$149,999</u>	\$150,000 to <u>\$199,999</u>	\$200,000 or <u>More</u>	<u>Total</u>
Snyder:	2000*	67	26	2	0	2	97
	2000 Med. Val.	\$37,500					
	2015*	36	41	15	0	5	97
	2015 Med. Val.	\$64,600					
	2017	\$68,213					
	2022	\$77,246					
Uehling:	2000*	63	47	2	0	0	112
	2000 Med. Val.	\$47,300					
	2015*	33	42	16	3	3	97
	2015 Med. Val.	\$59,700					
	2017	\$61,353					
	2022	\$65,486					
Winslow:	2000*	27	8	0	0	0	35
	2000 Med. Val.	\$34,200					
	2015*	15	7	3	0	0	23
	2015 Med. Val.	\$47,000					
	2017	\$48,706					
	2022	\$52,972					

CONTINUED:

**TABLE 20 (CONTINUED)
OWNER OCCUPIED HOUSING VALUE
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022**

		Less than <u>\$50,000</u>	<u>\$50,000</u> to <u>\$99,999</u>	<u>\$100,000</u> to <u>\$149,999</u>	<u>\$150,000</u> to <u>\$199,999</u>	<u>\$200,000</u> or <u>More</u>	<u>Total</u>
	2000*	59	341	242	126	146	914
Balance of County:	2000 Med. Val.	\$112,168					
	2015*	279	1,331	1,890	817	783	5,100
	2015 Med. Val.	\$149,630					
	2017	\$154,671					
	2022	\$159,120					

N/A = Not Available.
 *Specified Data Used. 2015 Estimate subject to margin of error.
 Source: 2000 Census, 2011-2015 American Community Survey.
 Hanna:Keelan Associates, P.C., 2017.

TABLE 21 GROSS RENT DODGE COUNTY & COMMUNITIES, NEBRASKA 2000-2022						
		<u>Less than \$300</u>	<u>\$300 to \$499</u>	<u>\$500 to \$699</u>	<u>\$700 or More</u>	<u>Total</u>
Dodge County:	2000*	668	1,597	1,475	530	4,270
	2000 Median Rent	\$485				
	2015*	249	727	1,507	2,333	4,816
	2015 Median Rent	\$691				
	2017	\$718				
	2022	\$786				
Ames CDP:	2000*	N/A	N/A	N/A	N/A	N/A
	2000 Median Rent	N/A				
	2015*	0	0	0	0	0
	2015 Median Rent	N/A				
	2017	N/A				
	2022	N/A				
Dodge:	2000*	19	25	5	3	52
	2000 Median Rent	\$335				
	2015*	3	6	14	10	33
	2015 Median Rent	\$668				
	2017	\$712				
	2022	\$822				

CONTINUED:

TABLE 21 (CONTINUED)
GROSS RENT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

		<u>Less than \$300</u>	<u>\$300 to \$499</u>	<u>\$500 to \$699</u>	<u>\$700 or More</u>	<u>Total</u>
Fremont:	2000*	548	1,290	1,318	484	3,640
	2000 Median Rent	\$497				
	2015*	172	609	1,134	2,105	4,020
	2015 Median Rent	\$711				
	2017	\$739				
	2022	\$810				
Hooper:	2000*	27	43	6	1	77
	2000 Median Rent	\$348				
	2015*	17	12	42	9	80
	2015 Median Rent	\$563				
	2017	\$591				
	2022	\$662				
Inglewood:	2000*	0	15	20	7	42
	2000 Median Rent	\$533				
	2015*	7	4	4	13	28
	2015 Median Rent	\$675				
	2017	\$693				
	2022	\$738				

CONTINUED:

TABLE 21 (CONTINUED)
GROSS RENT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

		<u>Less</u> <u>than \$300</u>	<u>\$300 to</u> <u>\$499</u>	<u>\$500 to</u> <u>\$699</u>	<u>\$700 or</u> <u>More</u>	<u>Total</u>
Nickerson:	2000*	3	21	13	3	40
	2000 Median Rent	\$480				
	2015*	0	2	10	18	30
	2015 Median Rent	\$764				
	2017	\$801				
	2022	\$893				
North Bend:	2000*	33	35	31	4	103
	2000 Median Rent	\$407				
	2015*	6	9	35	54	104
	2015 Median Rent	\$706				
	2017	\$745				
	2022	843				
Scribner:	2000*	14	36	11	0	61
	2000 Median Rent	\$353				
	2015*	15	9	31	18	73
	2015 Median Rent	\$542				
	2017	\$567				
	2022	\$630				

CONTINUED:

TABLE 22 (CONTINUED)
GROSS RENT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

		<u>Less than \$300</u>	<u>\$300 to \$499</u>	<u>\$500 to \$699</u>	<u>\$700 or More</u>	<u>Total</u>
Snyder:	2000*	10	13	4	0	27
	2000 Median Rent	\$369				
	2015*	8	12	5	17	42
	2015 Median Rent	\$567				
	2017	\$593				
	2022	\$659				
Uehling:	2000*	2	7	0	0	9
	2000 Median Rent	\$342				
	2015*	3	12	5	0	20
	2015 Median Rent	\$410				
	2017	\$419				
	2022	\$441				
Winslow:	2000*	0	3	0	0	3
	2000 Median Rent	\$375				
	2015*	0	6	0	2	8
	2015 Median Rent	N/A				
	2017	N/A				
	2022	N/A				

CONTINUED:

TABLE 22 (CONTINUED)
GROSS RENT
DODGE COUNTY & COMMUNITIES, NEBRASKA
2000-2022

		<u>Less</u> <u>than \$300</u>	<u>\$300 to</u> <u>\$499</u>	<u>\$500 to</u> <u>\$699</u>	<u>\$700 or</u> <u>More</u>	<u>Total</u>
	2000*	12	109	67	28	216
Balance of	2000 Median Rent	\$315				
County:	2015*	18	46	227	87	378
	2015 Median Rent	\$499				
	2017	\$523				
	2022	\$583				

N/A = Not Available.
 *Specified Data Used. 2015 Estimate subject to margin of error.
 Source: 2000 Census, 2011-2015 American Community Survey.
 Hanna:Keelan Associates, P.C., 2017.

TABLE 23
OCCUPANCY OF SELECTED AFFORDABLE RENTAL HOUSING OPTIONS
DODGE COUNTY, NEBRASKA
2017

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occupancy/Wait List</u>
Cambridge Square CROWN Scattered Site Fremont, NE	2012	3-Bd: 6 4-Bd: 4	NIFA (LIHTC) Rent-To-Own	3-Bd: \$575 4-Bd: \$600	100% Yes (N/A)
Dodge Comm. Housing I & II 301 Spruce Street Dodge, NE	N/A	1-Bd: 2 2-Bd: 3 3-Bd: 1	USDA-RD Multifamily	N/A	N/A
Dodge Comm. Housing III 650 1st Street Dodge, NE	N/A	1-Bd: 2 2-Bd: 4	USDA-RD Multifamily	N/A	N/A
Empire Apartments 459 Jefferson Road Fremont, NE	1981	48 Total Units	HUD Multifamily Section 8	30% of Income	N/A
Fountain Springs Estates 29 th & West Yager Road Fremont, NE	2017	2-Bd: 24 3-Bd: 8	HUD Elderly	2-Bd: \$435-\$585 3-Bd: \$525-\$575	67% No (Initial Rent)
Golden View Apartments 331 8 th Street Uehling, NE	N/A	1-Bd: 8 2-Bd: 4	HUD Multifamily	30% of Income	N/A
Gifford Tower 2510 Clarkson Street Fremont, NE	1973	1-Bd: 127 2-Bd: 2	HUD Elderly	30% of Income	90% Yes (N/A)

CONTINUED:

TABLE 23 (CONTINUED)
OCCUPANCY OF SELECTED AFFORDABLE RENTAL HOUSING OPTIONS
DODGE COUNTY, NEBRASKA
2017

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occupancy/Wait List</u>
Mosaic Housing Corp II 317 West Military Avenue Fremont, NE	1994	2-Bd: 4	Special Needs	30% of Income	100% Yes (N/A)
North Bend Estates 800 Locust Street North Bend, NE	1987	1-Bd: 16	USDA-RD Multifamily	30% of Income (Max Rent: \$440)	81% No
Parkview Apartments 100 Maple Street Hooper, NE	1968	1-Bd: 23 2-Bd: 2	HUD Multifamily	30% of Income 1-Bd: \$448 2-Bd: \$595	84% No
Power House Apartments 734 Park Avenue Fremont, NE	2003	1-Bd: 17 2-Bd: 16 3-Bd: 6	NIFA (LIHTC) Multifamily	N/A	95% N/A
Somers Point I Scattered Site Fremont, NE	2000	2-Bd: 32	NIFA (LIHTC) Elderly	30% of Income (\$430-\$445)	100% Yes (40)
Somers Point II Scattered Site Fremont, NE	2000	2-Bd: 32	NIFA (LIHTC) Elderly	30% of Income (\$430-\$445)	100% Yes (40)
Stanton Tower 2600 North Clarkson Street Fremont, NE	1983	1-Bd: 120	HUD Elderly	30% of Income	90% Yes (N/A)
Yorkshire Manor 2600 North Laverna Street Fremont, NE	1972	1-Bd: 84	NIFA (LIHTC) Multifamily	N/A	N/A

N/A – Not Available/Not Applicable

Source: Property Managers, USDA-Rural Development, U.S. Department of Housing & Urban Development, Nebraska Investment Finance Authority, 2017.
Hanna:Keelan Associates, P.C., 2017.

**TABLE 24
OCCUPANCY OF SELECTED NURSING & ASSISTED/INDEPENDENT LIVING OPTIONS
DODGE COUNTY, NEBRASKA
2017**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occupancy/Wait List</u>
Birchwood Manor 1120 Walnut Street North Bend, NE	N/A	Beds: 53	Skilled Nursing	N/A	98% Yes (N/A)
Dunklau Gardens 450 Est 23 rd Street Fremont, NE	1960s	Beds: 106	Skilled Nursing	\$178-\$333/Day	75% No
Edgewood Vista of Fremont 2910 North Clarkson Street Fremont, NE	2000	10 Total Units	Assisted Living	\$4,475-\$5,700	100% No
Good Samaritan Society Elkhorn Valley Villa 180 Poppe Drive Scribner, NE	2007	1-Bd: 16	Assisted Living	N/A	100% Yes (2)
The Heritage at Shamilar Gardens 749 East 29 th Street Fremont, NE	2002	Stu: 6 1-Bd: 51 2-Bd: 8	Assisted Living	Stu: \$3,195 1-Bd: \$3,625-\$4,225 2-Bd: \$4,545-\$4,795 Care: \$430-\$2,120	83% Yes (5)
Hooper Care Center 400 East Birchwood Drive Hooper, NE	1973	Beds: 48	Skilled Nursing	Room: \$156-\$171 Care: \$25-\$73 Support Care: \$149	75% No
Nye Legacy Health and Rehab 3210 North Clarkson Street Fremont, NE	N/A	Beds: 100	Nursing	N/A	N/A

CONTINUED:

TABLE 24 (CONTINUED)**OCCUPANCY OF SELECTED NURSING & ASSISTED/INDEPENDENT LIVING OPTIONS
DODGE COUNTY, NEBRASKA****2017**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occupancy/Wait List</u>
Nye Pointe Health & Rehab 2700 Laverna Street Fremont, NE	1960s	Beds : 43	Nursing	\$5,000-\$7,500	98% Yes (5)
Nye Square 655 West 23 rd Street Fremont, NE	1989	Stu: 41 1-Bd: 2	Assisted Living	Stu: \$2,400 1-Bd: \$3,693 Care: \$12-\$49/Day	95% Yes (10)
Nye Square 655 West 23 rd Street Fremont, NE	1989	Stu: 2 1-Bd: 74 2-Bd: 58	Independent Living	Stu: \$1,230 1-Bd: \$1,479-\$1,839 2-Bd: 3,200	93% Yes (10)
Parkview Home 930 2 nd Street Dodge, NE	1967	Beds: 62	Skilled Nursing	\$175-\$210/Day	60% No
Premier Estates of Fremont, LLC 2550 North Nye Avenue Fremont, NE	N/A	Beds: 147	Skilled Nursing	N/A	N/A

N/A – Not Available/Not Applicable

Source: Property Managers/Facility Administrators, Nebraska Healthcare Association, 2017.

Hanna:Keelan Associates, P.C., 2017.

TABLE 25
ESTIMATED HOUSING TARGET DEMAND
DODGE COUNTY & COMMUNITIES, NEBRASKA
2022

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
Dodge County:	491	367	858	\$175.86
Dodge:	10	4	14	\$2.82
Fremont:	355	321	676	\$127.40
Hooper:	8	8	16	\$3.01
Inglewood:	3	2	5	\$0.97
Nickerson:	4	2	6	\$1.20
North Bend:	16	14	30	\$5.70
Scribner:	9	10	19	\$3.57
Snyder:	4	2	6	\$1.20
Uehling:	3	2	5	\$0.97
Winslow:	1	2	3	\$0.53
Balance of County:	78	0	78	\$28.50

*Based upon new households, providing affordable housing for 10% of cost burdened households, replacement of housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating structurally sound housing units and build for “pent-up” demand, based upon local capacity and availability of land and financial resources.

**Includes Downtown Housing Potential:
 Fremont, 54 Units (18 Owner, 36 Rental Units)..

^ New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2017.

TABLE 26
AREA HOUSEHOLD INCOME (AMI)
DODGE COUNTY, NEBRASKA
2015

	<u>1-4PHH</u>	<u>5-8PHH</u>
30% AMI	\$18,300	\$24,480
50% AMI	\$30,500	\$40,800
60% AMI	\$36,600	\$48,960
80% AMI	\$48,800	\$65,250
100%AMI	\$61,000	\$81,600
125%AMI	\$76,250	\$102,000

Source: Hanna:Keelan Associates, P.C., 2017.

TABLE 27
ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR
DODGE COUNTY/CITY OF FREMONT, NEBRASKA
2022

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	
<u>Dodge County:</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	
Owner:	0	42	68	120	261	491
Rental:	24	61	72	133	77	367
<u>Fremont:</u>						
Owner:	0	33	52	95	175	355
Rental:	21	52	61	112	75	321

Source: Hanna:Keelan Associates, P.C., 2017.

TABLE 28
ESTIMATED HOUSING TARGET DEMAND – ED BOOST
(1,000 FTEs/+1,430 POPULATION)
DODGE COUNTY & COMMUNITIES, NEBRASKA
2022

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
Dodge County:	786	722	1,508	\$319.31
Dodge:	12	7	19	\$4.0
Fremont:	562	632	1,194	\$234.03
Hooper:	12	16	28	\$5.39
Inglewood:	3	3	6	\$1.13
Nickerson:	4	4	8	\$1.35
North Bend:	30	35	65	\$12.69
Scribner:	12	16	28	\$5.39
Snyder:	4	4	8	\$1.35
Uehling:	3	3	6	\$1.20
Winslow:	1	2	3	\$0.53
Balance of County:	143	0	143	\$52.25

*Based upon new households, providing affordable housing for 10% of cost burdened households, replacement of 20% of housing stock experiencing plumbing, overcrowded conditions, absorb housing vacancy deficiency by creating 6% vacancy rate consisting of structurally sound housing units and build for “pent-up” demand, based upon local capacity and availability of land and financial resources.

**Includes Downtown Housing Potential:

Fremont, 72 Units (24 Owner, 48 Rental Units).

^ New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2017.

TABLE 29 HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR FREMONT, NEBRASKA 2022				
<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental (No Boost)</u>	<u>#Owner / #Rental (Boost)</u>	<u>Land Requirements (Acres) (No Boost / Boost)</u>
18 to 54 Years**	Single Family Unit	175 / 24*	294 / 36	93.2 / 154.5
	Town Home Unit	30 / 30	65 / 70	14.0 / 31.5
	Duplex/Triplex Units	15 / 63	21 / 98	14.6 / 22.3
	Apartment Units***	10 / 76	14 / 214	7.5 / 19.8
Totals		230 / 193	394 / 418	129.3 / 228.1
55+ Years	Single Family Unit	60 / 0	80 / 0	47.0 / 62.6
	Town Home Unit	40 / 30	56 / 50	16.3 / 24.7
	Duplex/Triplex Units	15 / 44	20 / 74	11.0 / 17.8
	Apartment Units***	10 / 54	12 / 90	5.8 / 9.2
Totals		125 / 128	168 / 214	80.1 / 114.3
TOTALS		355 / 321	562 / 632	209.4 / 342.4
*Includes Lease- or Credit-To-Own Units.				
**Includes Housing for Special Populations				
***Includes Downtown Housing Units.				
Source: Hanna:Keelan Associates, P.C., 2017.				

**TABLE 30A
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
DODGE COUNTY-WIDE, NEBRASKA
2022**

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	24	48	76	148	39
Family	0	36	41	69	185	331	288
Special Populations¹	<u>0</u>	<u>6</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>12</u>	<u>0</u>
Subtotals	0	42	68	120	261	491	327
RENTAL							
UNITS							
Elderly (55+)	12	34	37	42	22	147	35
Family	6	24	32	88	55	205	182
Special Populations¹	<u>6</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>15</u>	<u>0</u>
Subtotals	24	61	72	133	77	367*	217
TOTALS	24	103	140	253	338	858	544

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., 2017.

TABLE 30B**HOUSING DEMAND POTENTIAL – TARGET POPULATIONS****FREMONT, NEBRASKA****2022**

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	20	41	64	125	34
Family	0	29	30	52	111	222	193
Special Populations¹	<u>0</u>	<u>4</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>8</u>	<u>0</u>
Subtotals	0	33	52	95	175	355	227
RENTAL							
UNITS							
Elderly (55+)	10	30	34	34	20	128	30
Family	5	20	25	76	55	181	161
Special Populations¹	<u>6</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>12</u>	<u>0</u>
Subtotals	21	52	61	112	75	321*	191
TOTALS	21	85	113	207	250	676	418

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., 2017.

TABLE 31A
HOUSING DEMAND POTENTIAL– TARGET PRICE POINTS/HOUSING TYPES
DODGE COUNTY-WIDE, NEBRASKA
2022

PRICE – PURCHASE COST (Area Median Income)							Work Force
Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	Force
Units	\$118,000*	\$138,000*	\$154,800*	\$196,300*	\$279,900*+		\$178,700*
2 Bedroom	0	32	26	32	42	132	51
3+ Bedroom	0	10	42	88	219	359	276
TOTALS	0	42	68	120	261	491	327

PRICE – PURCHASE COST (Area Median Income)							Work Force
Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%125%)	(126%+)	TOTALS	Force
Units	\$525**	\$575**	\$635**	\$775**	\$885**+		\$735**
1 Bedroom	10	17	0	0	0	27	0
2 Bedroom	8	33	40	51	21	153	60
3+ Bedroom	6	11	32	82	56	187	157
TOTALS	24	61	72	133	77	367	217

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

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2017.

TABLE 31B
HOUSING DEMAND POTENTIAL– TARGET PRICE POINTS/HOUSING TYPES
FREMONT, NEBRASKA
2022

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force
Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	\$173,000*
Units	\$115,000*	\$132,800*	\$150,500*	\$192,500*	\$260,700*+		
2 Bedroom ¹	0	25	18	24	31	98	38
3+ Bedroom	0	8	34	71	144	257	189
TOTALS	0	33	52	95	175	355	227

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force
Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	\$785**
Units	\$545**	\$595**	\$665**	\$795**	\$940***+		
1 Bedroom ¹	10	15	0	0	0	25	0
2 Bedroom ¹	7	29	36	40	21	133	52
3+ Bedroom	4	8	25	72	54	163	139
TOTALS	21	52	61	112	75	321	191

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., 2017.

TABLE 32 HOUSING CONDITIONS SURVEY DODGE COUNTY COMMUNITIES, NEBRASKA 2017	
DODGE COUNTY COMMUNITIES (TOTAL)	
Excellent	231
Good	4,401
Average	4,867
Fair	912
Poor	<u>62</u>
Total	10,473
FREMONT	
Excellent	229
Good	4,294
Average	3,553
Fair	550
Poor	<u>27</u>
Total	8,653
DODGE	
Excellent	1
Good	33
Average	188
Fair	20
Poor	<u>1</u>
Total	253
CONTINUED:	

TABLE 32 (CONTINUED)	
HOUSING CONDITIONS SURVEY	
DODGE COUNTY COMMUNITIES, NEBRASKA	
2017	
HOOPER	
Excellent	0
Good	25
Average	254
Fair	47
Poor	<u>10</u>
Total	336
INGLEWOOD	
Excellent	0
Good	0
Average	71
Fair	29
Poor	1
Total	101
NICKERSON	
Excellent	0
Good	2
Average	43
Fair	6
Poor	<u>1</u>
Total	52
CONTINUED:	

TABLE 32 (CONTINUED)	
HOUSING CONDITIONS SURVEY	
DODGE COUNTY COMMUNITIES, NEBRASKA	
2017	
NORTH BEND	
Excellent	0
Good	14
Average	318
Fair	101
Poor	<u>10</u>
Total	443
SCRIBNER	
Excellent	1
Good	18
Average	258
Fair	76
Poor	<u>4</u>
Total	357
SNYDER	
Excellent	0
Good	8
Average	94
Fair	18
Poor	<u>1</u>
Total	121
CONTINUED:	

TABLE 32 (CONTINUED)	
HOUSING CONDITIONS SURVEY	
DODGE COUNTY COMMUNITIES, NEBRASKA	
2017	
UEHLING	
Excellent	0
Good	7
Average	69
Fair	36
Poor	<u>5</u>
Total	117
WINSLOW	
Excellent	0
Good	0
Average	19
Fair	19
Poor	<u>2</u>
Total	40
Source: Dodge County Assessor, 2017.	

TABLE 33
ESTIMATED TARGET HOUSING
REHABILITATION / DEMOLITION DEMAND
DODGE COUNTY COMMUNITIES, NEBRASKA
2022

	# Rehabilitated / Est. Cost*	<u>Demolition</u>
Dodge County:	1,443 / \$53.4 M	260
Fremont:	1,148 / \$42.3 M	148
Dodge:	38 / \$1.4 M	8
Hooper:	44 / \$1.7 M	16
Inglewood:	25 / \$921,000	6
Nickerson:	12 / \$482,000	3
North Bend:	68 / \$2.5 M	30
Scribner:	54 / \$2.2 M	22
Snyder:	14 / \$536,000	5
Uehling:	30 / \$1.1 M	16
Winslow:	10 / \$301,000	6

*Based upon field inspections and age of housing.
 Source: Hanna:Keelan Associates, P.C., 2017.