HASTINGS CITY COUNCIL
WORKSESSION AGENDA

Council Chambers – City Hall
220 North Hastings Avenue
February 18, 2021
5:30 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for February 18, 2021 Worksession.

PUBLIC NOTICE - Official Notice of the Worksession was published in the Hastings Tribune on Wednesday, February 17, 2021. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

DISCUSSION ITEMS

1. Discussion of mask mandate extension.

2. Presentation on final report for Housing Study - Marvin Consultants.

3. Discussion of ethics ordinance/code of conduct.

4. Discussion on setting date for City Council Retreat.

ADJOURN:

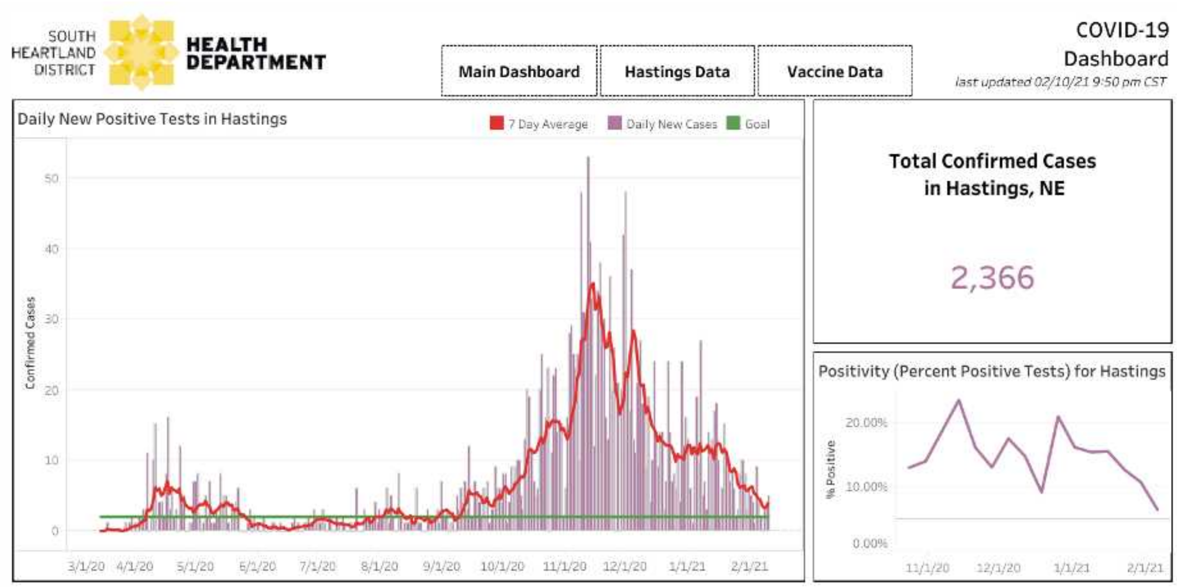
The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

SOUTH HEARTLAND DISTRICT HEALTH DEPARTMENT

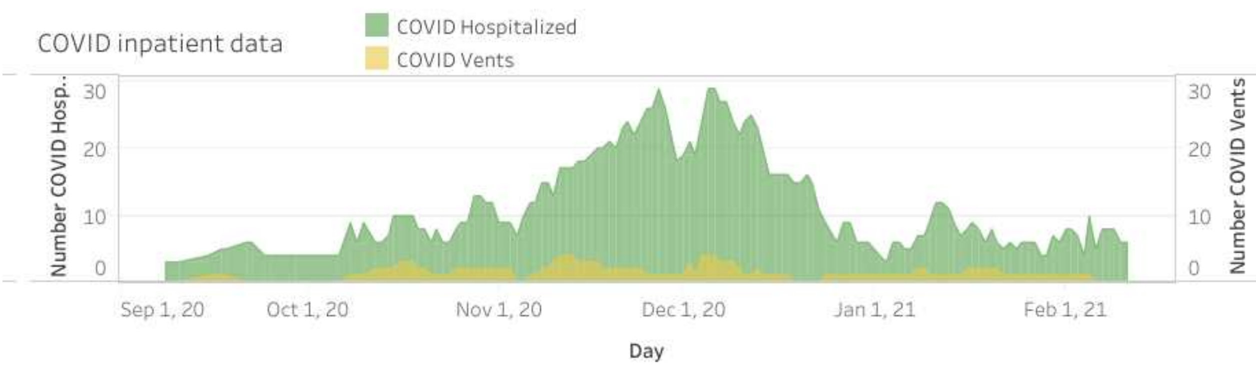
COVID Status in Hastings, Adams County and South Heartland District
02.11.2020

- **Cumulative Totals:**
  - **Then:** SHDHD 2,359 Cases, Adams County 1,590 Cases (11/19/20)
  - **Now:** SHDHD 4,378 Cases, Adams County 2,849 Cases (02/11/21)



- **Weekly Positive Tests**
  - **Then**: 392 positive tests reported to SHDHD for the week ending November 14 (47% net increase over the previous week); 299 were Adams County (76%) and 259 were Hastings (66%)
  - **Now:** 68 positive tests reported to SHDHD for the week ending February 6 (30% decrease over the previous week); 34 were Adams County (50%) and 31 were Hastings (45.6%)
- **Adams County Cases:**
  - **Then:** October 1-31, total new cases = 409; November 1-18, total new cases = 481
  - **Now:** January 1-31, total new cases = 335; Feb 1 – Feb 10 = 42
- **Overall weekly positivity** (percent positive tests in community and long-term care):
  - **Then:** for the week ending November 7, SHDHD: 15.5% (Adams County: 17.5%)
    - Community weekly positivity (does not include testing associated with long term care): SHDHD 30.1%, Adams County 29.4%
  - **Now:** for the week ending February 6, SHDHD: 6.3% (Adams County: 5.8%, Hastings: 6.5%)
    - Community weekly positivity: SHDHD 15.5%, Adams County 10.8%
- **South Heartland Hospital Capacity**
  - **Then** (November 19, 2020):
    - Percentage of inpatients that are COVID positive: 68%
    - 18% ICU beds available

        - 21 COVID-positive patients in South Heartland hospitals, including 5 in critical care, and 2 ventilators in use (See A, below)
    - **Now** (February 11, 2021):
        - Percentage of inpatients that are COVID positive: 17%
        - 64% ICU beds available
        - 6 COVID-positive patients in South Heartland hospitals and zero ventilators in use (See A, below)
- **Hospitalizations** of South Heartland residents has decelerated:
    - **Then:** approximately 35% of total hospitalizations since the beginning of the pandemic occurred in the 8 weeks from mid-October to mid-December.
    - **Now:** approximately 8% of total hospitalizations since the beginning of the pandemic occurred in the past 8 weeks (mid-December to mid-February)
- **Case fatality rate:** 55 Deaths in SH residents (1.25% Case Fatality Rate); 36 deaths in Adams County residents (1.26% Case Fatality Rate)



A. SH Hospitals: Daily COVID Census and # on Ventilators

University of Nebraska Medical Center | Nebraska Medicine

UNMC Statement on Face Mask Mandates
February 2, 2021

Cases of coronavirus disease 2019 (COVID-19) in Nebraska have reduced to levels last seen in early October 2020, hospitalization levels remain high but have also lowered to levels last seen in late October 2020 and Nebraska deaths have eased to levels last seen in November 2020. The easing of these key COVID-19 indicators are encouraging and indicate that preventative measures implemented during the October through December months were impactful. That being said, the current disease levels remain concerning and have the same potential for explosive growth in cases, hospitalizations and deaths if community prevention measures are relaxed. Communities must continue to take action to suppress transmission to prevent excess deaths and hospitalizations that have stressed our hospitals to their breaking point for over four months. The available scientific evidence clearly shows that mask mandates can significantly reduce community transmission of COVID and are particularly important community prevention measures as we face a rise in infections of COVID-19 variants from the UK, South Africa and Brazil that have been characterized as more infectious than the virus Nebraska has battled to date. Therefore, ordinances mandating the wearing of face masks outside of one's home are a low-cost and effective tool that can help communities protect vulnerable populations, health system function, and economic vitality even as more easily transmitted viruses take hold in our community.

The consensus of infectious disease and public health experts continues to strengthen in support of the efficacy of face masks, including multi-layered cloth masks, for reducing community transmission of COVID-19. The U.S. Centers for Disease Control and Prevention (CDC) has published a scientific brief documenting the role of face masks in COVID-19 transmission, citing 45 supporting papers and studies.[1] Recently, a team of leading U.S. researchers examined the breadth of evidence and found a "preponderance of evidence indicates that mask wearing reduces transmissibility" of virus and strongly recommended widespread use of and regulations for widespread mask use published in the Proceedings of the U.S. National Academy of Science.[2] Many population centers across Nebraska enacted mask ordinances in late fall that contributed to the reduction of COVID-19 infections and reaped the benefits outlined in the Goldman Sachs economists study of improved community compliance, reduced cases, and reduced negative economic consequences in communities by avoiding shut downs and school closures.[3]

In conclusion, the public health and infectious disease experts in the Global Center for Health Security at the University of Nebraska Medical Center agree that mandatory, universal face mask use is an effective tool for reducing community transmission of COVID-19 especially when faced with the threat of more infectious coronavirus variants taking hold in our communities. Mask mandates should be used in a layered combination of community non-pharmaceutical interventions in order to create the largest reduction in COVID-19 cases.

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1 https://www.cdc.gov/coronavirus/2019-ncov/more/masking-science-sars-cov2.html

2 https://www.pnas.org/content/118/4/e2014564118.short

3 https://www.goldmansachs.com/insights/pages/face-masks-and-gdp.html

Hastings, Nebraska
Housing Needs Assessment 2021

MPC
MARVIN PLANNING CONSULTANTS
Specializing in Municipal, County and Neighborhood Planning

COMMUNITY PLANNING INSIGHTS
www.cpi-planning.com

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City of Hastings

City of Hastings Community Redevelopment Authority

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1 Introduction and Methodology

Introduction

The City of Hastings, the Hastings Community Redevelopment Authority, Hastings Economic Development Corporation, and the Hastings Chamber of Commerce procured the Marvin Planning Consultants (MPC) team to undertake a comprehensive housing assessment of the city of Hastings. The comprehensive housing assessment is sponsored by the City of Hastings in partnership with Hastings Community Redevelopment Authority and the Nebraska Investment Finance Authority (NIFA). The goal of the study is to assess the general health of the housing market, current conditions of the housing stock, assess and forecast current and future housing needs based on projected population and employment trends.

The project partners understand the Nebraska housing market is tight, which means vacancy rates are extremely low, and finding the right housing product for current and future residents is a challenge. These tight housing markets not only affect the confidence of current residents, but a tight housing market also becomes a challenge when attracting new businesses to locate into a community. Tight housing markets with low vacancies and limited housing options, are the difference between a business considering expansion within their current community, or relocation to a different region. A tight housing market or housing market in which the right type of housing is not available can also increase employee turnover and general dissatisfaction. If businesses believe, or know, they cannot find adequate housing for their employees they may look elsewhere. The project partners recognize the housing situation within Hastings is not ideal and affects current employers, attracting new employers to the region to grow the economic base is challenging.

Study Boundaries

The housing needs assessment included all of the city of Hastings.

Figure 1.1: Study Area

Source: Google Earth

Methodology

The MPC team used a two-part, data-driven approach to undertake the assessment and ultimately the recommended outcomes and strategy. The team used a variety of data sources including: Adams County Assessor's data, City of Hastings GIS data, US Department of Housing and Urban Development (HUD), US Census, and private sources such as ESRI. These data are supplemented with local observations and stakeholder interviews. The housing assessment process is divided into two parts. One is the quantitative data-driven analysis (the numbers), and the second is the qualitative analysis (perceptions). Quantitative analysis was done through analyzing US census data population forecasts, employment data locational analysis in general trend data.

Local data was also used to supplement National level data. This included the Adams County Assessors data as well as the local Board of Realtors – Multiple Listing Service (MLS) data. When examined in a comprehensive fashion, the national and local data paints a picture of what is going on in the housing market and what we can expect to happen over the next 5 to 10 years if actions are not addressed. The goal of the study is to really look at what types of housing are needed, what types of residents are expected to enter the Hastings area, and what is missing from the current housing market and then what also can be done to address the situation moving forward.

The qualitative data gathering is the second element of the study. The MPC team approached this task in a variety of manners including focus groups with key stakeholders including local officials, major employers, housing advocates, local bankers, realtors, housing developers, and also young professionals in the Hastings area. These focus groups were supplemented with online and written surveys which were distributed via SurveyMonkey. Over 750 surveys were completed. The qualitative data supplements and provides local context to the numbers. It provides insight into how people feel about the housing situation in Hastings. The MPC team gathered as many points of view as possible to create a well-rounded picture of the housing situation. When both the qualitative and quantitative data are examined the results paint the true picture of the housing needs and challenges within Hastings.

Document layout

The Hastings Housing Needs Assessment Study is laid out in the following Chapters:

1. Introduction
2. Community Engagement
3. Existing Conditions
4. Hastings Demand Analysis
5. Hastings Recommendations

Appendix A: Funding Resources

2 Community Engagement

Introduction
During the process, the MPC team worked to collect information regarding the perceived needs and desires in Hastings. The data collection process included specific techniques, including:
- On-line surveys
- Hard copies of the on-line survey
- Focus group meetings
- Special interviews
- Steering Committee meeting

Survey
The community engagement portion of the project began with developing an on-line survey via SurveyMonkey, with hard copies available for those not having access to the on-line format. The survey kick-off was on January 29 from 4:45 to 6:15 pm at the Lark.

As part of the community effort to get responses to the survey, the team developed postcards and posters which were placed around the entire community. These items were to help draw attention to the survey and the need for input.

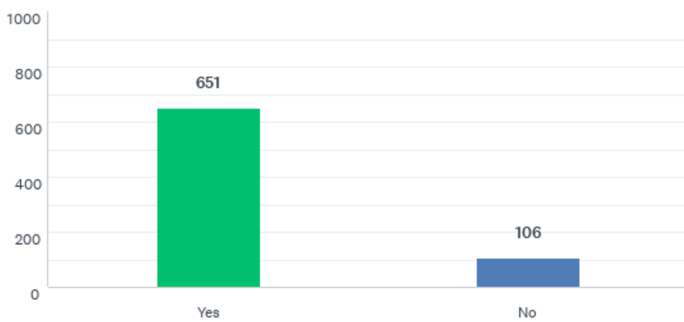
Postcard sample front

Postcard sample back

Survey Results

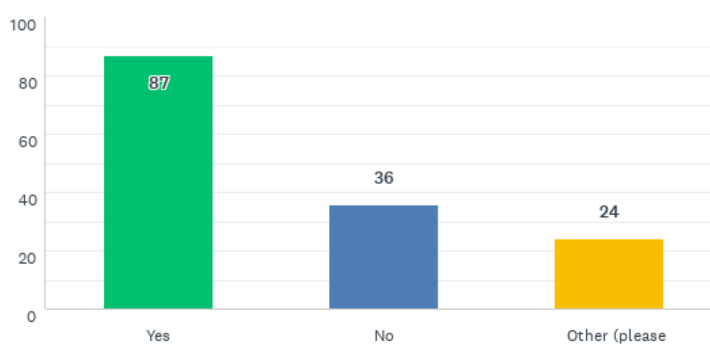
Overall Number of Replies

Overall, the survey received 759 responses from across the Hastings area. In total, 651 lived in Hastings and 106 stated they did not live in Hastings.



Willingness to Move to Hastings

Those answering "No" to the first question, were then asked if they would consider moving to Hastings. Interestingly, only 106 answered "No" in Question 1 but 147 people answered this question. However, the following is the results of the question.

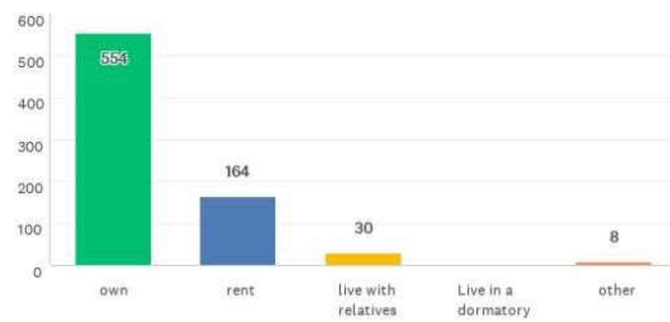


Comments

1. Out of town and state
2. Just outside Hastings
3. Moving to next month
4. I previously lived in Hastings but wanted to live outside of city limits.
5. Own acreage outside of town
6. Probably not unless work circumstances required it.
7. Probably not
8. I live in Juniata
9. No. I am currently trying to get out of this town. it's a joke on so many levels. Unfortunately my situation requires me building within the jurisdiction. The regulations and hoops this town put in front of people is utter bs.
10. Live near Juniata
11. Love farm life but grew up in Hastings. Currently outside of Juniata
12. Recently relocated from Hastings
13. Own property in Hastings, moved 2 years ago
14. Maybe. But where I rent in Adams County is way more affordable and better landlord than anything and anyone in Hastings
15. Built a home just outside of Hastings.
16. I would if I had the need to move, probably
17. I have started to look outside of Hastings because of the housing problem.
18. Maybe! I don't know

I currently:

This is Question 3 which is asking the respondents to identify their current living situation. The results are as follows.

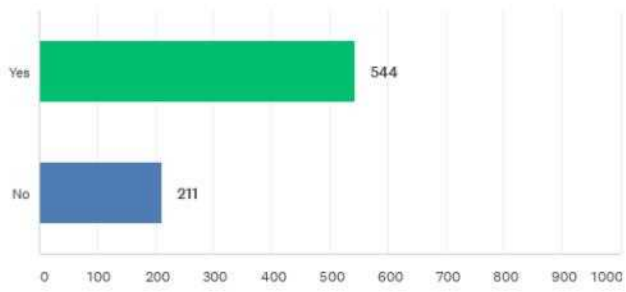


The majority of the respondents (73.3%) stated they currently own their home. While 21.7% surveyed claimed to be renting. A total of 30 people (4.0%) answered they living with relatives at the time of the survey.

Finally, eight people answered "other", unfortunately they did not provide a description of what "other" meant to them. In some cases, "other" has meant people living in their car, RV, or just homeless at the time.

Satisfaction with Current Housing Situation

This is simply what it is says. The survey wanted to find out who is or is not satisfied with their current housing conditions.



In all, 72.05% stated they were satisfied with there current housing situation; while, 27.95% are not currently satisfied.

Question 5, asked "If you answered "No" to Question 4, please explain".

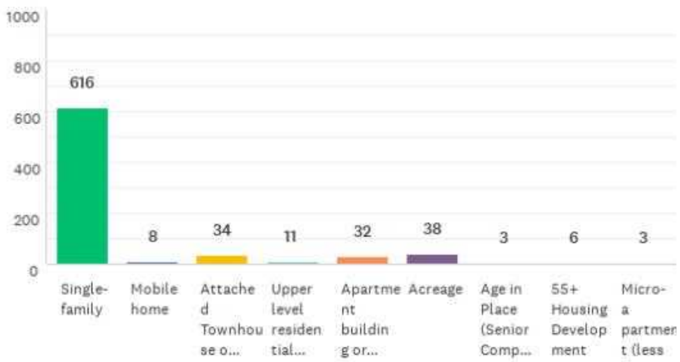
This question receive 201 replies; therefore, the following will be a summary of some of the replies. The complete list will be available at the Planning and Zoning office at City Hall or at the Community Redevelopment Agency office.

1. Rent too high with taxes
2. Too expensive
3. Home has rats and landlord doesn't take care of them or the lawn
4. Staying with friend or living in truck
5. Can't afford rent and utilities
6. Need to move to a smaller residence
7. Houses are either complete dumps that they want ridiculous prices or they are way out of range for a middle-class person to afford something decent but not over the top.
8. Affordable housing is necessary.
9. There isn't anywhere that is affordable for renters in Hastings. Most rentals that are affordable aren't very nice or have a not so great landlord.
10. New building going up seems to be for bigger families and around the $300,000 range. A lot of the houses for sale need too much work and they are pretty pricey.
11. Hastings is sorely lacking in condo/townhome/ apt. housing for all income levels.
12. My current housing is too far away from my job in Hastings. I would gladly move in to Hastings but there is no CLEAN, affordable, safe housing for rent.
13. We need more condo type housing units for widowed people like me who want to downsize BUT do not want to live at the Village.
14. Rent is too high for what Hastings has to offer. So few places accept pets. Investors own too much property making it difficult for a single person to find an affordable house to buy because the are owned by investors and rented out at an inflated rate.
15. Lack of apartments, affordable single-family homes and short-term options. It is challenging to attract new employees to the area with the housing shortage in Hastings. Many new hires are living in Grand Island.
16. We need more retirement housing.
17. There is not enough houses in the $150,000 to $200,000 price range.
18. The proximity to the RR tracks and the engineers laying on the horn at all hours is horrible.
19. Rent through the college is extremely expensive, yet there are no other better options to rent.
20. Live in small town around 10 miles away from Hastings. Moved here because housing Prices were high and still had to put a lot of money into the house.
21. The house has mice in the walls and attic through out the house all year long and bats in the attic in the spring and summer time. The plumbing smells like sewage when u do laundry and when running water in the bathroom sink and bathtub it smells like spoiled eggs. The pipes are full of roots from trees which cause the plumbing to be backed up when draining the bath tub or flushing the toilet. This is the second house I've lived in in Hastings with these same issues as my previous house I moved from.
22. The housing market needs more middle ground houses for sale. Seems to be very expensive or very run down.
23. The only affordable housing is in the crime heavy areas of Hastings. Lots of Meth. Lots of theft.
24. We currently have 3 kids in one bedroom. I would like a bigger place.
25. We live in a run down old military barracks that have been converted into apartments. It's falling apart, heat never works, rent is really high.
26. I'd prefer to live in Hastings but found better housing for less in Juniata.
27. I think there should be more affordable housing in the $100,000-$120,000 range.
28. Need affordable senior housing that accepts children.
29. We live by the old Imperial Mall. We have growing concerns about the property value of our house going down with the growing eye sore of the structure, while our taxes only continue to raise. We hope that they do not introduce low income housing to that area!
30. The ratio of homeowners to renters is 1 to 6. The rentals assuredly bring down the property value.

The rental theme of the comments is the rent is too high and the housing is in poor conditions and a number of landlords are ignoring issues that are harmful and health concerns to the individuals living in the housing.

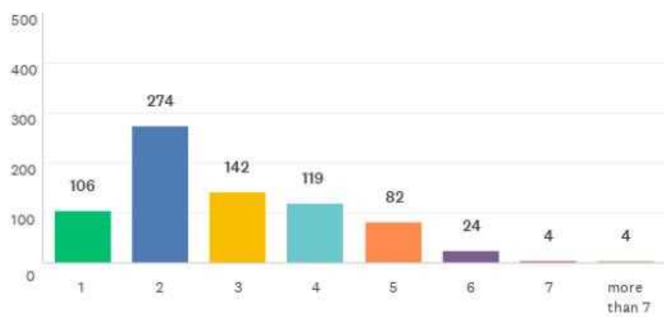
The owner-occupied theme from this question is a lack of affordable, decent housing on the Hastings market.

Type of Housing Currently Living In



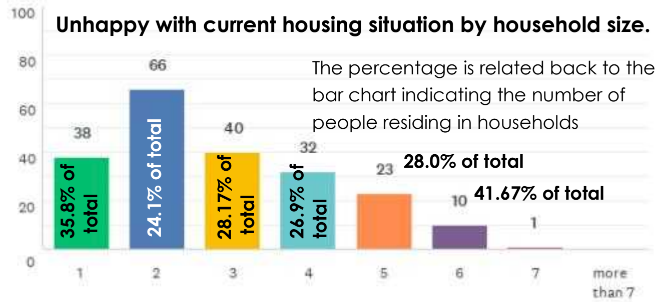
The majority of the respondents, 82.0%, live in single-family dwelling units within Hastings. While 4.53% live in attached townhouses/duplexes. Finally, 4.26% live in apartment buildings. Other key unit types have three living in age in place senior housing, six in 55+ housing development, and three living in a micro-apartment.

Number of People Residing in Household



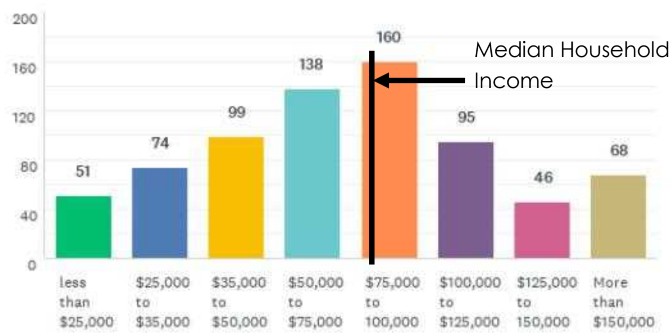
The most often selected number of people residing in a house was two-person households with 274 or 36.3% of the total respondents. The second most selected number was three-person households with 142 households or 18.81% of the total.

When comparing the number of persons per household with those answering they were not happy with their housing situation, the following graphic is the outcome.



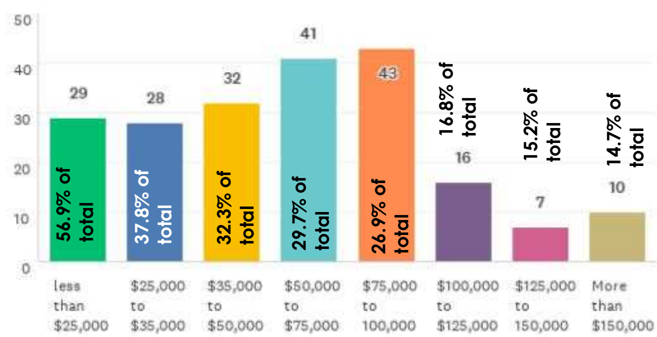
The graph above indicates the household size based upon individuals stating they were not happy with their current living situation. The highest percentages were in the six-person households with 41.67% unhappy; while, the one-person households accounted for 35.8%. The remaining household sizes average approximately 25% of the households. Each of the household sizes has a considerably large percentage unhappy with their current situation.

Current Household Income



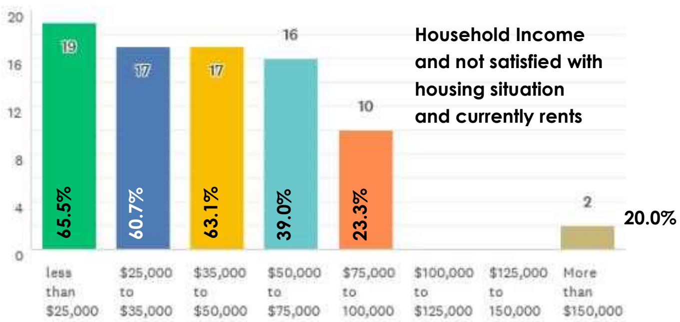
The Household Income question was answered by 731 respondents. The median income of those answering is approximately $76,000. Based upon the 2018 American Community Survey, the Median Household Income in Hastings, as a whole, was $47,528 or 62.5% of the survey respondents.

Those households earning $50,000 or less are more



likely to be unhappy with their housing situation in Hastings. However, those earning between $50,001 and $100,000 average nearly 25% of households unhappy with their housing situation. Overall, all eight household income categories has someone unhappy with the situation.

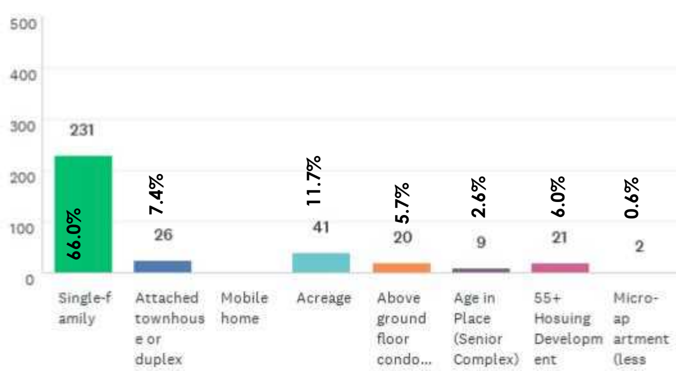
Adding one additional filter to household income and satisfaction with housing situation (respondents renting their place of residence), as expected a vast number of the lower household income groups are renters in the community.



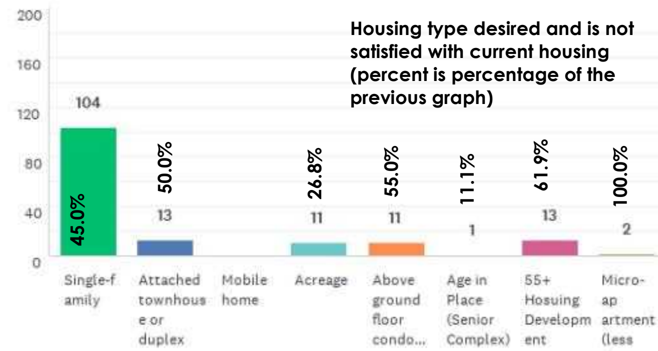
A large number of the individuals filling out the survey and unhappy with their current housing situation earned $100,000 or less and were renters in the community. A total pf 37.4% of the total people unhappy with their housing situation fall within the graph above.

Ideal Housing Type

Question 13 of the survey asks respondents what type of housing they were looking for. The following is the overall results. There were 350 total responses received on this question.



Most respondents would prefer to live in a single-family unit within the community. Other housing types identified were attached townhouses or duplexes, acreages, 55+ housing development, or above ground floor condominium.

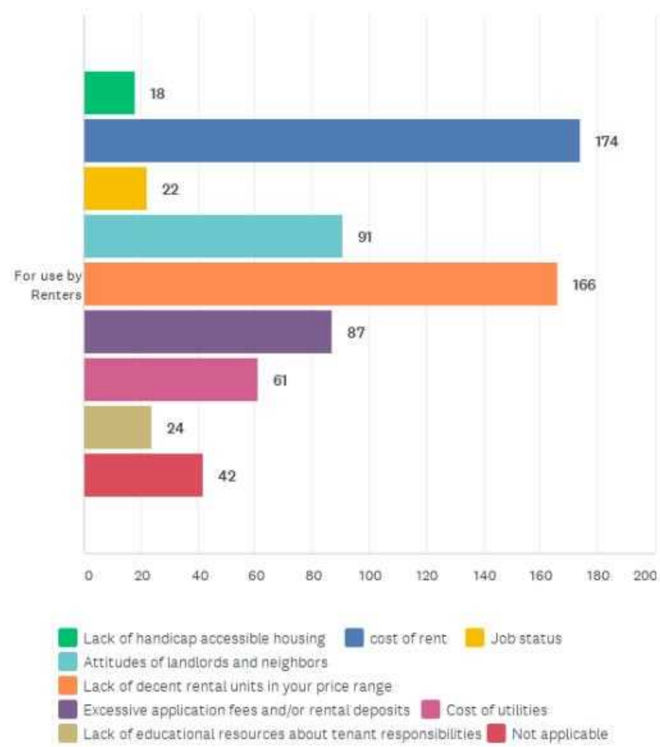


Nearly one-half of those wanting to live in a single-family dwelling, currently are not happy with their housing situation. Plus, 50.0% of those wanting to live in a townhouse or duplex are unhappy. Overall, 44.3% of those looking for a specific housing type are unhappy with their current situation.

Renter Responses

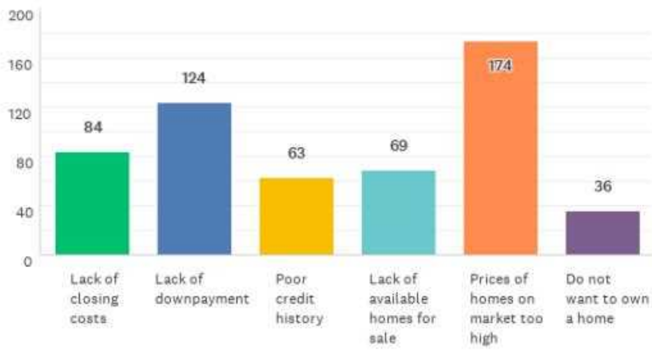
The following results are from individuals self identified as renters in Hastings.

Question 14 of the survey asked the following: ***As a renter, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for you and your household? Please check all that apply.***



The graphic above indicates the two biggest hurdles for renters to obtain affordable housing is cost of rent and lack of decent rental units in your price range. Keep in mind some these are likely crossovers since respondents were able to select more than one response.

The next questions focused on the ability to purchase a home. Respondents were asked: ***Which of these factors may be preventing you from owning a home?***

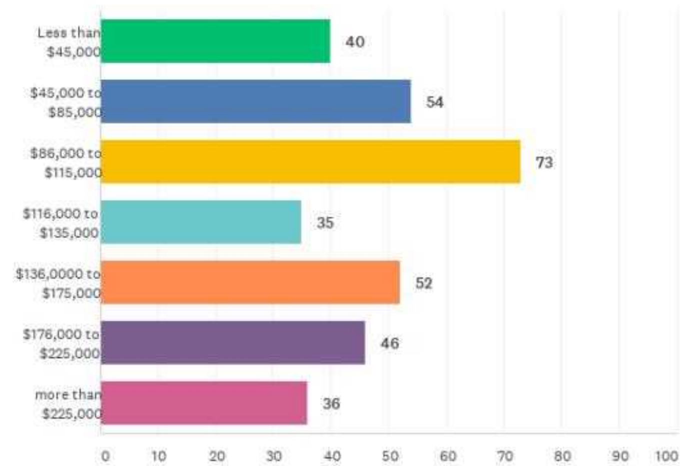


The graphic above indicates the two biggest issues facing renters wanting to own a home in Hastings is the price of homes (too costly) and a lack of down payment for a home.

Some of the actual comments from this question are as follows:

1. There aren't many homes with the upgrades I'd like to move from my current home
2. Dumps! Too many people are buying up houses and turning them into rentals and let them go down the drain. I lived here twenty years ago and it was never this bad before. also wanted to mention after reading the rest of your questions just because I have enough money to spend $300,000 on a house doesn't mean I want to especially when they are overpriced or there any neighborhood that has houses that need to be torn down.
3. There is a lack of housing in general, but we have looked at 10+ homes in the past couple of years and they are way overpriced for the condition they are in. Even the homes in the $200,000 range don't have updated electricity on the 2nd floors or don't have modern HVAC systems or having basements that have flooded and have mold, etc. Home sell for more than they are worth here because there is not enough to meet the demand.
4. Past foreclosure when going thru divorce
5. Taxes in our area are way to high. I'm a single mom on one income, make 44k a year and can't afford my own home.
6. Asking price for homes in Hastings is ridiculously high.
7. Lack of affordable middle class townhomes or duplexes with garages attached available for rent
8. Lack of homes in our price range
9. Crappy neighborhoods
10. The price for the homes being constructed is entirely too high - over $300k for a 2 bedroom home by Star Builders is ridiculous!
11. Very, very high property tax
12. We struggled to find what we wanted in the price range we needed and ended up spending more than we wanted when we bought our home. We wanted to purchase a home somewhere between $150,000-175,000 but purchased our home for $200,000
13. Quality of housing built is not up to my high standard for safety & quality EVEN with city's adopted building codes. In other words, only a couple builders I and many others would trust.
14. Was in the market for a house and literally saw them almost double in price over the course of a couple months. $75k houses going for well over $100k. What a joke since nothing in this town has changed. Oh wait, more fast food options now...
15. Some houses are over priced...and where are the jobs to support these overpriced places? Some houses are crap and selling for too damn high.

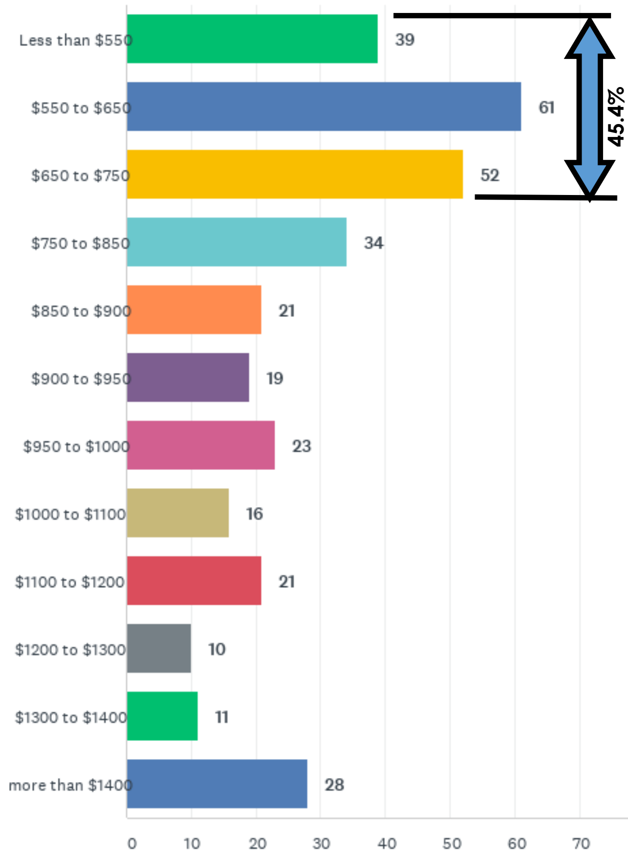
Question 16 on the survey asked: ***What is the most you and your household could afford for a home?***



Question 16 looks at the desired price range for purchasing a home by the respondents. The largest category was the $86,000 to $115,000 range; followed by the $45,000 to $85,000 range. A total of 134 respondents said they could afford a house of $136,000 or more.

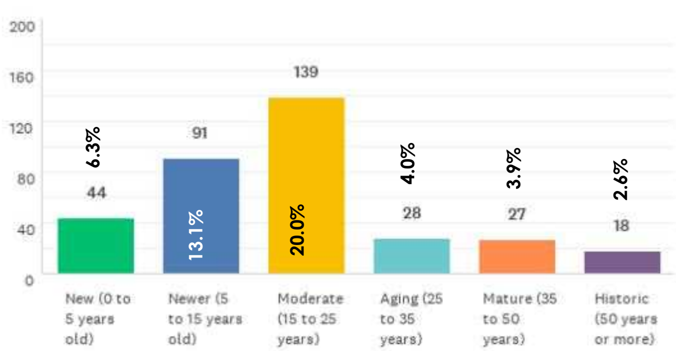
However, 98.2% of the respondents stated they wanted at least 2-bedrooms and 74.3% said they wanted 3-bedrooms or more.

Question 18 asked the following: ***What is the most you and your household could afford for a house payment?***



The chart from Question 18 indicates nearly one-half of the respondents could afford no more than $750 per month for a house payment. After the $750 mark, the affordability is relatively equally distributed amongst the remaining ranges.

Question 19 look at the type of home people desired. They had six categories to choose from, the following are the results.

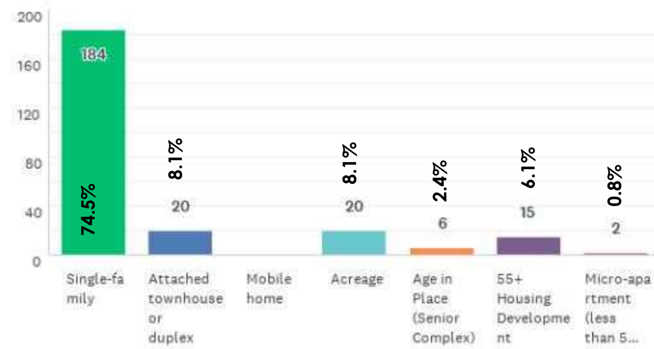


The common response to this question stated respondents wanted a housing unit between 15 and 25 years of age. Only 19.4% of the respondents want a unit newer than 15 years. Based upon the responses, most people were thinking about residential units with some age and wear and tear.

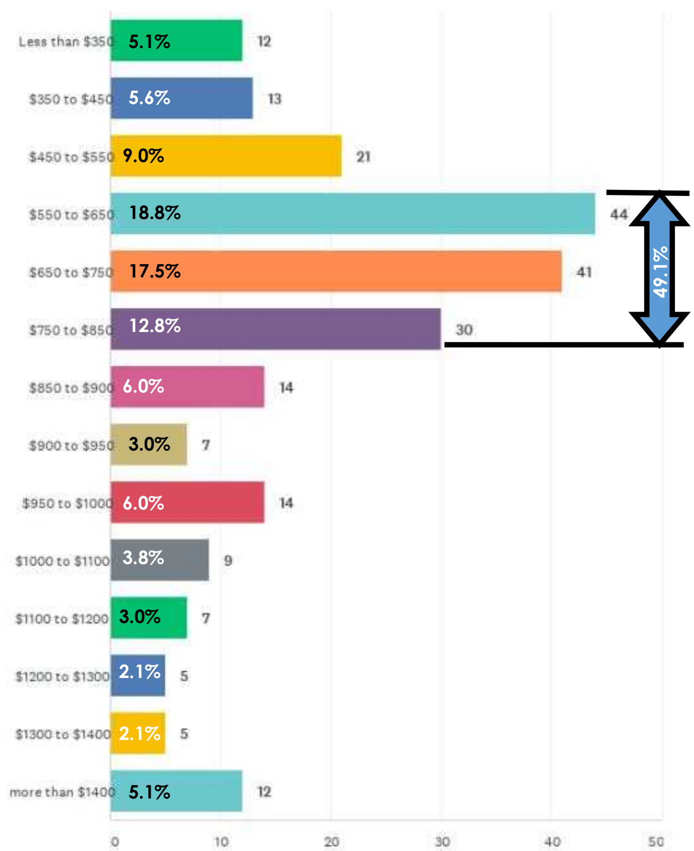
Renters Wanting to Continue to Rent

This was a separate category of questions. Not all respondents currently renting will want to move into an owner-occupied dwelling unit. Therefore, those wanting to continue to rent a dwelling answered the following questions.

Question 20 asked: ***What type of home are you looking for?***



Question 22 asked: ***What is the most you and your household could afford for rent?***



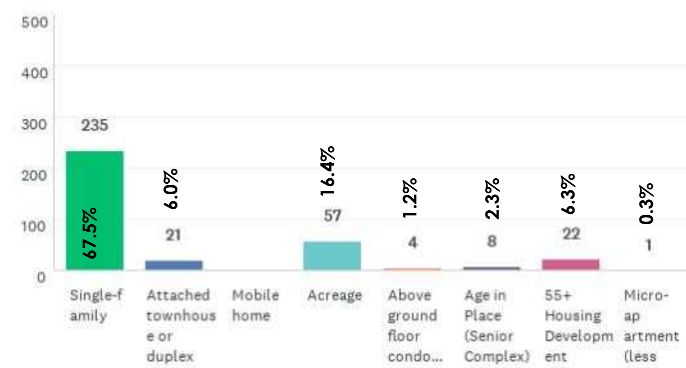
Based upon the answers to Question 22, nearly one-half of the respondents said they could afford between $550 and $850 a month for rent. However, only 16.1% indicated they could afford $1000 per month or more.

Assuming an individual is spending 30% of their income on housing and utilities, rent at $550 per month would mean an household would have to make approximately $1,200 per month or $26,400 annually or $12.69 per hour in order for the unit to be considered affordable. As far as the upper end of $850 per month, a household would have to earn between $3200 and $3400 monthly, $40,800 annually or $19.62 an hour. These numbers are for total household, a family or set of roommates.

Homeowners Wanting to Move Up

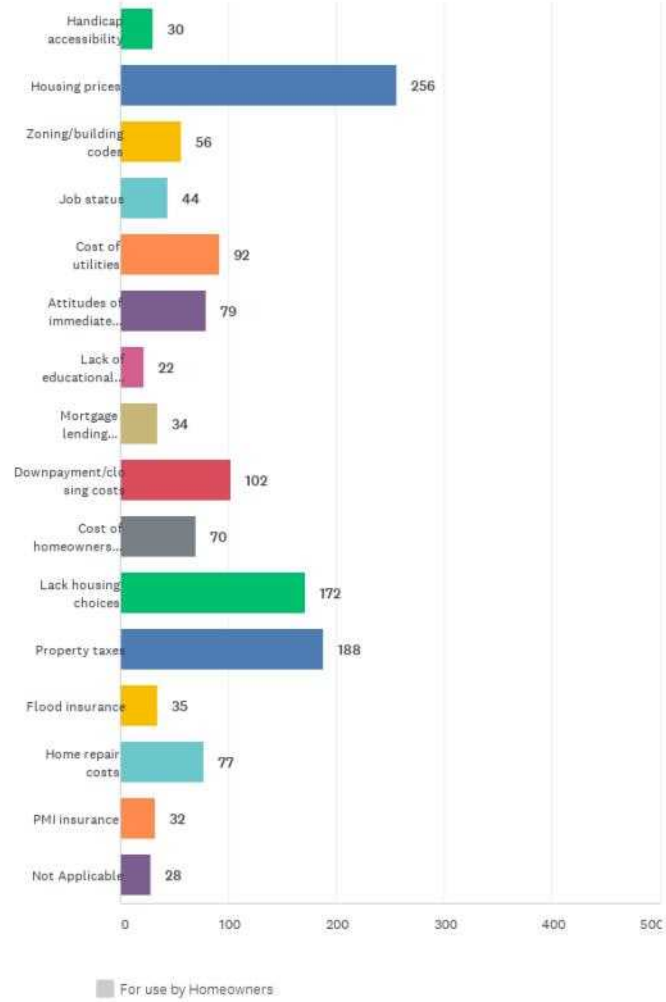
The survey asked existing homeowners, if you want to move up, what type of housing would you prefer. In addition, the survey asked other questions regarding barriers to homeownership and housing affordability.

Question 23 asked the following: ***What type of home are you looking for?***



The majority of the respondents desired to upgrade to a single-family dwelling unit. However, 16.4% wanted to move to an acreage which would likely see them leave the corporate limits of Hastings.

Question 24 asked: ***As a homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for you and your household? Please check all that apply.***



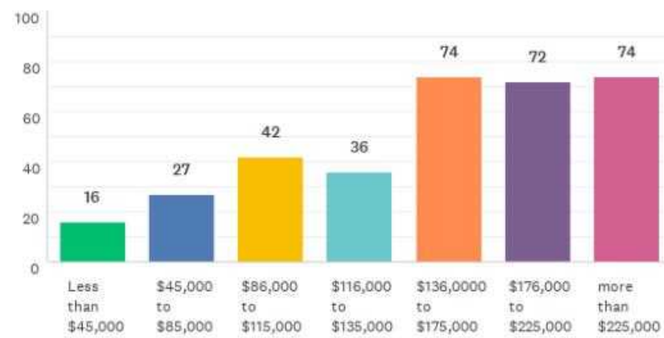
The respondents felt all of these items were issues regarding a barrier to obtainable and suitable housing. However, the four standouts are housing prices, lack of housing choices, down payment/ closing costs, and property taxes.

In addition, the respondents did add a number of comments. The following are a summary of those comments.

1. Pets
2. Availability of homes with no basement
3. Not much choice in new construction locations.
4. Most available homes need a lot of updating, so the cost of that, on top of the high price of homes is too much.
5. Availability
6. Availability of townhouses, not Senior
7. Again costs are too high.
8. Cost of utilities
9. Need better jobs. No one moves just because you have affordable housing

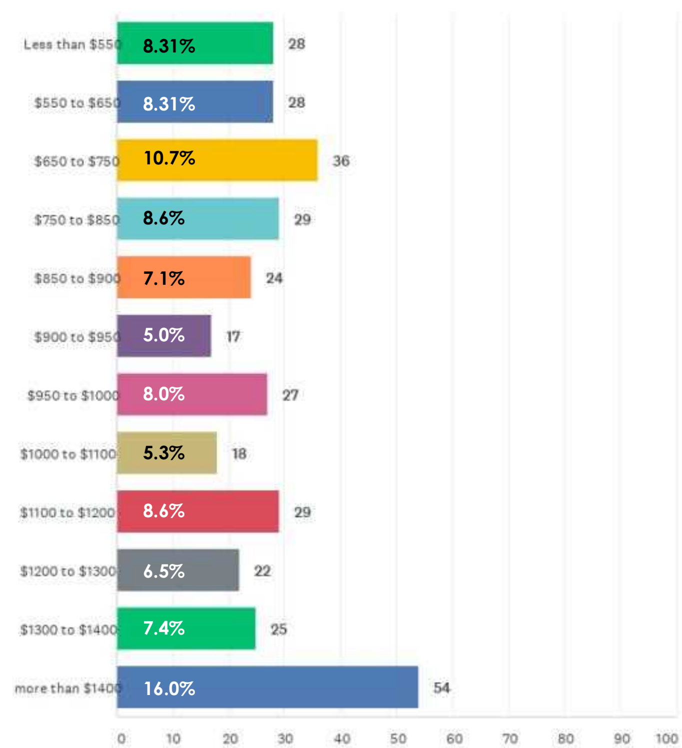
10. It seems that the main focus of the development of Hastings is moving north and there's no ability to maintain the quality of homes and neighborhoods within the town. People that can't afford to live out at Lockland are stuck living in neighborhoods with rentals and run down homes. I wish there was more attention to detail going into the town as a whole. Or at least a way that run down homes could be restored so that they're not sold for cheap thus bringing down the value of the neighborhood.
11. We are interested in building, however there are few to no decent lots in desirable areas to build. All that exist are either ridiculously priced or owned by spec home builders. The school districts are also an issue. The city of Hastings allows MANY high income homeowners in North Hastings to send their kids to the county school instead of HPS, when that area should have been annexed years ago and brought into HPS school district. It is a typical and shameful excuse that it is supposedly better for the community somehow and appears to be a blatant act on the part of the parties involved to encourage "white flight" out of lower income neighborhoods. The housing in this area appears to be tightly controlled with outrageous home prices. This is the middle of Nebraska and the rents and home prices are near that of large cities like Omaha. Housing has been the worst part of Hastings since we moved here. However we do love our current home and neighborhood. I just hate to see so many people in our community struggle with this.
12. Flood areas
13. Property taxes, down payment/closing costs, lending app requirements are 3 of the most ridiculous bs fill concepts in this process.
14. State and City taxes are extremely high. Raising the taxes almost bi-annually assures us we will relocate on retirement.
15. When I moved to Hastings, there were 8 homes that fit our criteria: 4+ bedrooms between $200-475K. While looking, 2 of those were bought the same day they were listed. 2 were unlivable pieces of junk. Of the four remaining homes, none were acceptable. There is no oversight on the quality of housing or the life safety aspects of housing in Hastings. Hastings eliminated the city's point-of-sale inspection program in 2018, which was a grave mistake in my opinion. The elimination was led by realtors that didn't want the hassle of disclosing problems or making homes safe...because it stood in the way of their commission checks. Also, property taxes are outrageous in Hastings, and you could live just about anywhere else and pay half the taxes.
16. Area of town.

Question 26 asked the respondents the following: ***What is the most you and your household could afford for a home?***



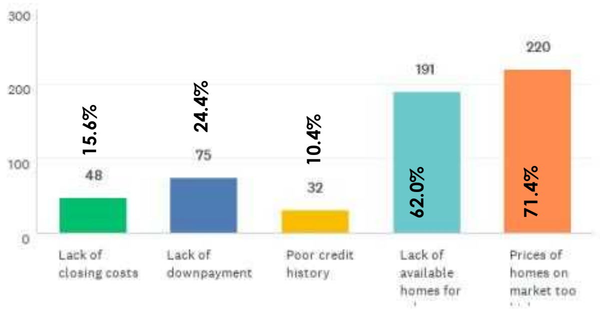
According to the respondents, 64.5% stated they could afford a home of $136,000 and more. Of these, 21.7% said they could afford a dwelling unit in the price range of what is considered affordable within the state workforce housing program.

Question 27 asks ***What is the most you and your household could afford for a house payment?***



According to the survey results, 43.8% of the respondents could afford a house payment of $1,000 or more per month.

The next question, asked the same individuals ***Which of these factors may be preventing you from moving up?***



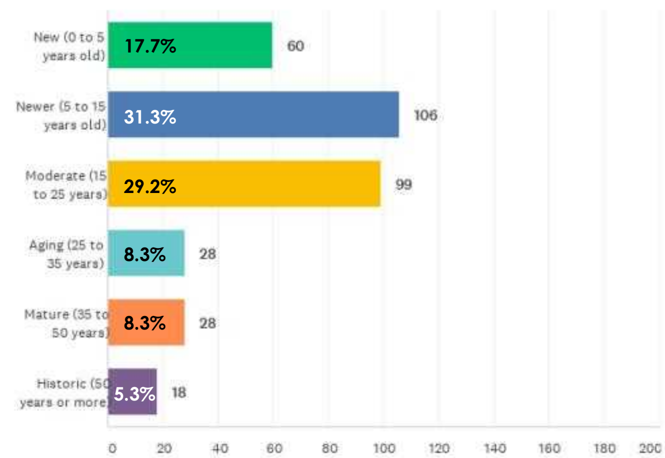
Overall, this question had 308 respondents. A total of 220 or 71.4% said prices of homes on the market were too high. In addition, 191 respondents said there is a lack of available homes for sale.

These data in concert with Question 27, indicates a number of the respondents can afford to move up but the market prices are too high (likely for the value) or there are a lack of homes available.

Some of the additional comments from this question are:

1. Need to sell existing home
2. Old houses aren't kept up very well in this community
3. Lack of homes suitable to our taste.
4. Having to remodel
5. Prices are high but again location for new build.
6. Nothing in town with larger lots that's cost effective with a handicapped accessible housing and basement that has attached 2 car garages that has space for storage sheds and a large space for a frame garden with several trellises.
7. Low to no inventory of 1200 to 1500 sq ft homes.
8. Can achieve goals with current house, if city code would allow.
9. Pay in Hastings is not very good across the board. We have a lack of jobs to help a person move up
10. Taxes
11. Prices out of hand for a rural area. For the same dollar amount you can get more room and land by going to the southeastern region of the country.
12. Hastings homes cost more than a community of the same size elsewhere. Jobs do not support the high cost of living here
13. Would like to have more space outdoors than what is available, but smaller and less maintenance than an acreage
14. Our home would sell for 225,000 +/- and that next step up with adequate lot / land space is hard to find or not affordable. (up to an acre in and around town)
15. Wages for middle income workers is too low in Hastings.
16. Condition of house inside, not updated
17. Considering a move out of Hastings to get closer to family. Parents and children all live elsewhere.
18. High property taxes. When a 1500 square foot home taxes are 6000 to 8000 plus insurance cant afford to buy larger.
19. Lack of buyer for our current home
20. Just want retirement sized home...no basement...2 bedroom...garage to retire in. Want to own this home in area with like homes but not in development like GSV. Too overpriced for rent. I want to own and be part of a retirement area.

Those desiring to move up in homeownership were also asked, in Question 29, ***What age of home would you prefer?***



Overall, there were 339 respondents to this question. The housing age most frequently noted was the newer (5 to 15 years old) with 106 responses or 31.3% of the total. Second most selected was moderate (15 to 25 years old) with 99 responses of 29.3%. Overall, 77.6% of the respondents to this questions desired a house 25 year old or newer.

Rent versus Ownership

Respondents were asked to identify if they rented or owned their place of residence. In addition, if for some reason, neither of those applied "Other" and what "other" meant. Overall, 170 (29.72%) rented their residence and 369 (64.51%) owned their place of residence. However, 33 (5.77%) did identify other.

Table 2.1: Need for Improved or Additional Housing Types

	1	2	3	4	TOTAL	Weighted Average
Housing for disabled residents	12.48% 65	31.67% 165	31.86% 166	23.99% 125	521	**2.67**
Housing for senior residents	13.43% 72	25.19% 135	36.57% 196	24.81% 133	536	**2.73**
New affordable rental housing	5.88% 32	12.32% 67	26.47% 144	55.33% 301	544	**3.31**
New rental housing (market rate)	8.07% 43	18.01% 96	31.89% 170	42.03% 224	533	**3.08**
New for-sale housing	9.01% 48	21.76% 116	29.64% 158	39.59% 211	533	**3.00**
Housing for small households (4 or less individuals)	7.27% 40	18.00%99	32.55% 179	42.18% 232	550	**3.10**
Housing for large households (5 or more individuals)	11.56% 60	28.32% 147	31.21% 162	28.90% 150	519	**2.77**

Any Weighted Average below "3" indicates a housing type not perceived as important a need as those with a weighted average of 3 or more.

Source: Marvin Planning Consultants, Inc 2020, SurveyMonkey

Even though the weighted average for housing for disabled residents, 55.85% gave it either a "3" or "4" on need. This indicates at least a perceived need.

Housing for seniors had an average of 2.73; however, 61.38% gave it a 3 or 4. This indicates at least a perceived need.

New affordable rental housing received the highest weighted average of 3.31. This seems to be a big need based upon the survey.

New market-rate rental housing received a weighted average of 3.08. This seems to be a big need based upon the survey.

Table 2.1 is from Question 31 asked ***Please indicate the need for improved and/or additional housing services in your community (1 = low need; 4 = high need).***

The rated each of the housing condition in the table. If it was a high need they were asked to rate it a 3 or 4. Overall, Table 2.1 had an average of 534 respondents to Question 31. There were four categories with a weighted average of 3 or more.

These categories included:

- New affordable rental housing
- New rental housing (market rate)
- New for-sale housing
- Housing for small households (4 or less individuals)

These categories have been a theme seen throughout the survey and may be the areas of focus during this housing planning period.

Table 2.2: Need for Improved or Additional Housing Services

	1	2	3	4	TOTAL	Weighted Average
Home owner rehabilitation assistance	10.22% 50	26.99% 132	31.29% 153	31.49% 154	489	**2.84**
Assistance to purchase a home (down payment or counseling)	8.88% 45	24.65% 125	31.95% 162	34.52% 175	507	**2.92**
Fair housing discrimination education or enforcement	24.02% 116	31.68% 153	23.60% 114	20.70% 100	483	2.41
Lead based paint removal	24.28% 118	33.74% 164	20.58% 100	21.40% 104	486	2.39
Historic preservation assistance	24.59% 119	33.26% 161	23.55% 114	18.60%90	484	2.36
Energy efficiency improvements	5.87% 30	12.52% 64	35.42% 181	46.18% 236	511	**3.22**
Monthly housing rent assistance	19.88% 98	30.63% 151	22.72% 112	26.77% 132	493	2.56
Neighborhood code enforcement	20.52% 102	26.96% 134	27.36% 136	25.15% 125	497	2.57

Any Weighted Average below "3" indicates a housing service not perceived as important a need as those with a weighted average of 3 or more.

The primary concerns by the respondents are energy efficiency, assistance to purchase a home (down payment or counseling), and home owner rehabilitation assistance. The weighted averages are 3.22, 2.92, and 2.84 respectively.

Even though the weighted average was only 2.56, a total of 49.49% of the respondents stated monthly housing rent assistance is needed.

44.31% of the respondents felt fair housing discrimination education and enforcement was needed.

52.51% of the respondents felt neighborhood code enforcement was needed.

Question 32 was trying to establish any demand for special services for special needs individuals in Hastings amongst all respondents to the survey. Table 2.3 shows the breakdown with all respondents. Table 2.4 will examine the same data but cross-tabulating for only those replying they were not happy with their current housing situation.

When Question 32 is cross-referenced with those indicating they are not happy with their current housing situation, the weighted averages for Question 32 increase. Thus indicating those unhappy and likely in lower income groups are seeing the greatest need for these additional services.

Table 2.3: Need for Improved or Additional Services for Special Needs Types

	1	2	3	4	TOTAL	Weighted Average
Services for neglected children	8.02% 39	21.81% 106	34..57% 168	35.60% 173	486	**2.98**
HIV/AIDS counseling or assistance	35.90% 168	31.98% 158	14.74% 69	8.97% 42	468	**1.97**
Homeless shelters or services	18.62% 92	31.68% 153	26.52% 131	22.87% 113	494	2.54
Wet shelters (homeless shelters for intoxicated individuals)	22.86% 112	33.74% 164	23.47% 115	20.20% 99	490	2.41
Substance abuse services or counseling	15.48% 76	25.05% 123	31.36% 154	28.11% 138	491	**2.72**
Shelters or services for domestic violence victims	8.72% 43	25.56% 126	33.47% 165	32.25% 159	493	**2.89**
Services for those with sensory or mobility impairments	12.11% 59	29.98% 146	35.32% 172	22.59% 110	487	2.68
Centers or services for those with mental disabilities	8.85% 44	21.93% 109	29.78% 148	39.44% 196	497	**3.00**

Any Weighted Average below "3" indicates a special needs service type not perceived as important a need as those with a weighted average of 3 or more.

Based upon the weighted averages, Table 2.3 indicates there is fairly strong need for services for neglected children with a 2.98 average

HIV/AIDS counseling had the lowest weighted average of 1.97. Therefore, the majority of those answering felt there are adequate services in Hastings.

Even though the weighted average for substance abuse is 2.72, the fact 59.47% rated the need for better counseling as a "3" or "4".

Shelters or services for domestic violence victims has a weighted average of 2.89. In addition, 65.72% rated this a "3" or "4".

Centers or services for those with mental disabilities had a rating of 3.00, indicating a need for additional services in this area.

Table 2.4: Need for Improved or Additional Services for Special Needs Types - Cross-Referenced

	1	2	3	4	TOTAL	Weighted Average
Services for neglected children	6.00% 9	22.00% 33	28.00% 42	44.00% 66	150	**3.10**
HIV/AIDS counseling or assistance	31.72% 46	42.07% 61	15.17% 22	11.03% 16	145	2.06
Homeless shelters or services	18.54% 28	32.45% 49	21.85% 33	27.15% 41	151	2.58
Wet shelters (homeless shelters for intoxicated individuals)	23.33% 35	28.00% 42	24.00% 36	24.67% 37	150	2.50
Substance abuse services or counseling	15.33% 23	22.67% 34	27.33% 41	34.67% 52	150	**2.81**
Shelters or services for domestic violence victims	5.26% 8	24.34% 37	31.58% 48	38.82% 59	152	**3.04**
Services for those with sensory or mobility impairments	9.40% 14	30.20% 45	34.90% 52	25.50% 38	149	2.77
Centers or services for those with mental disabilities	8.00% 12	20.67% 31	31.33% 47	40.00% 60	150	**3.03**

Any Weighted Average below "3" indicates a special needs service type not perceived as important a need as those with a weighted average of 3 or more.

Adding the cross-reference of individuals not happy with their current housing condition, a number of the weighted averages increased as well.

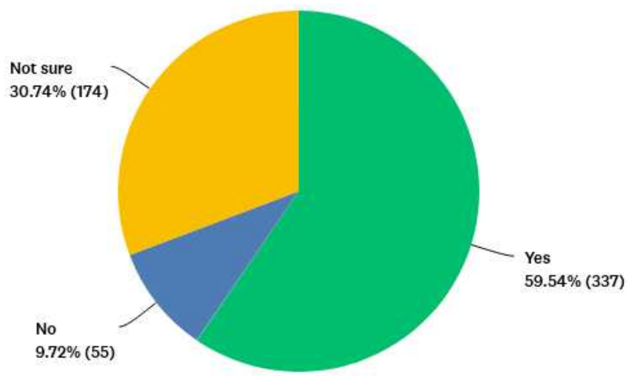
Services for neglected children increased from a 2.98 to 310 or 4%

The weighted average for substance abuse was 2.72 and has jumped to 2.81 with 62% giving it a "3" or "4".

Shelters or services for domestic violence victims had a weighted average of 2.89 and in analysis it jumped to 3.04 or 5.2%. In addition, 70.4% rated this a "3" or "4".

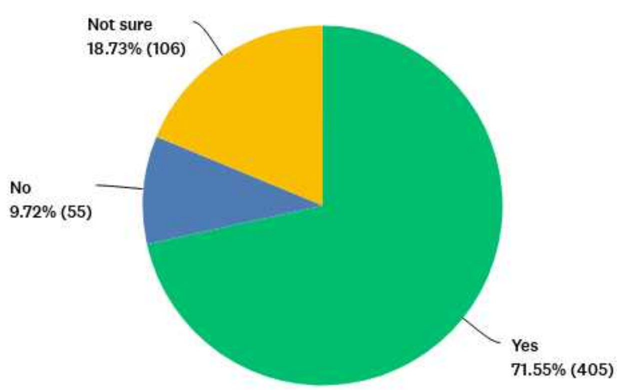
Centers or services for those with mental disabilities had a rating of 3.00 and increased slightly to 3.03 on this table. In addition, 71.33% indicated a "3" or "4" on this question, indicating a need for additional services in this area.

Question 33 of the survey asked if the respondents would support a rental inspection program by the City. Overall, 566 people responded to this question and 59.54% said they would support such a program; while 9.72% said "No" and 30.74% were not sure.



When these data were cross-referenced with those unhappy with their housing situation, the numbers were not drastically changed. Those saying "No" went down to approximately 4% and those not sure went up to approximately 34%.

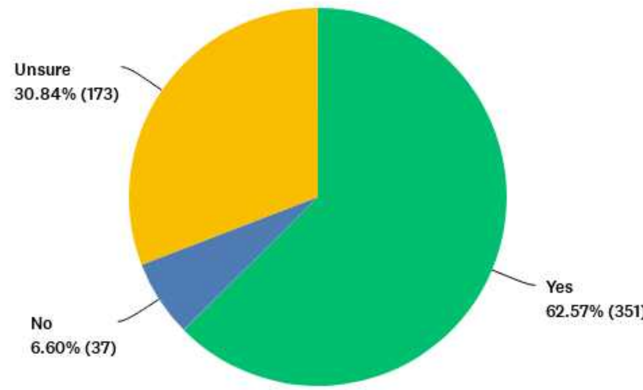
Question 34 asked ***Would you support the use of City Incentives for the rehabilitation of existing housing?*** Overall, 566 people responded to this question with 405 or 71.55% stating they would be supportive of such a program. Those saying "No" accounted for 55 people or 9.72%; finally, 106 or 18.73% were not sure.



The final question focused on the current efforts of the City and CRA to develop "workforce housing". Those answering the survey were asked the following: ***Do you support the community's continued pro-active approach to workforce housing?***

The questions received a total of 561 responses, of which 351 (62.57%) approved of the efforts, 37 (6.6%) did not support the efforts, and 173 (30.84%) were not sure.

The survey results painted an interesting picture of the housing conditions, opportunities, and issues within the Hastings housing market.



Focus Groups

The planning team, besides the survey, talks with key groups of people dealing with different parts of the local housing market. The team setup a meeting schedule during the week of January 27, 2020. Meetings were from Tuesday through Friday.

Table 2.5 shows the different groups the team met with during the week in Hastings.

Table 2.5: Focus Group Schedule

	Tuesday	Wednesday	Thursday	Friday
8:30 to 10:00 am		College Administrators		Realtors
10:15 to 11:45 am	Chamber Focus Group	Non-profits	Bankers	Good Samaritan Village
1:15 to 2:45 pm	School Administrators	Developers	Development Services staff	
3:00 to 4:30 pm			Major Employers	
4:45 to 6:15 pm	Young Professionals	**Kick off Meeting**		

The following is a summary of the different focus group meetings for the week of January 27, 2020.

Chamber Focus Group

- A lot of calls for rental
- Short-term for Hospitals
- Some retail General Manager moved to GI due to a lack of housing cost vs. quality
- New build is 1200sf = $250,000 ($209/sf to build – material costs)
- A lot of people, if they cannot find something in Hastings, they are going to Juniata and Doniphan
- A lack of Executive Homes available for rent
- Rentals in middle of town within Blight Areas
- Get older homes into homeownership & apartment conversions

- Utility deposit of $500 – unaffordable for lower income individuals
- Homes are being bought up by landlords before anyone else can purchase.
- Enforcement process
- Shortage of skilled workers – CCC cannot turn people out fast enough
- Students at CCC housing is an issue.
- Not all landlords are "slumlords" but there are "slumlords" in Hastings
- Mary Lanning Hospital
  - ⇒ Always recruiting new nurses and doctors
  - ⇒ Own their own houses
  - ⇒ 1 home can hold up to 11 people
- North Park Commons Project
- Good Samaritan Society
- Mall Property may be redeveloped into housing
- Pet friendly rentals – in high demand – improves senior living
- Downtown Lofts (High end Rentals)
- Some lot going for 40K
- Habitat programs have trouble getting people to apply for the program
- Head start provides leads for Habitat for Humanity from time to time
- Single Professional housing
- Schools
  - ⇒ Quality
  - ⇒ Mental Health issues with Students
- Zoning with allowable multi-family complex

School Administrators Focus Group

- Housing issues are around the middle income
- Quality Housing at a reasonable rate – hard for new teachers to rent
- 150K to 250K has a major gap
- HPS 62% Free or Reduced lunch – Tracking
- Mobility rate – HPS is high on mobility
- Mobility = Poverty & Free/Reduced Lunch 7% total – 230 kids / year
- Adams Central Free/Reduced Lunch = 24% +/-
- Hastings Public Schools 25 opening out of 325 total teachers
- Safety Net = Nebraska Health and Human Services
- Teammates - Mentoring Works
- Catholics Social Services
- Crossroads
- After School Backpack Program
- Pantry drive during summer
- Lanning Center
- City of Hastings
  - ⇒ North Commons Project
- Hastings Public Schools
  - ⇒ Mechanics
  - ⇒ Manufacturing
- Area Manufactures Group

Young Professionals Focus Group

- Greatest Need
  - ⇒ Affordable Single Family Homes
    $180K to $235K
    $100K to $140K
    $100K to $150K
    Quality Rental
  - ⇒ $750 Rent with College Debt
  - ⇒ $1000 rent w/o College Debt
- 600 jobs open on any given day…
- Rent is ridiculous – looking for rental with pets
- Owner of Odyssey – Housing Availability
  - ⇒ Housing Availability has made it difficult to recruit a chef.
- Dangerous landlords that prey on tenants
- Asking for Sexual Favors in lieu of rent
- Inventory is so low – Quality of rentals is bad
- Good Landlords
- Hastings College has not been building new housing
- North Park Commons - $850 - $1250/month
- Landmark is looking at buying rental property for their employees
- Mary Lanning – have gotten away from housing ownership
- City has been working on Infrastructure
- Owner – Occupied Rehab
- Rehab/Flips – base costs are to high to get a good Return on Investment on a flip
- CCC is building a house onsite
- Fees for utility deposits are really high
- Priorities in next 5 – 10 years
  - ⇒ Bad Areas of Hastings – South Street is barrier line
- The Meadows
- Need Short/Long-term Rehab what can be rehabbed over the USDA threshold
- Mary Lanning – 20% of workforce lives in Hall county or further north
- Hastings has a lot of Generational Wealth
- Daycare is scarce
- Losing Workforce
- People are spending a house payment on daycare
- Crossroads = Homeless Shelter
- A lot of landlords do not except HUD
- Housing emergency – well went dry
- Rents are excessive

College Administrators Focus Group

Students

- Students – 1,000 students
  - ⇒ 75 – 80% need housing
  - ⇒ 20% of population are within a commuting distance
- 3-year residence required unless you have a compelling reason

- 750 Beds in dorms/apartments
- 5 Honor Housing Units
- Considering going to a 4-year residency required
- Alumni
- Revenue Stream
- Unlimited inventory of rental units in community rental community seems to be run down and so-so quality
- Not within walking distance
- Looking to add 150 new beds

Faculty

- Not actually losing facility due to housing – more so because due to limited opportunities in the community.
- Gap though in entry level housing
- No mid-range single-family residential
- Is seeing a push to settle down in Grand Island
- Need more loft style rentals in downtown
- North side commons
- College staff typically are locals
- Housing may not be "the" factor for losing faculty but probably played a role…
- People
- Hastings is ready for different styles of housing as well…
- New housing communities
- Hastings is a very traditional community
- Unique contemporary with regards to culture and housing
- Blue collar vs. Young Professor
- Faculty – 70 fulltime – turnover is generally focused around retirement cycle
- Employee base 200 total
- Last year = 10-15 new faculty
- Retirees are not leaving Hastings…

Non-Profits Focus Group

- Greatest Need
    - ⇒ Low-moderate housing
    - ⇒ Safe housing
    - ⇒ Supportive Housing – Housing for different pop. Who need community support…
    - ⇒ Transitional Housing from Home leases to their own
    - ⇒ Affordable housing 2-3br
    - ⇒ Good landlords
- Handicap Accessible for Seniors
- Housing for families with metal issues
- Energy efficiency – Utilities as much as rent
- Vouchers from HUD vs. Landlords is an issue
    - ⇒ People living in housing with red tagged furnaces
- Homeless population Hastings Public Schools 117 students/year - 75 – 100 domestic Shelter
- Lot rentals at trailer courts are going here
- Currently Zero houses available under $100k
- Need more grants to help rehab housing
- City of 1000+ homes built prior to WWII
- Wages are not keeping up with housing costs
- Taxes are high
- More rentals with utilities included
    - ⇒ Especially with women who are starting over fixed income families
    - ⇒ Grants to develop

Crossroads

- 3-5 on street
- 2 or 3-day couch surfers
- 10 people living in vehicles
- 7 to 10 families a year living in a motel

Biggest Challenges/Barriers

- Utility Deposit (Is there a different solution)
- Crossroads sheltered in 2019 over 85 kids
- Free and Reduced lunch @ Hastings Public Schools has gone from 15% to 65% in 20 years
- Costs
- Closing of the Regional Center has had an impact
- Hard to get a Full-time job in town
- Lack of Transportation
- Lack of decent/lower rent for transitioning and people earning PT wages
- Shuttle services are undependable for specific transportation needs including getting to work
- Transportation vs. Housing Choices is CRITITCAL!!
- Catholic Social Services working with Hastings Economic Development to bring in better paying jobs…
- A good Agricultural Economy will help….
- Crossroads – special apartment for those seniors
- Organization similar to Habitat to work on rehabs vs. New construction
- Safe secure apartment complex for domestic abuse victims
- The group confirmed there are predatory landlords (Domestic abuse knows of 2 landlords that do this)
- 1 landlord = he owns several properties that are affordable and is willing to take HUD

Priorities

- Low to moderate income housing
- Safe housing
- Nice safe complex
- Animal + Service Animal needed… People choose to stay with dog instead of going to the crossroads shelter
- Rental rehab

Sustainability

- Have someone from Non-profit group on a committee as we develop strategies
- Grants

Developers/Contractors Focus Group

- Presold customer homes keeps them busy enough to stay away from speculation
- Price = Land cost + Infrastructure
- Wages of employers – major factor regarding rental costs
- City is becoming more reasonable in helping development
- 100 new homes a year being built
- City has created an Assessment Policy instead of all costs upfront
- City policy - Infrastructure costs are required to be paid…
- State law on valuation of new subdivisions

Bankers Focus Group

- Housing Needs / Affordable Housing
- House with hole in roof – college area
- $250k to $300k is the shortage area
- Cash down
  - ⇒ FHA
  - ⇒ NIFA
- Flipping – Banks are seeing good return…
- Labor is tight on house construction
- Banks having some issues with (small discrepancies) appraisers (just in last year) comparable are tough
- Skilled labor is an issue for rehab
- Housing is a factor in employment by owner + child care
- Free market / Ray O'Connor subdivision model – Copper Creek

Major Employers Focus Group

Mary Lanning

- Mary Lanning sees housing needs at all levels
  - ⇒ Housekeeping to Doctors
  - ⇒ $200k to $250k housing
  - ⇒ A couple of physicians wanted to rent first – only could find something in Grand Island

Flowserve

- Plant Manager lives in Grand Island

Bruckmann

- Missing sector is $120k to $180k
- Communication with a "Good" realtor is critical to finding something
- Short-term rentals of 3 to 6 months are not available
- Hastings Economic Development Corporation survey amongst manufacturing businesses – 33% of management commutes into Hastings
- Bristol Station (1/2-way house/transition housing) in Hastings
- Employers aided housing – incentives
- Harley – Davidson Model
- Rental Market seems to be picking up

Lifestyle Complexes

- Apartments
- Complexes

Mary Lanning

- Buying houses mostly for parking lots
- Long-term leases on some lofts in downtown

Hastings Economic Development Corporation

- Reacting to Request For Information – not actively recruiting new industries
- 500 open positions in Hastings
- Focus is now workforce vs. recruitment
- State Chamber says once they get someone on the plane to come to Nebraska then there is a great chance to keep them.
- North Parks Commons – 84 units open this summer
- 300+/- new units at build out (2022, 2023 build out)
- No true Neighborhood organizations
- What outcomes do they want to see?
- Doniphan is the ideal location between Grand Island & Hastings

Realtors Focus Group

Greatest Needs

- Need houses under $200k
- Hard to build that in Hastings
- Infrastructure is a major cost
- Basements a must
  - ⇒ Storage
  - ⇒ Shelter
  - ⇒ Space
- $425,000 listed house has been sitting on market for 3 years
- $200K to $300K homes are sold before they go on the market
- No jobs support these costs

Rentals

- Pet-friendly is an issue
- Rentals $800 and up that are good, are full…
- Issues with short-term rentals

Barriers toward Affordability

- Infrastructure
- Land Costs

Prioritize

- Utilities
- Housing for Seniors
- Another facility similar to Regency

Chapter 3 Existing Conditions

Introduction

This Chapter of the Housing Needs Assessment Study examines the existing conditions for the city of Hastings. It will examine demographic data as well as the physical condition and age of structures in the community.

Hastings is the county seat and largest community within Adams County. It is a major economic hub in south-central Nebraska. It is home to Hastings College, Central Community College, and several major employers. In addition, to education and major employers, Hastings is home to major recreational facilities such as the Smith Softball Complex and historic Duncan Field.

Hastings is approximately 30 miles south of Interstate 80 along US Highway 281 and 36 miles south of Grand Island. Hastings' location is both a draw and a distraction for residents due to Grand Island and even Doniphan. In addition, Hastings is along, not only US Highway 281 but US Highway 6 and 34

Because of Hastings' location, size and employer base, it is a major hub for people to live as well. However, Hastings is not different from a majority of the United States with a housing shortage. Based upon the information obtained through the survey and focus group meetings, there is at a minimum a perceived shortage of quality, affordable housing ($135,000 to $175,000) in the area.

This study examines the existing conditions both via data and physical conditions. As stated earlier, these data have come from multiple sources including US Census, HUD, the Adams County Assessors database, and more. In a number of cases these data have been field verified, especially on condition analysis.

Ultimately, the Demand Analysis will be based upon several factors including:

- US Census data
- HUD data
- Condition of structure (structures needing to be replaced)

Housing Market: Current Conditions/Trends

Population and Household trends

The population of Adams County and Hastings has remained steady over the past few decades, and the trend is expected to see a slight increase for at least the next five years in the total population of Hastings and similar increases at the county level, but when you factor in margin of error, this is essentially a no-growth/no-loss scenario.

However, these projections assume there are no major changes in the employment base i.e., no major employers relocate to or from Hastings or Adams County and even the Tri-cities area. If there are major changes to the economic base of the Tri-cities area within the next five years, that will likely have an impact on population and household growth, and also housing demand.

Table 3.1: Population 2010 and 2020

	2010 Total Population	2020 Total Population	2025 Total Population	2020-2025 Population Growth Rate
Adams County	31,364	31,908	32,267	0.22%
Hastings	**25,224**	**25,552**	**25,809**	**0.20%**
Nebraska	1,826,341	1,978,609	2,048,459	0.70%
Source: U.S Census Bureau: 2010 Decennial Census ESRI Population Estimates				

Table 3.2: Household Data

	2020 Total Households	2025 Total Households	5-year household change (projected)	2020 Average Household Size
Adams County	12,963	13,166	203	2.35
Hastings	**10,488**	**10,641**	**193**	**2.31**
Nebraska	783,263	811,375	28,112	2.46
Source: ESRI Population Estimates				

Current Vacancy Rate

The single family for-sale market in Adams County and Hastings is remarkably tight due to lack of available supply and based upon input, a lack of affordable quality housing within the community. The graph, Figure 3.1, illustrates the continued tightening of the Hastings housing market between 2010 and 2016. The most recent Census estimate, the 2012-2016 American Community Survey indicates both the for-sale and rental vacancy rate in Hastings remained extremely tight at 0.5% and 2.7% respectively. This is even tighter than the historic Midwest average sales vacancy rate of 2% and a historic rental vacancy rate of 10%.

Figure 3.1 indicates the for-sale vacancy rate in Hastings has been tight since 2010, with only a small jump in 2015's ACS to 0.07%. Figure also shows the rental vacancy rate in 2010 was relatively good at 8.3%, but has seen continued declines each of the ACS releases. This rental vacancy rate halved between 2010 and 2014.

The overall Effective Vacancy Rate for Hastings in 2019 is 1.35%, creating a very tight housing market. *These low rates are due to a lack of housing product available within the Hastings market.* A healthy housing market should have an effective vacancy rate of between 5% and 7%. This ensures there is adequate product for new households moving into a community, and for existing residents to move up or change tenure if desired. A constrained housing market leads to price escalation, potential difficulties in attracting workers to a region, exasperating a tight labor market and hampering economic growth. The lack of available housing product may also cause frustration from existing residents who may not be able to find the desired product for their current lifestyle and may chose to leave the region in search of housing that fits their needs.

Figure 3.1: Vacancy Rates

Hastings - Other Vacant Units 2010-2018
2010: 393 Units
2011: 372 Units
2012: 376 Units
2013: 379 Units
2014: 329 Units
2015: 382 Units
2016: 376 Units
2017: 400 Units
2018: 397 Units

Employment and Household Income

There are two main sources of data for employment and household income, the American Community Survey and the Economic Census. While both are products of the U.S. Census Bureau, they have very different methods of data collection. The American Community Survey respondents are individual households, while the Economic Census collects information directly from businesses. While related, those are fundamentally two distinct data sources. Taken together, their analysis provides a snapshot of a community's economic health, including job and employment sector trends, including the number of businesses, job growth or decline, average sector wages, household income, types of income, and poverty indicators. Since housing affordability, and the ability to maintain a house is directly related to income, analyzing employment and household incomes are crucial to a comprehensive housing analysis.

Household Income Ranges

Table 3.3 illustrates the estimated the number of households by income range.

Table 3.3: Household Income Ranges - Hastings

2019 Household Income Range	Hastings	Percent of Households
Less than $15,000	1,224	11.6%
$15,000-$24,999	1,275	12.1%
$25,000-$34,999	1,298	12.3%
$35,000-$49,999	1,541	14.7%
$50,000-$74,999	1,935	18.4%
$75,000-$99,999	1,392	13.2%
$100,000-$149,999	1,255	11.9%
$150,000-$199,999	290	2.8%
$200,000 or greater	302	3.0%
2019 Households by Income Base	10,512	100%

Source: ESRI Income Estimates

Table 3.4 illustrates the estimated growth of annual per capita and household income growth within Hastings. The current annual household income growth rate is estimated at 0.42%, which is a slow 5-year growth rate. Whether this increase turns into an actual increase in real buying power among the households will depend on the inflation rate over the next five years.

Table 3.4 Per Capita and Household Income Growth - Hastings

	Hastings
2020-2025 Per Capita Income: Annual Growth Rate	1.99%
2020-2025 Median Household Income: Annual Growth Rate	1.05%

Source: ESRI Income Estimates

At Risk Households

Another key factor to examine are those households at risk of entering into a housing crisis, becoming homeless, or due to income constraints not able to maintain their housing. The poverty rate estimate in Hastings is slightly higher than the overall state of Nebraska poverty rate estimate (12.8% v. 11.4%). These households tend to be the highest risk for homelessness because they are living on the financial edge and may have issues of income, food and housing insecurity. The households likely require deeply subsidized housing to keep their housing expenses below 30% of the household income. This subsidy can be in the form of public housing, or private housing with rent subsidy contracts. There will be a need to construct or

[1] The effective vacancy rate is a measure of the actual number of vacant properties that are available for sale or rent. The effective vacancy rate excludes properties that are for occasional or seasonal use, housing for migrant workers, and properties that fall into the "other" category which are ones that are neither for sale or rent and are typically abandoned properties.

renovate fully accessible housing during the planning period.

Table 3.5: At Risk Households– Hastings

Variable	Hastings
2013-2017 ACS Households Below the Poverty Level	1,299
Percent below the poverty level	12.8%
2013-2017 ACS Households with 1+ Persons with a Disability	2,704
2013-2017 ACS Households at or Above the Poverty Level	8,837
2013-2017 ACS Married Couple Families below Poverty Level	183
2013-2017 ACS Households with Social Security Income	3,246
2013-2016 ACS Households with No Social Security Income	6,890
2013-2017 ACS Households with Retirement Income	1,562
2013-2017 ACS Households with No Retirement Income	8,574
2013-2017 ACS Households with Public Assistance Income	184
2013-2017 ACS Households with No Public Assistance Income	9,952
2012-2016 ACS Total Households	10,136

Source: US Census 2013 – 2017 American Community Survey

Employment and Jobs

The regional economy has a direct effect on the housing market. Job growth without the corresponding increase in housing units can create pressures on the housing market leading to price inflation and dissatisfaction with the perceived value of the neighborhood. Existing homeowners during these periods of price escalation, may see the upward movements of prices as a great return on their investment, while renters may see the opportunities for homeownership shrink. In addition, potential new residents may see the high housing costs as a reason to look to other communities for employment. Conversely, if there is an economic downturn and corresponding loss of jobs within a community, there will be downward pressures on the housing market pushing values lower because demand has lessened. Homeowners may see this as a loss in their equity, while renter households may see this as an opportunity to move into homeownership where previously they were priced out.

Hastings' economy has been stable over the years, but business and community leaders, raised concerns about the impact of the current housing market on business retention and expansion efforts. Concerns were also expressed by young professionals and others about the high cost of housing, and the low perceived value due to age and condition of the existing housing stock.

Increasing Jobs

According to Census estimates Adams County lost a net 33 jobs between 2010 and 2018.

Top three sectors for job increase were:

- Educational services, and health care and social assistance (261 jobs)
- Arts, entertainment, and recreation, and accommodations (219 jobs)
- Transportation and warehousing (117 jobs)

The top three sectors for job losses during the same time period were:

- Manufacturing (-366 jobs)
- Other services (-314 jobs)
- Retail (-173 jobs)

During this time period, housing production and jobs were negatively impacting the community. The other factor impacting the housing market is the type of job and corresponding salaries. According to the 2018 County Business Pattern Data, the most current data available at time of writing, there were 13,455 employees with a combined annual payroll of $510,143,000.00 in Adams County. This equates to an average annual salary of $37,914.750.

Of course, not all jobs pay equally, and Table 3.8 breaks down the average salary by employment sector

While there are a large number of jobs, there is also a wide variance between average salaries among the jobs in Adams County. Just under half (41% or 5,479) of the jobs have an average salary of less than $40,000.00, as reported by business establishments. Just slightly over one-third (37.2% or 5,006 jobs) earn salaries less than $30,000.00. It is important to note two of the top four employment sectors has an average salary less than $40,000.00. These working households are likely those with the highest housing cost burden, and the high housing costs in Adams County exasperate this situation.

Housing policies should be focused on addressing the cost burden and housing quality of those households.

Table 3.6: Comprehensive Housing Affordability Strategy (CHAS)

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	400	755	1,155
Household Income >30% to <=50% HAMFI	520	970	1,490
Household Income >50% to <=80% HAMFI	1,020	880	1,900
Household Income >80% to <=100% HAMFI	790	410	1,200
Household Income >100% HAMFI	3,810	580	4,390
Total	**6,545**	**3,590**	**10,135**
Housing Problems Overview [1]	**Owner**	**Renter**	**Total**
Household has at least 1 of 4 Housing Problems	1,060	1,540	2,600
Household has none of 4 Housing Problems	5,415	2,005	7,420
Cost burden not available - no other problems	65	50	115
Total	**6,545**	**3,590**	**10,135**
Severe Housing Problems Overview [2]	**Owner**	**Renter**	**Total**
Household has at least 1 of 4 Severe Housing Problems	380	900	1,280
Household has none of 4 Severe Housing Problems	6,095	2,645	8,740
Cost burden not available - no other problems	65	50	115
Total	**6,545**	**3,590**	**10,135**
Housing Cost Burden Overview [3]	**Owner**	**Renter**	**Total**
Cost Burden <=30%	5,515	2,060	7,575
Cost Burden >30% to <=50%	690	665	1,355
Cost Burden >50%	275	825	1,100
Cost Burden not available	65	50	115
Total	**6,545**	**3,590**	**10,135**
Substandard only	**50**	**248**	**298**

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)
   For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

Source: 2013-2017 ACS

Nearly 26% of renter households earn less than 30% the HUD Area Median Family Income (HAMFI). Only 7.2% of owner households meet the same criteria. Overall, 65% of renter occupied made less than 80% of the HAMFI.

Nearly 40% of renter households had at least 1 of 4 housing problems present in the place of residence. While only 17% of owner-occupied units met this criteria. In reality, no housing unit should be meeting any of the housing problems.

Nearly 35% of renter households had at least 1 of 4 severe housing problems present in the place of residence. Therefore, nearly 65% had no issues identified in a rental unit. While only 6.4% of owner-occupied units met this criteria. In reality, no housing unit should be meeting any of the housing

Nearly 35% of renter households have been identified to have a housing cost burden; the majority are paying over 50% of their income in rent and other associated items. While nearly 84% of owner occupied units had NO housing cost burden.

Table 3.7: Comprehensive Housing Affordability Strategy (CHAS) cont.

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income <= 30% HAMFI	925	110	115	1,155
Household Income >30% to <=50% HAMFI	905	590	0	1,490
Household Income >50% to <=80% HAMFI	430	1,475	0	1,900
Household Income >80% to <=100% HAMFI	130	1,070	0	1,200
Household Income >100% HAMFI	214	4,180	0	4,390
Total	**2,600**	**7,420**	**115**	**10,135**

When examining housing problems vs. income, 87% of **ALL HOUSEHOLDS** with at least 1 of 4 identified housing problems belonged to households earning less than 80% of the Median Income.; 41% of them earned less than 30% of the HAMFI. Overall, 45% of **ALL** Households were earning less than 80% of HAMFI and living in a house with 1 of 4 housing problems.

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income <= 30% HAMFI	675	25	50	755
Household Income >30% to <=50% HAMFI	660	315	0	970
Household Income >50% to <=80% HAMFI	160	720	0	880
Household Income >80% to <=100% HAMFI	40	370	0	410
Household Income >100% HAMFI	4	575	0	580
Total	**1,540**	**2,005**	**50**	**3,590**

Applying the same concepts to rentals only, 97% of renters in a homes reporting at least 1 of 4 housing problems were earning 80% OR LESS of the HAMFI for Hastings. Nearly 73% of **ALL RENTERS** earned 80% of HAMFI and lived in a housing unit with at least 1 of the 4 housing problems.

Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income <= 30% HAMFI	250	85	65	400
Household Income >30% to <=50% HAMFI	245	275	0	520
Household Income >50% to <=80% HAMFI	270	755	0	1,020
Household Income >80% to <=100% HAMFI	90	700	0	790
Household Income >100% HAMFI	210	3,605	0	3,810
Total	**1,060**	**5,415**	**65**	**6,545**

Nearly 73% of all owner-occupied households with at least 1 of 4 housing problems were earning 80% or less of the local HAMFI. Overall, nearly 30% of all owner-occupied households were earning 80% or less of the HAMFI.

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	915	725	1,155	
Household Income >30% to <=50% HAMFI	890	325	1,490	
Household Income >50% to <=80% HAMFI	390	45	1,900	
Household Income >80% to <=100% HAMFI	110	0	1,200	
Household Income >100% HAMFI	145	0	4,390	
Total	**2,450**	**1,100**	**10,135**	

Overall, 45% of **ALL HOUSEHOLDS** earning 80% or less of the HAMFI had a Housing Cost Burden. In addition, 12% of **ALL HOUSEHOLDS** were earning less than 30% of the HAMFI.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	665	570	755	
Household Income >30% to <=50% HAMFI	645	230	970	
Household Income >50% to <=80% HAMFI	160	25	880	
Household Income >80% to <=100% HAMFI	20	0	410	
Household Income >100% HAMFI	0	0	580	
Total	**1,490**	**825**	**3,590**	

Rental households with a cost burden had nearly 73% of households earning 80% or less of the HAMFI. Nearly 17% were earning over 100% of the HAMFI.

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income <= 30% HAMFI	250	155	400	
Household Income >30% to <=50% HAMFI	245	95	520	
Household Income >50% to <=80% HAMFI	235	25	1,020	
Household Income >80% to <=100% HAMFI	90	0	790	
Household Income >100% HAMFI	145	0	3,810	
Total	**965**	**275**	**6,545**	

Regarding owner-occupied households having a housing cost burden, only 29.6% earned 80% or less of the HAMFI. However, 58% were earning a rate greater than 100% of the HAMFI.

Table 3.8: Employment and Income– Adams County

NAICS Code	Employment Sector	Year	Establishments	Employees	1st Quarter Payroll (1,000)	Annual Payroll (1,000)	Average Salary
0	Total for all sectors	2018	972	13,455	$120,347	$510,143	$37,914.75
52	Finance and insurance	2018	70	398	$5,436	$23,064	$57,949.75
23	Construction	2018	99	724	$7,512	$42,684	$58,955.80
48-49	Transportation and warehousing	2018	47	223	$2,158	$8,951	$40,139.01
62	Health care and social assistance	2018	103	2,934	$36,332	$146,163	$49,816.97
11	Agriculture, forestry, fishing and hunting	2018	4	52	$476	$2,790	$53,653.85
42	Wholesale trade	2018	67	771	$8,459	$37,234	$48,293.13
51	Information	2018	12	107	$876	$4,095	$38,271.03
56	Administrative and support and waste management and remediation services	2018	53	465	$2,551	$11,874	$25,535.48
54	Professional, scientific, and technical services	2018	65	258	$2,229	$10,119	$39,220.09
31-33	Manufacturing	2018	57	2,847	$30,562	$124,040	$43,686.67
53	Real estate and rental and leasing	2018	46	108	$766	$3,408	$31,555.56
44-45	Retail trade	2018	147	1,880	$12,570	$50,201	$26,702.66
81	Other services (except public administration)	2018	86	438	$2,336	$9,842	$22,470.32
61	Educational services	2018	9	694	$3,135	$13,861	$19,972.62
72	Accommodation and food services	2018	84	1,350	$4,193	$17,838	$13,213.33
71	Arts, entertainment, and recreation	2018	18	179	$431	$1,987	$11,100.56
21	Mining, quarrying, and oil and gas extraction	2018	(D)	(D)	(D)	(D)	(D)
22	Utilities	2018	(D)	(D)	(D)	(D)	(D)
55	Management of companies and enterprises	2018	(D)	(D)	(D)	(D)	(D)
99	Industries not classified	2018	(D)	(D)	(D)	(D)	(D)

(D) - Disclosure Issues

Source: US Census County Business Patterns - 2018

Housing Age, Quality and Abandonment

The housing stock in Hastings continues to age and many units are showing signs of disrepair. As each year goes the housing stock ages, and if new units are not placed in service or existing units are not maintained or renovated, neighborhoods can deteriorate, which leads to disinvestment and possible abandonment. The table below illustrates the number of housing units by year constructed. It is important to note the median age of the housing stock in Hastings is nearly 60 years. These structures can show signs of significant wear and major mechanical systems are well past their useful life.

Some of this deterioration is manifesting itself through exterior conditions and visible signs of failing systems. According to Table 3.10, 81 single-family homes are in "Very Poor" or "Poor" condition. That represents 0.91% of the single-family housing stock in Hastings. However, 1,599 single-family units were rated as "Below Normal" which is 18.1% of the single-family housing stock. Overall, nearly 1 in every 5 single-family homes in Hastings is considered worse than normal regarding their condition. These different conditions are defined by the County as follows:

- **Very Poor:** A conditional worse than "poor"
- **Poor:** Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities, etc. This condition is found only in extraordinary circumstances. Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent. Effective age of the residence is near the end of the scale regardless of the actual chronological age.
- **Below Normal:** Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age.
- **Normal:** Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage.
- **Above Normal:** No obvious maintenance required but neither is everything new. Appearance and utility are above the standard, and the overall effective age will be lower than the typical property.
- **Very Good:** All items well maintained, many having been overhauled and repaired as they've showed signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.
- **Excellent:** All items that can normally be repaired or refinished have recently been corrected, such as new roofing, paint, furnace overhaul, state-of-the-art components, etc. With no functional inadequacies of any consequence and all major short-lived components in like-new condition, the overall effective age has been substantially reduced upon complete revitalization of the structure regardless of the actual chronological age.

If properties are allowed to fall into disrepair either because the owner does not have the resources to maintain the structure, or simply through neglect, properties can become extremely delipidated. At some point, if there is no intervention, it may cost more to rehabilitate a structure than it is economically feasible, and in many cases those properties become abandoned. The 2014 – 2019 ACS 5-year survey identified 397 housing units classified as "Vacant – Other" in Hastings. Those units are neither for sale or rent and tend to be off the market due to poor condition or abandonment. The number of Vacant-Other have fluctuated between 2010 and 2018 with a low of 329 units in 2014 and a high of 400 units in 2017. The 397 units identified by the ACS Census survey is higher than the 81 units identified in Table 3.10 with conditions or "Poor" or "Very Poor"; therefore, some of the units within the "Below Normal" category fit into the Vacant-other listing.

In order to improve the quality of the housing stock in Hastings, these units will need to be addressed. This can be done through either demolition or rehabilitation. Each structure will need to be evaluated for market potential and economic feasibility of renovation.

The data in Table 3.10 the conversations with the different groups within Hastings confirm one another; ***there is more than a housing shortage in Hastings, there is a shortage of decent, affordable housing for those in the lowest income levels.*** The following data and maps will provide more information on the need for better quality housing in Hastings.

Table 3.9: Number of Units by Year Built

	Hastings
Units Built in 2014 or Later	235
Units Built in 2010-2013	128
Units Built in 2000-2009	737
Units Built in 1990-1999	956
Units Built in 1980-1989	665
Units Built in 1970-1979	1,681
Units Built in 1960-1969	1,341
Units Built in 1950-1959	1,501
Units Built in 1940-1949	1,303
Units Built in 1939 or Earlier	2,533
Median Year Structure Built	1962
Source: US Census 2014 – 2018 American Community Survey	

Table 3.10: Single-family Homes by Year Built and Condition

Condition		Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2018	Total	
Very Poor	7	1	0	0	0	0	0	0	0	1	0.01%
Poor	6	64	12	0	0	4	0	0	0	80	0.9%
Below Normal	5	974	521	40	37	6	18	2	1	1,599	18.1%
Normal	4	1,563	1,799	673	696	100	305	219	143	5,498	62.2%
Above Normal	3	85	94	65	107	47	109	219	48	774	8.8%
Very Good	2	14	7	1	3	3	6	10	16	60	0.7%
Excellent	1	5	4	1	0	0	0	0	42	52	0.6%
Total		**2,706**	**2,437**	**780**	**843**	**160**	**438**	**450**	**250**	**8,838**	
% below Normal		38.4%	21.9%	5.1%	4.4%	6.3%	4.1%	0.4%	0.04%		
Average Condition Rating		**4.4**	**4.2**	**4.0**	**3.9**	**3.8**	**3.8**	**3.5**	**3.2**		

19.01% of all Single-family homes are worse than Normal

Source: Adams County Assessor's Office

Table 3.11: Residential Building Conditions by City Council Ward/Precinct

Ward/ Precinct	# Very Poor Condition	% Very Poor Condition	# Poor Condition	% Poor Condition	# Below Normal Condition	% Below Normal Condition	# Normal Condition	% Normal Condition	# Above Normal Condition	% Above Normal Condition	# Very Good Condition	% Very Good Condition	# Excellent Condition	% Excellent Condition
1A	0	0.00%	16	2.66%	190	31.56%	323	53.65%	59	9.80%	3	0.50%	11	1.83%
1B	0	0.00%	24	3.90%	198	32.14%	378	61.36%	15	2.44%	0	0.00%	1	0.16%
1C	0	0.00%	4	2.52%	46	28.93%	96	60.38%	12	7.55%	0	0.00%	1	0.16%
1,377	0	0.00%	44	3.20%	434	31.52%	797	57.88%	86	6.25%	3	0.22%	13	0.94%
2A	0	0.00%	0	0.00%	0	0.00%	66	34.20%	122	63.21%	0	0.00%	5	2.59%
2B	0	0.00%	0	0.00%	3	0.89%	321	94.97%	14	4.14%	0	0.00%	0	0.00%
2C	0	0.00%	3	0.53%	158	27.82%	393	69.19%	9	1.58%	3	0.53%	2	0.35%
2D	0	0.00%	0	0.00%	20	3.18%	550	87.58%	57	9.08%	1	0.16%	0	0.00%
2E	0	0.00%	4	0.62%	173	26.74%	458	70.79%	10	1.55%	1	0.15%	1	0.15%
2,374	0	0.00%	7	0.29%	354	14.91%	1,788	75.32%	212	8.93%	5	0.21%	8	0.34%
3A	0	0.00%	5	0.93%	174	32.46%	336	62.69%	17	3.17%	3	0.56%	1	0.19%
3B	0	0.00%	2	0.52%	69	18.11%	283	74.28%	26	6.82%	1	0.26%	0	0.00%
3C	1	0.16%	6	0.95%	160	25.36%	441	69.89%	15	2.38%	5	0.79%	3	0.48%
3D	0	0.00%	0	0.00%	3	3.49%	78	90.70%	4	4.65%	1	1.16%	0	0.00%
3E	0	0.00%	0	0.00%	1	0.15%	415	61.12%	215	31.66%	31	4.57%	17	2.50%
2,313	1	0.04%	13	0.56%	407	17.60%	1,553	67.14%	277	11.98%	41	1.77%	21	0.91%
4A	0	0.00%	7	1.43%	161	32.99%	296	60.66%	23	4.71%	1	0.20%	0	0.00%
4B	0	0.00%	0	0.00%	86	19.07%	343	76.05%	22	4.88%	0	0.00%	0	0.00%
4C	0	0.00%	2	0.68%	87	29.79%	180	61.64%	21	7.19%	2	0.68%	0	0.00%
4D	0	0.00%	3	0.45%	63	9.46%	467	70.12%	121	18.17%	6	0.90%	6	4.04%
4E	0	0.00%	0	0.00%	7	7.07%	74	74.75%	12	12.12%	2	2.02%	4	4.04%
1,996	0	0.00%	12	0.60%	404	20.24%	1,360	68.14%	199	9.97%	11	0.55%	10	0.50%
Totals	1		76		1,599		5,498		774		60		52	
% of City Total	0.01%		0.94%		19.84%		68.21%		9.60%		0.75%		0.65%	

City Total 8,060

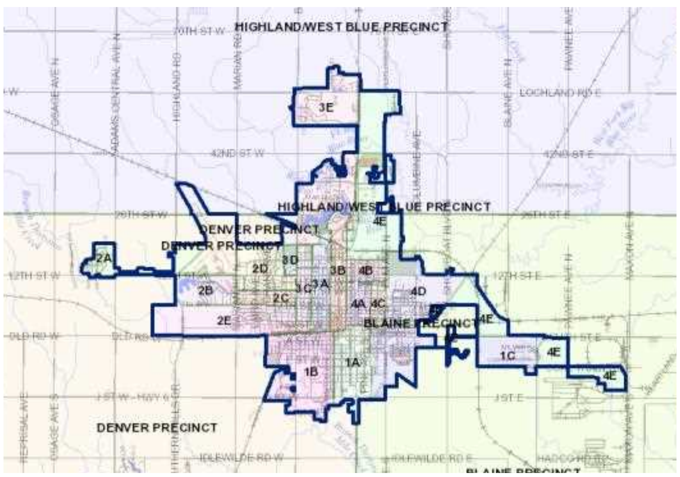
89.00% of all housing stock rates as Normal or worse, community-wide
20.79% of all housing stock rates as Below Normal, community-wide

The following maps indicate the quality of residential dwelling units by City Council Ward and Precinct throughout Hastings. The data for the maps are based on the data within the City of Hastings and Adams County Assessor's database.

Hastings Housing by City Council Ward

The housing conditions are broke down into even more detail by examining the overall data at the City Council Ward and Precinct level. The following pages are divided into each Ward and then into each precinct of the Ward. Figure 3.2 below shows the overall layout of each Ward and Precinct.

Figure 3.2: City Council Ward Map
City of Hastings



Source: City of Hastings GIS Mapping

Key Terminology

Average condition is the average as calculated on the condition rating from the Adams County Assessor's Office. The scale is as follows:

Excellent = 1
Very Good = 2
Above Normal = 3
Normal = 4
Below Normal = 5
Poor = 6
Very Poor = 7

Condition Ratio is based upon the following formula:

#Excellent+#Very Good+#Above Normal
#Below Normal+#Poor+#Very Poor

Example:
Area 1A = 73 units / 206 units = 0.35

The Condition Quality Ratio is a comparison between the sum of the averages of properties rated above the Normal condition and the sum of the averages of the properties rated below the Normal condition. It illustrates the influence higher or lower quality properties have in a neighborhood better than the Average Condition rating. A ratio result of 1.0 indicates equal percentages of high-quality and low-quality structures in an area. A number greater than 1.0 indicates a larger percentage of high-quality properties compared to low-quality structures in an area. A number less than 1.0 indicates a larger percentage of low-quality properties are influencing the neighborhood. This ratio allows the reader to quickly determine relative strength or weakness of an area.

For example, a quality condition ratio of 0.35 would indicate there are 35% fewer high-quality structures than low-quality structures. Conversely, a quality condition ratio of 2.02 would indicate there are 202% more high-quality structures than low-quality structures.

Hastings: Ward 1

Ward 1 covers most of the southern portion of Hastings (Burlington Northern Santa Fe Railroad line south). Overall, Ward 1 has a total of 1,377 total residential structures. See Figure 3.3 for a map of the entire Ward 1.

On a scale of 1 to 7, with "1" being Excellent and "7" being Very Poor, the overall condition average for Ward 1 is 4.28 or on average slightly worse than a normal rating; however, Ward 1 as a whole is better than Hastings as a whole which averaged a 4.09. The overall condition ratio 0.35 meaning there are over 3 times many residences rated below "normal" than above "normal".

Ward 1 has a total of 478 residential units rated as Below Normal or worse. These conditions represent 31.52% and 3.2% respectively of all residences in Ward 1.

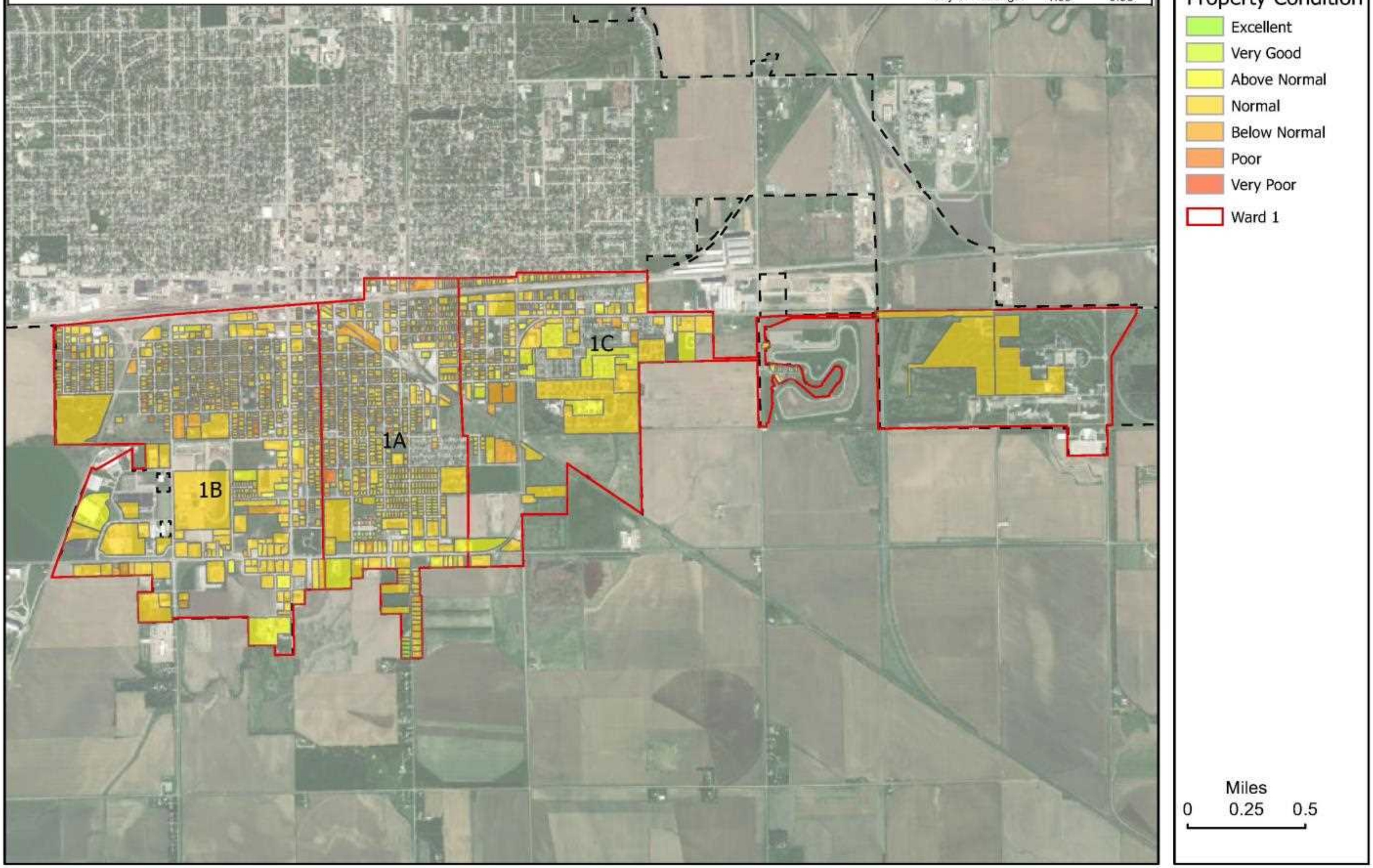
Overall, the Below Normal and Poor condition homes in Ward 1 makeup 5.9% of the total residential stock in Hastings.

In addition to Table 3.11, there are maps for each individual Ward/Precinct with the units identified. The individual units are color coded with Table 3.11; therefore, the conditions and location of specific units are identified.

Figure 3.3:

Ward 1 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
1A	11	1.83%	3	0.50%	59	9.80%	323	53.65%	190	31.56%	16	2.66%		0.00%	602	4.21	0.35
1B	1	0.16%		0.00%	15	2.44%	378	61.36%	198	32.14%	24	3.90%		0.00%	616	4.37	0.07
1C	1	0.63%		0.00%	12	7.55%	96	60.38%	46	28.93%	4	2.52%		0.00%	159	4.25	0.26
Ward 1 Total	13	0.94%	3	0.22%	86	6.25%	797	57.88%	434	31.52%	44	3.20%		0.00%	1377	4.28	0.21
															City of Hastings:	4.09	0.53



Hastings: Precinct 1A
Precinct 1A is immediately south and southeast of downtown Hastings. Figure 3.4 is a blown up map of Ward 1A.

Within Precinct 1A there are a total of 602 residential structures. The average condition rating for these structures is 4.21; while, the condition ratio is 0.35. Within this Precinct, only 12.13% of the residences are rated above normal; while 34.22% are rated below normal.

The average assessed valuation within Ward 1A is $129,678.73 compared to the entire Ward 1 with an average of $179,759.83 or 75.14% of the entire Ward 1. However, when compared to the city as a whole ($237,279.14 average), Ward 1A is 54.65% of the community average assessed value.

The average age of the residential structures in Ward 1A is 72.4 years old making the average residence was built in 1947, see Figure 3.5.

Hastings: Precinct 1B
Precinct 1B is immediately west of Precinct 1A. Figure 3.6 is a blown up map of Ward 1B.

Within Precinct 1B there are a total of 616 residential structures. The average condition rating for these structures is 4.37; while, the condition ratio is 0.07. Within this Precinct, only 2.6% of the residences are rated above normal; while 36.04% are rated below normal.

The average assessed valuation within Ward 1B is $162,462.18 compared to the entire Ward 1 with an average of $179,759.83 or 90% of the entire Ward 1. However, when compared to the city as a whole ($237,279.14 average), Ward 1B is 68% of the community average assessed value.

The average age of the residential structures in Ward 1A is 89.7 years old making the average residence built in 1930, see Figure 3.7.

Hastings: Precinct 1C
Precinct 1C is immediately east of Precinct 1A. Figures 3.8 and 3.9 are blown up maps of Ward 1C.

Within Precinct 1C there are a total of 159 residential structures. The average condition rating for these structures is 4.25; while, the condition ratio is 0.26. Within this Precinct, only 8.18% of the residences are rated above normal; while 31.45% are rated below normal.

The average assessed valuation within Ward 1C is $383,421.55 compared to the entire Ward 1 with an average of $179,759.83 or 213% of the entire Ward 1. However, when compared to the city as a whole ($237,279.14 average), Ward 1C is 162% of the community average assessed value.

The average age of the residential structures in Ward 1C is 76.5 years old making the average residence built in 1943, see Figure 3.10.

Hastings: Ward 1 Conclusions
The data found in Table 3.11 examines the same housing conditions, but in tabular form, in Hastings by Ward/Precinct. The data has been downloaded from the Adams County Assessor's database. These data are critical since the future demand for housing is not simply limited to the demand but also includes the need for replacement units.

Area 1A contains the second greatest number structures rated as Below Normal and structures rated as Poor. Precinct 1A has 43.8% of all the structures rated as Below Normal and 36.4% of all Ward 1 structures rated as Poor. Precinct 1A appears to be one of the top priorities for rehabilitation or redevelopment.

Area 1B located west of Precinct 1A, contains 45.6% of all the Ward 1 structures rated as Below Normal and 54.5% rated as Poor. Along with Precinct 1A, this precinct needs to be a high priority for redevelopment activities including demolition, rehabilitation and new construction.

Area 1C contains only 10.6% of the properties rated as Below Normal and 9.1% rated Poor for the entire Ward 1. There are properties in this precinct needing some review and redevelopment activity, but not as much as in Precincts 1A and 1B.

Redevelopment is a major component in a comprehensive housing strategy. The redevelopment portion of this strategy involves a couple of approaches, including:

- Condemnation, demolition, and infill
- Rehabilitation

There are different mechanisms available for funding each of these approaches, these will be discussed in more detail in the Funding Chapter.

Overall, the Ward 1 has 478 residential units rated as Below Normal or worse. These conditions represent 31.52% and 3.2% respectively of all residences in Ward 1 and 5.9% of the total residences in the community. Overall, there are 434 residences considered in Below Normal and 44 residences rated as Poor. At a minimum, within Ward 1 there are at least 44 residences needing serious consideration of being demolished.

Figure 3.4: Structure Conditions - Precinct 1A

Ward 1 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
1A	11	1.83%	3	0.50%	59	9.80%	323	53.65%	190	31.56%	16	2.66%		0.00%	602	4.21	0.35
															Ward 1:	4.28	0.21
															City of Hastings:	4.09	0.53

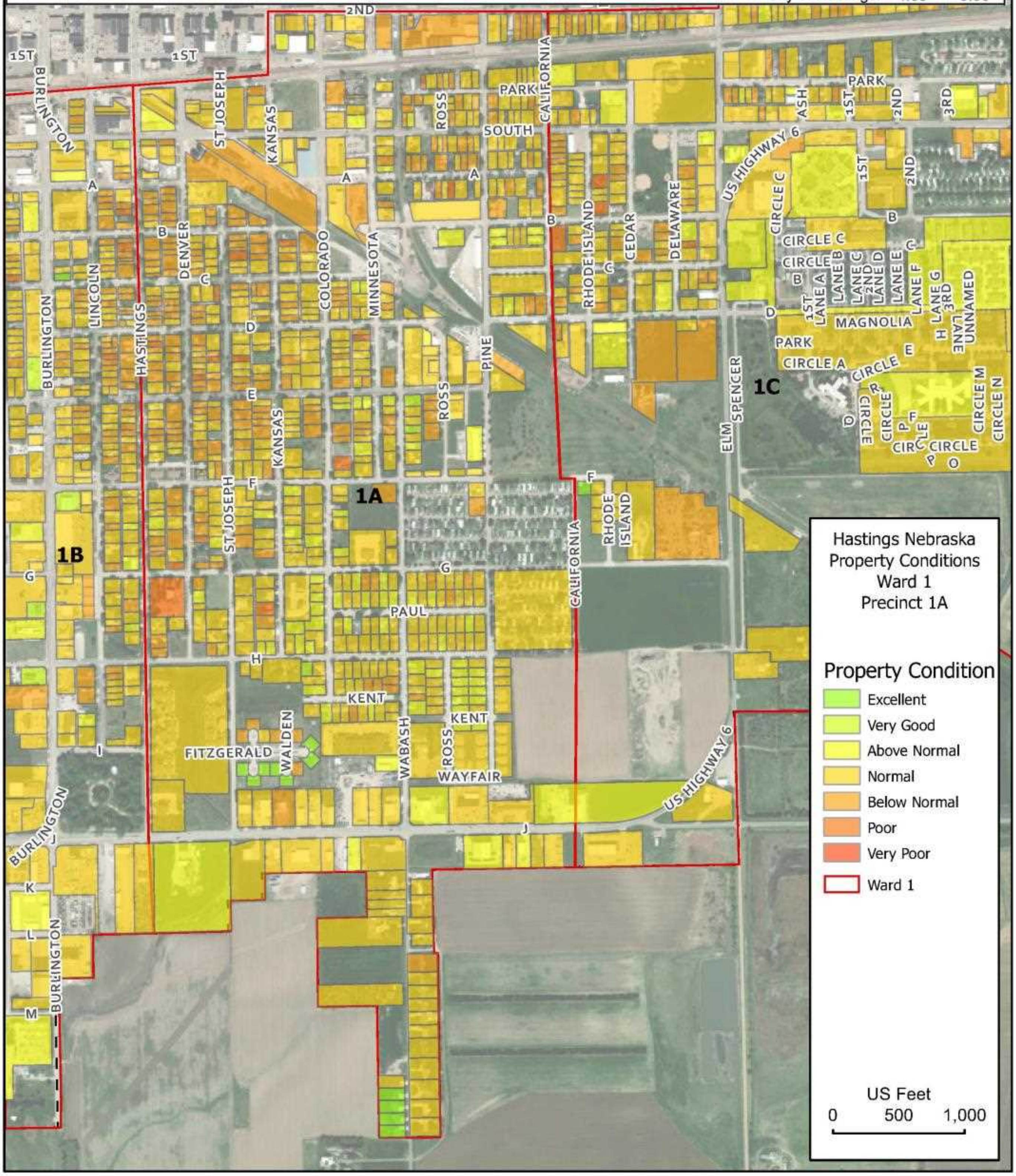


Figure 3.5: Structure Age - Precinct 1A

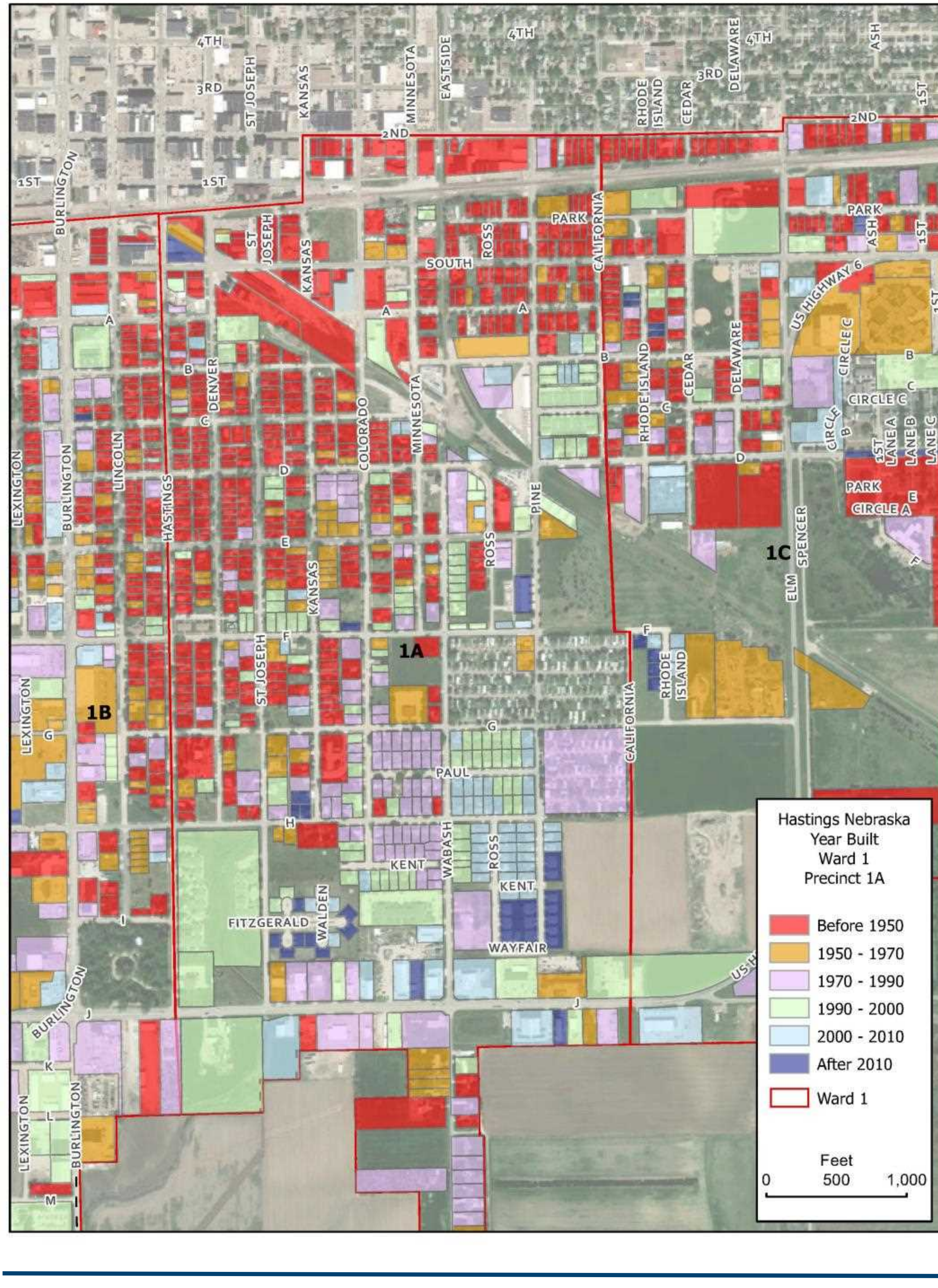


Figure 3.6: Structure Conditions - Precinct 1B

Ward 1 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
1B	1	0.16%		0.00%	15	2.44%	378	61.36%	198	32.14%	24	3.90%		0.00%	616	4.37	0.07
															Ward 1:	4.28	0.21
															City of Hastings:	4.09	0.53

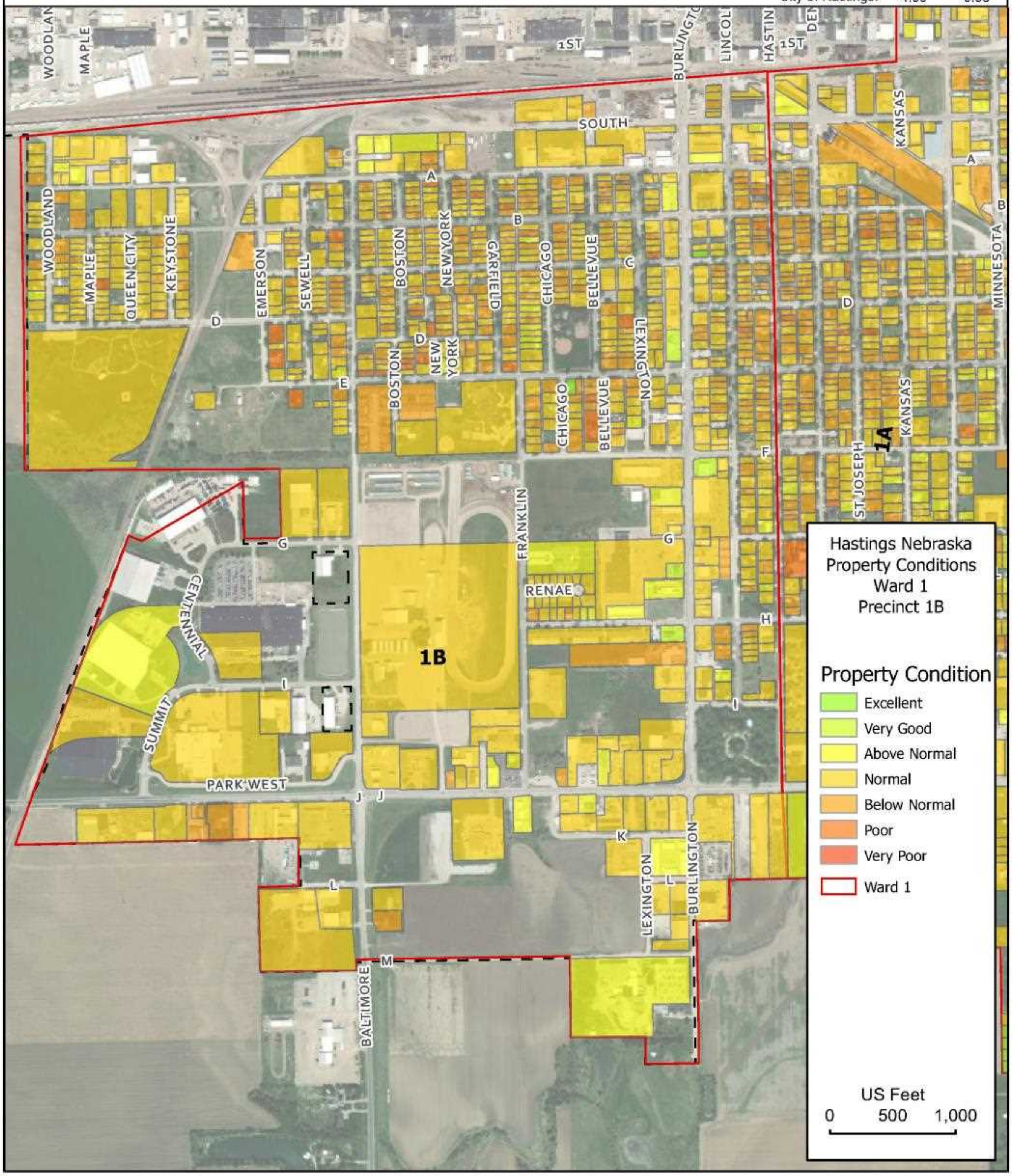
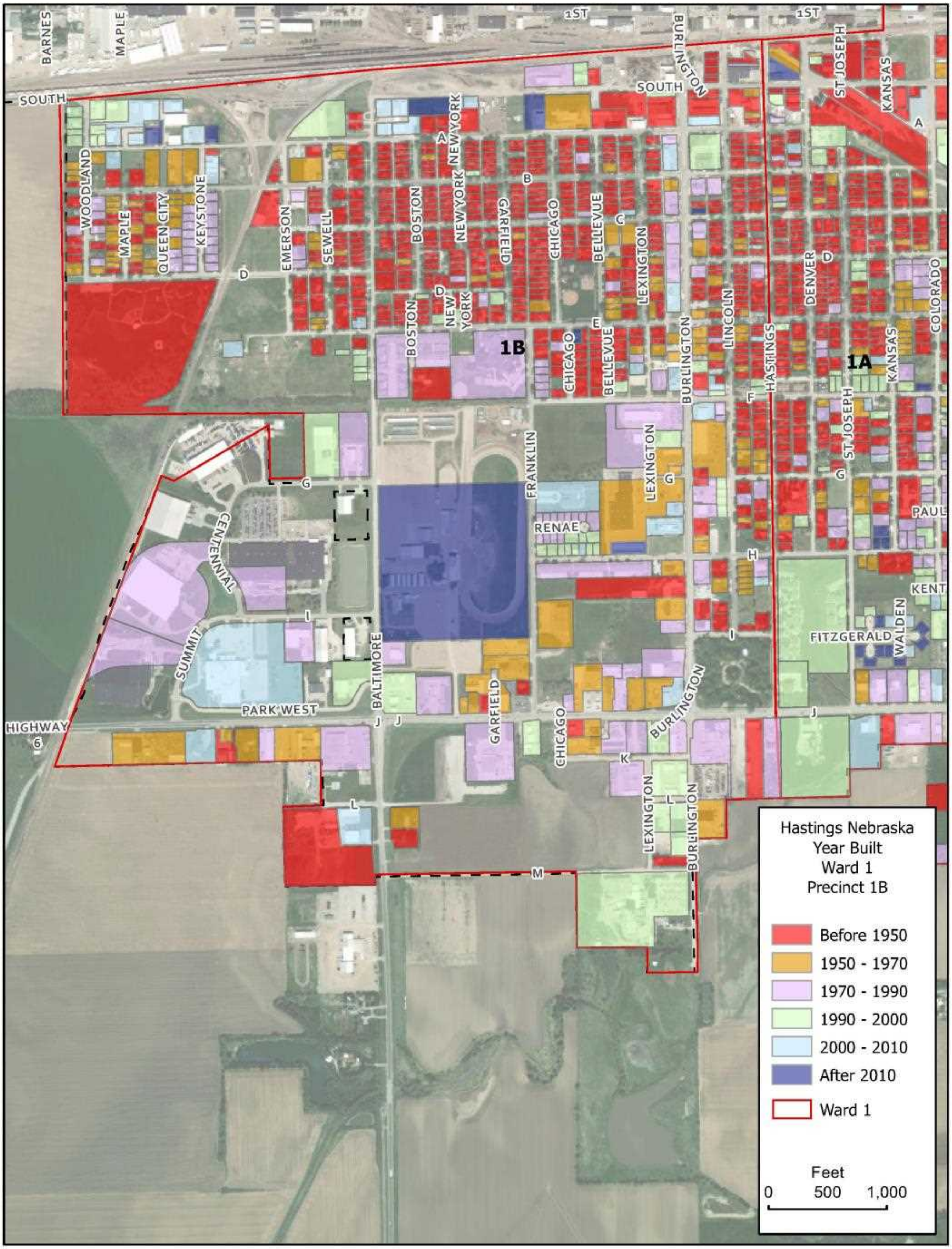


Figure 3.7: Structure Age - Precinct 1B



Ward 1 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
1C	1	0.63%		0.00%	12	7.55%	96	60.38%	46	28.93%	4	2.52%		0.00%	159	4.25	0.26
														Ward 1:		4.28	0.21
														City of Hastings:		4.09	0.53

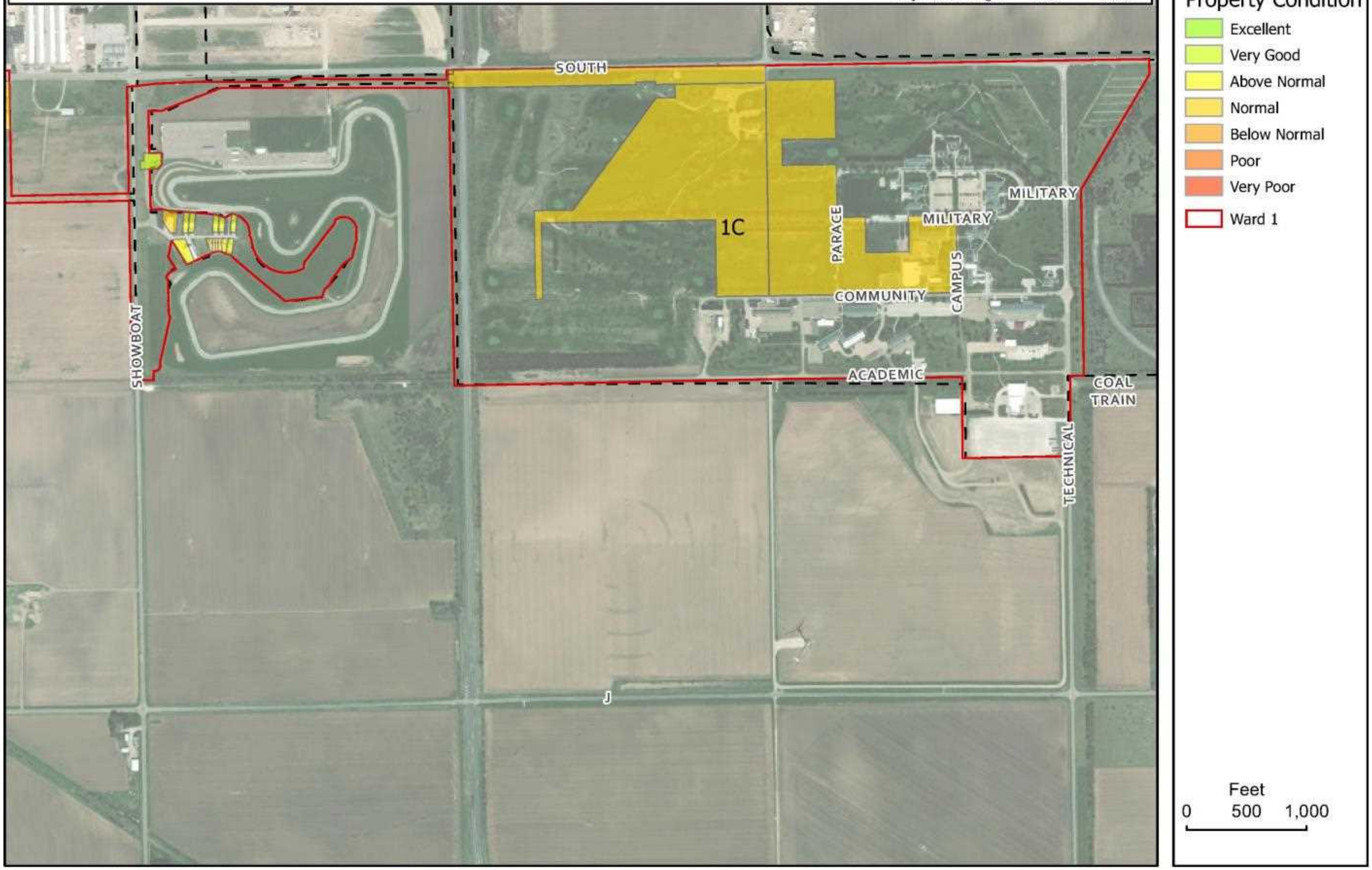


Figure 3.8:

Precinct 1

Figure 3.9:

Precinct 1

City

Ward 1 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
1C	1	0.63%		0.00%	12	7.55%	96	60.38%	46	28.93%	4	2.52%		0.00%	159	4.25	0.26
														Ward 1:		4.28	0.21
														City of Hastings:		4.09	0.53

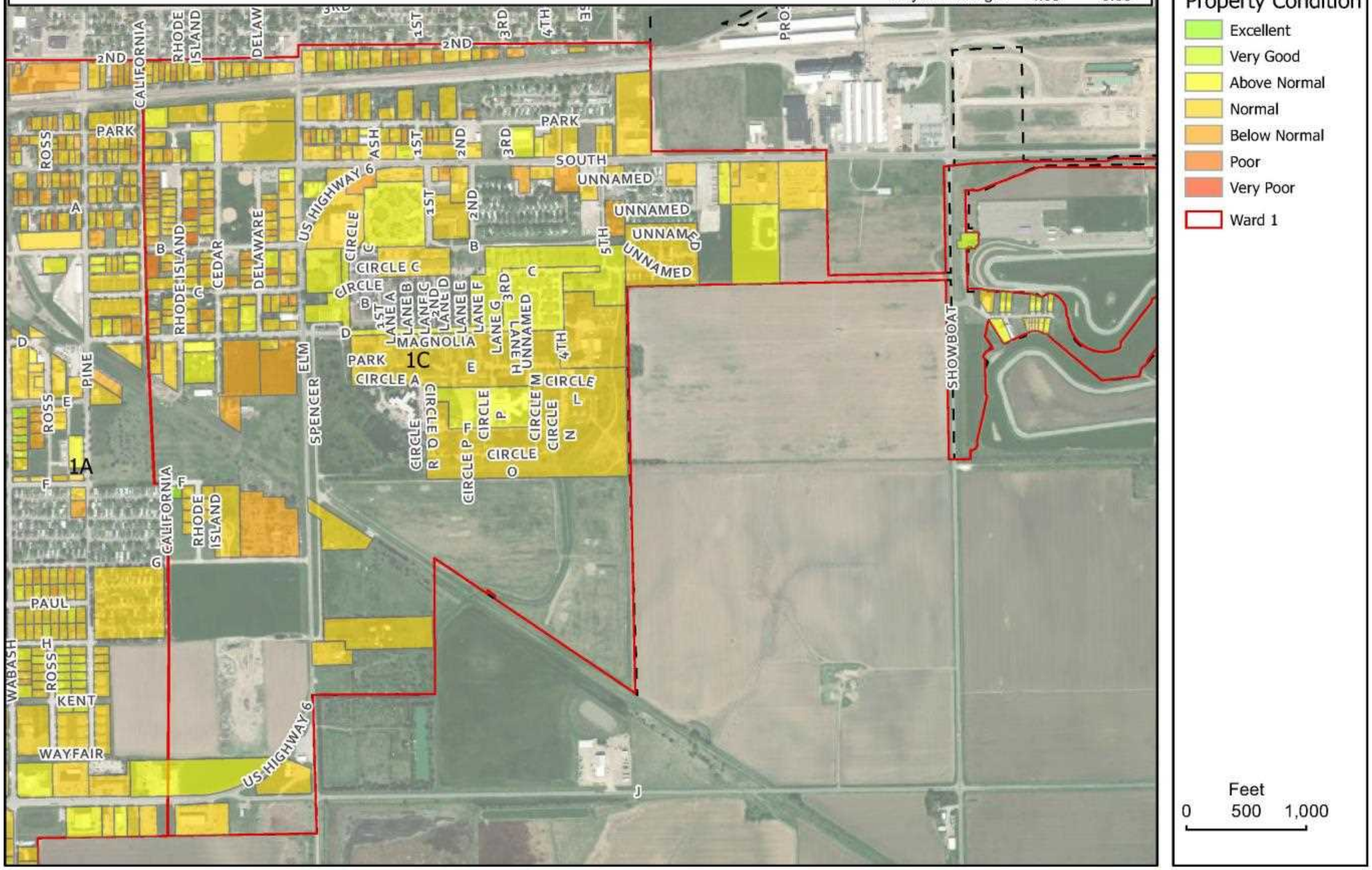


Figure 3.10: Structure Age - Precinct 1C East

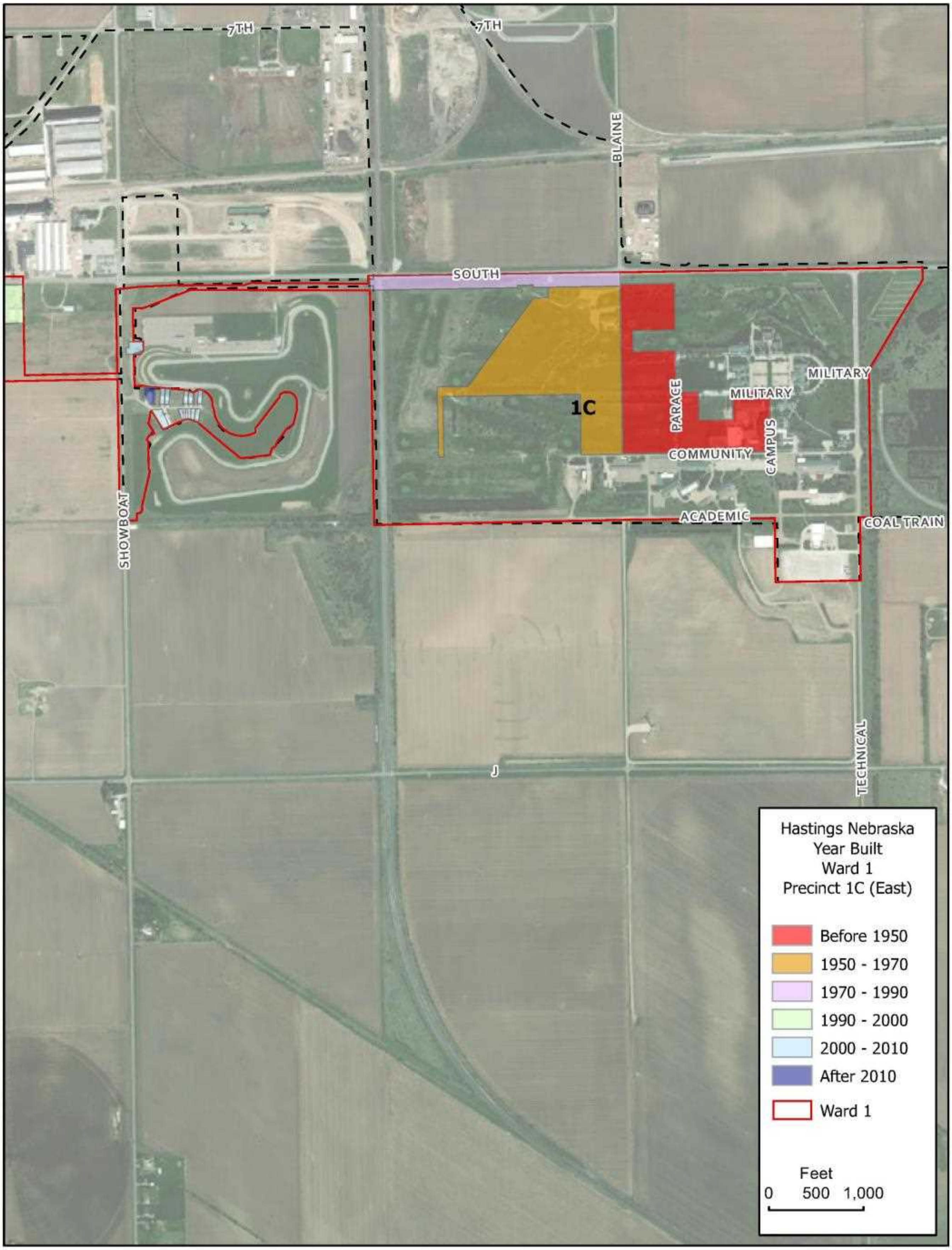
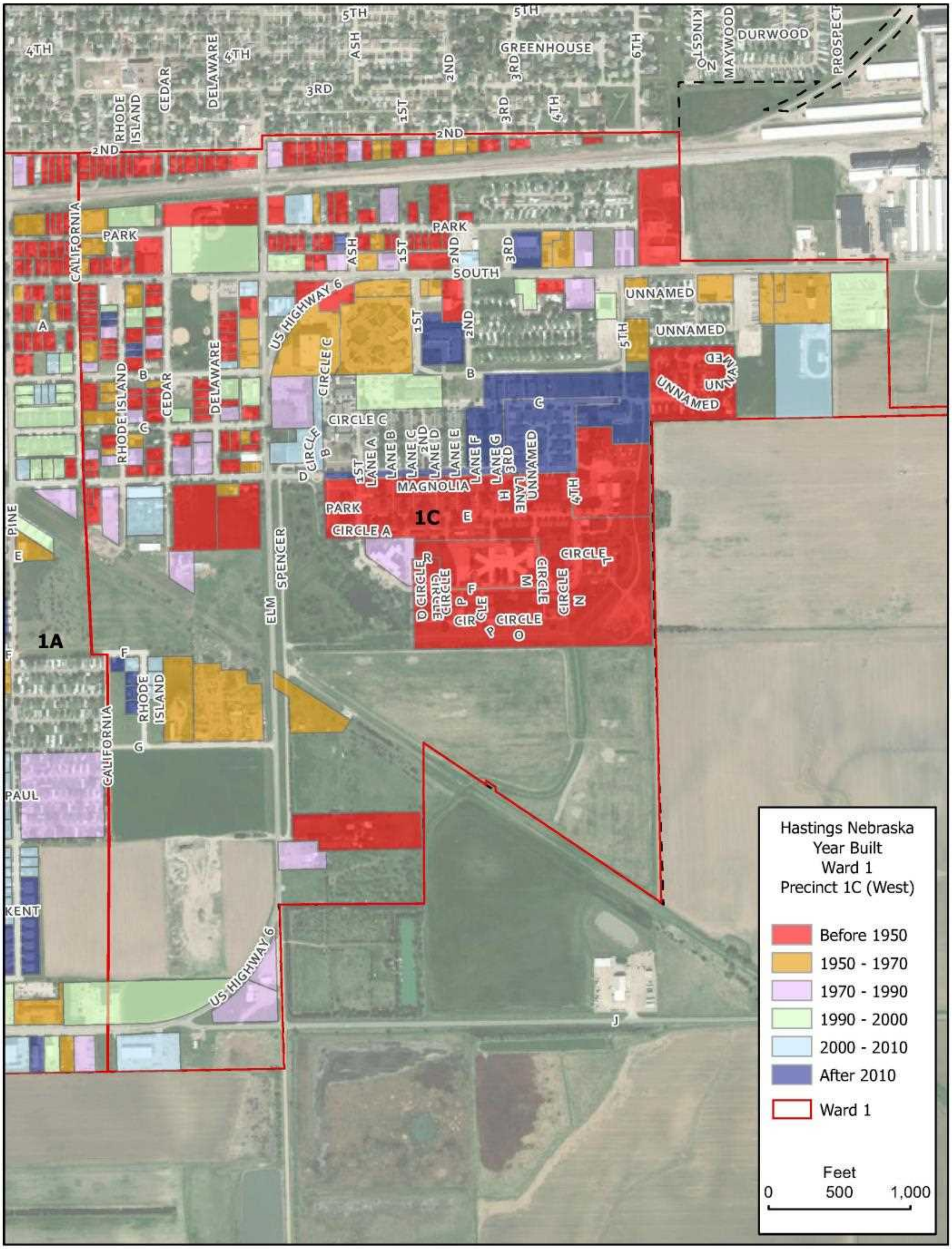


Figure 3.11: Structure Age - Precinct 1C West



Hastings: Ward 2

Ward 2 covers the western portion of Hastings around and near the Hastings Airport. Overall, Ward 2 has a total of 2,374 total residential structures. See Figure 3.12 for a map of the entire Ward 2.

On a scale of 1 to 7, with "1" being Excellent and "7" being Very Poor, the overall condition average for Ward 2 is 4.05 or on average slightly worse than a normal rating; however, Ward 2 as a whole is slightly worse than Hastings as a whole which averaged a 4.09. The overall condition ratio 0.62 meaning there are over 1.5 times many residences rated below "normal" than above "normal".

Ward 2 has a total of 361 residential units rated as Below Normal or worse. These conditions represent 14.91% and 0.29% respectively of all residences in Ward 2.

Overall, the Below Normal and Poor condition homes in Ward 2 makeup 4.5% of the total residential stock in Hastings.

In addition to Table 3.11, there are maps for each individual Ward/Precinct with the units identified. The individual units are color coded with Table 3.11; therefore, the conditions and location of specific units are identified.

Hastings: Precinct 2A

Precinct 2A is located west of the Hastings Airport and is the smallest of the five Precincts in Ward 2. Figure 3.13 is a blown up map of Ward 2A.

Within Precinct 2A there are a total of 193 residential structures. The average condition rating for these structures is 3.29, which rates this Precinct better than Normal. Within this Precinct, 65.8% of the residences are rated above normal; while 0.0% are rated below normal.

The average assessed valuation within Ward 2A is $218,506.28 compared to the entire Ward 2 with an average of $173,607.74 or 126% of the entire Ward 2. However, when compared to the city as a whole ($237,279.14 average), Ward 2A is 92% of the community average assessed value.

The average age of the residential structures in Ward 2A is 19.2 years old making the average residence was built in 2000, see Figure 3.14.

Hastings: Precinct 2B

Precinct 2B is immediately south of the Hastings Airport and west of the old Mall site. Figure 3.15 is a blown up map of Ward 2B.

Within Precinct 2B there are a total of 338 residential structures. The average condition rating for these structures is 3.97; while, the condition ratio is 4.67. Within this Precinct, 99.11% of the residences are rated above normal; while 0.89% are rated below normal.

The average assessed valuation within Ward 2B is $301,239.59 compared to the entire Ward 2 with an average of $173,607.74 or 174% of the entire Ward 2. However, when compared to the city as a whole ($237,279.14 average), Ward 2B is 127% of the community average assessed value.

The average age of the residential structures in Ward 2B is 42.3 years old making the average residence was built in 1977, see Figure 3.16.

Hastings: Precinct 2C

Precinct 2C is immediately east of Precinct 2B. Figure 3.17 is a blown up map of Ward 2C.

Within Precinct 2C there are a total of 568 residential structures. The average condition rating for these structures is 4.25; while, the condition ratio is 0.09. Within this Precinct, only 2.46% of the residences are rated above normal; while 28.35% are rated below normal.

The average assessed valuation within Ward 2C is $96,012.82 compared to the entire Ward 2 with an average of $173,607.74 or 55% of the entire Ward 2. However, when compared to the city as a whole ($237,279.14 average), Ward 2C is 40% of the community average assessed value.

The average age of the residential structures in Ward 2C is 71.4 years old making the average residence was built in 1948, see Figure 3.18.

Hastings: Precinct 2D

Precinct 2D is immediately north of Precinct 2C. Figure 3.19 is a blown up map of Ward 2D.

Within Precinct 2D there are a total of 628 residential structures. The average condition rating for these structures is 3.94; while, the condition ratio is 2.90. Within this Precinct, only 9.24% of the residences are rated above normal; while 3.18% are rated below normal. The remaining 87.58% are considered normal conditions.

The average assessed valuation within Ward 2D is $186,424.81 compared to the entire Ward 2 with an average of $173,607.74 or 107% of the entire Ward 2. However, when compared to the city as a whole

($237,279.14 average), Ward 2D is 79% of the community average assessed value.

The average age of the residential structures in Ward 2D is 49.9 years old making the average residence was built in 1970, see Figure 3.20.

Hastings: Precinct 2E

Precinct 2E is immediately south of Precincts 2B and 2C. Figures 3.21 and 3.22 are blown up maps of Ward 2E.

Within Precinct 2E there are a total of 647 residential structures. The average condition rating for these structures is 4.26; while, the condition ratio is 0.07. Within this Precinct, only 1.85% of the residences are rated above normal; while 27.36% are rated below normal. The remaining 70.79% are considered normal conditions.

The average assessed valuation within Ward 2E is $147,944.32 compared to the entire Ward 2 with an average of $173,607.74 or 85% of the entire Ward 2. However, when compared to the city as a whole ($237,279.14 average), Ward 2E is 62% of the community average assessed value.

The average age of the residential structures in Ward 2E is 78.7 years old making the average residence was built in 1941, see Figures 3.23 and 3.24.

Hastings: Ward 2 Conclusions

The data found in Table 3.11 examines the same housing conditions, but in tabular form, in Hastings by Ward/Precinct. The data has been downloaded from the Adams County Assessor's database. These data are critical since the future demand for housing is not simply limited to the demand but also includes the need for replacement units.

Area 2A is a relatively new part of the city and is made up of very recent homes. This area is in excellent condition and will not need any major attention during the this five-year period.

Area 2B has survived well considering the decline and eventual dilapidation of the Imperial Mall at the intersection of 12 Street and Marian. The new "Theater District" development replacing the old mall will be a welcome addition to this area.

Area 2C is where the majority of the housing rehabilitation money and focus needs to be in Ward 2. The Precinct has 161 housing units considered to be Below Normal or worse.

Area 2D is the farthest north and contains mostly housing rated as Normal. There are scattered sites that may need some attention during this planning period. Note: even with the number of Normal conditions located in this Precinct, if care and maintenance is not provide to a lot of these homes, in five-years they could be Below Normal or worse.

Area 2E is similar to 2C, there are a lot of older homes in this area considered to be Below Normal or worse. Overall, there are 177 structures considered to be Below Normal or worse.

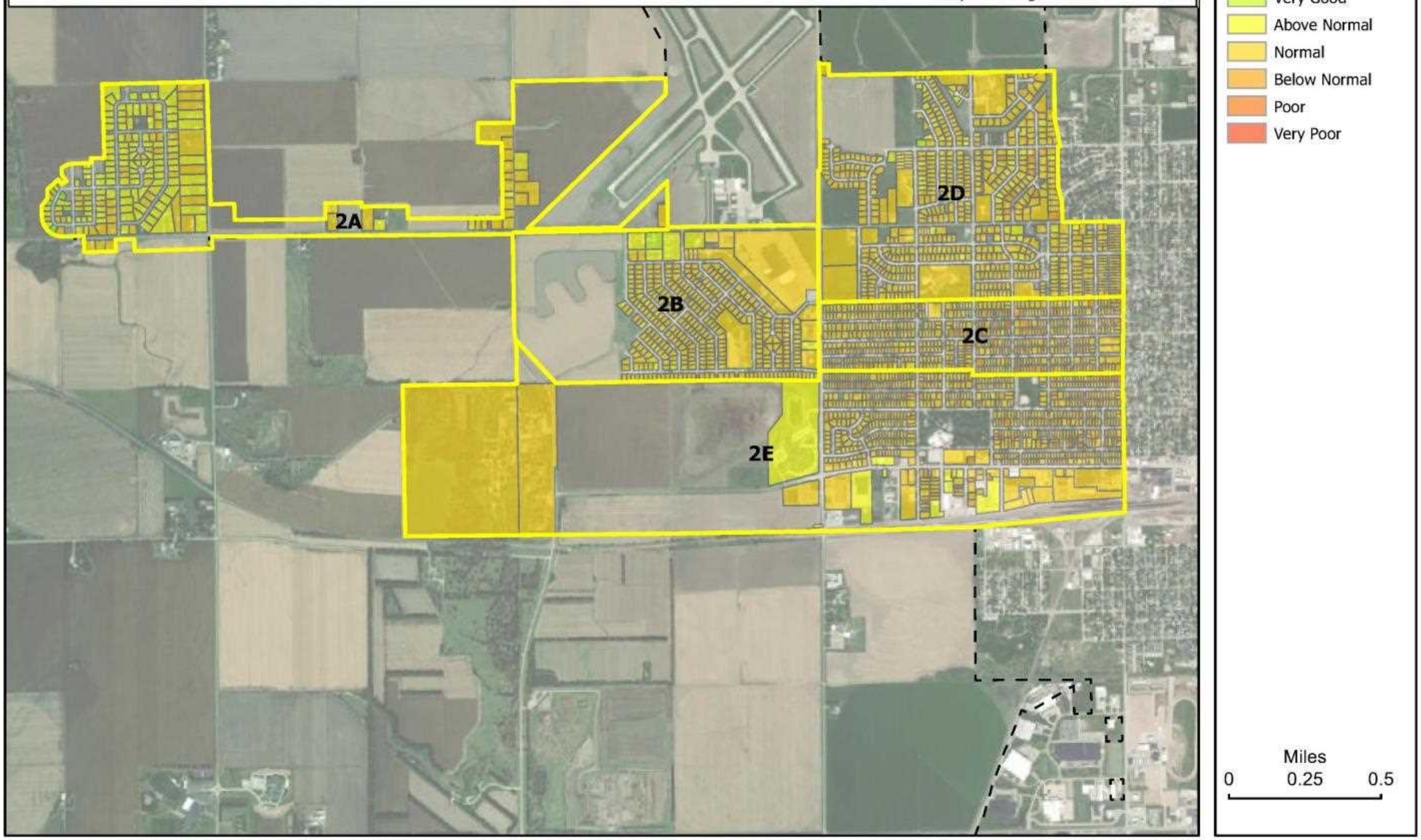
Redevelopment is a major component in a comprehensive housing strategy. The redevelopment portion of this strategy involves several approaches, including:

- Condemnation, demolition, and new infill
- Rehabilitation

There are different mechanisms available for funding each of these approaches, these will be discussed in more detail in the Funding Chapter.

Ward 2 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2A	5	2.59%		0.00%	122	63.21%	66	34.20%		0.00%		0.00%		0.00%	193	3.29	N/A
2B		0.00%		0.00%	14	4.14%	321	94.97%	3	0.89%		0.00%		0.00%	338	3.97	4.67
2C	2	0.35%	3	0.53%	9	1.58%	393	69.19%	158	27.82%	3	0.53%		0.00%	568	4.25	0.09
2D		0.00%	1	0.16%	57	9.08%	550	87.58%	20	3.18%		0.00%		0.00%	628	3.94	2.90
2E	1	0.15%	1	0.15%	10	1.55%	458	70.79%	173	26.74%	4	0.62%		0.00%	647	4.26	0.07
Total	8	0.34%	5	0.21%	212	8.93%	1788	75.32%	354	14.91%	7	0.29%		0.00%	2374	4.05	0.62
														City of Hastings:		4.09	0.53



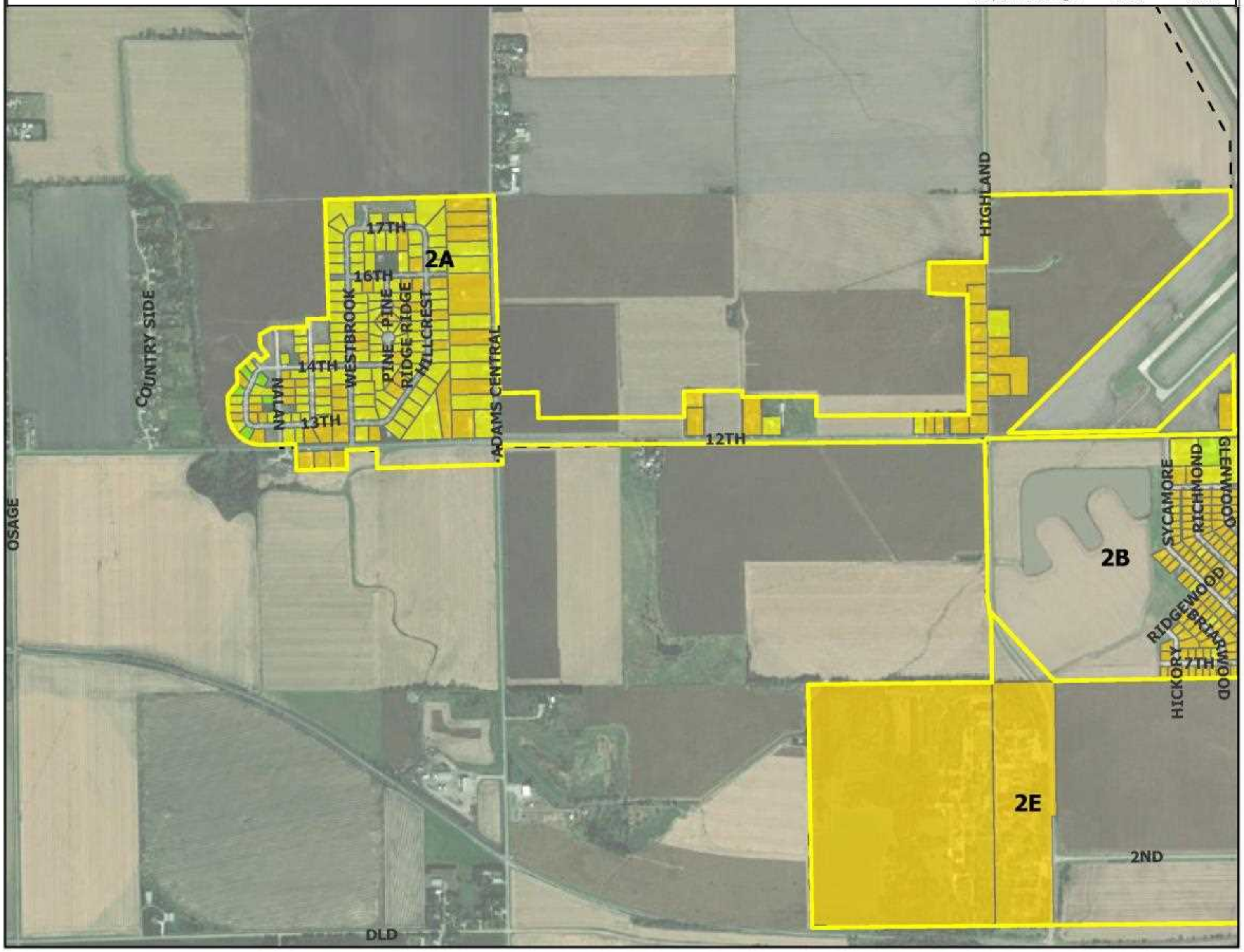
City of

Figure 3.13

Precinct 2

Ward 2 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2A	5	2.59%		0.00%	122	63.21%	66	34.20%		0.00%		0.00%		0.00%	193	3.29	N/A
														Ward 2:		4.05	0.62
														City of Hastings:		4.09	0.53

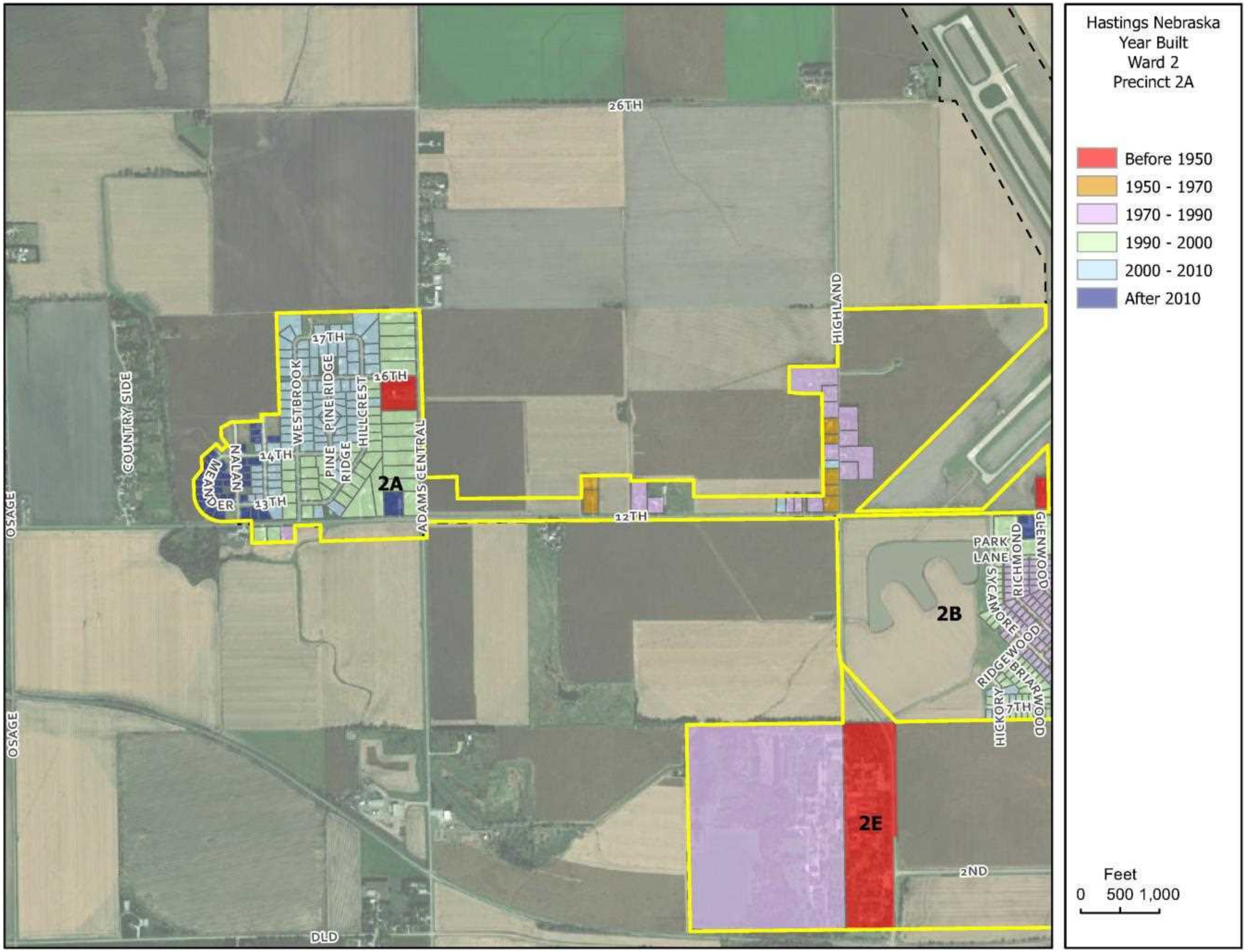


Hastings Nebraska
Property Conditions
Ward 2
Precinct 2A

Property Condition

- Excellent
- Very Good
- Above Normal
- Normal
- Below Normal
- Poor
- Very Poor

Feet
0 500 1,000


Hastings Nebraska
Year Built
Ward 2
Precinct 2A
Before 1950
1950 - 1970
1970 - 1990
1990 - 2000
2000 - 2010
After 2010
Feet
0 500 1,000
26TH
17TH
16TH
14TH
13TH
12TH
2ND
OLD
WESTBROOK
PINE RIDGE
HILLCREST
NALAN
MEANDER
ADAMS CENTRAL
COUNTRY SIDE
OSAGE
HIGHLAND
PARK LANE
RICHMOND
GLENWOOD
SYCAMORE
RIDGEWOOD
BRIARWOOD
HICKORY
7TH
2A
2B
2E

Precinct 2

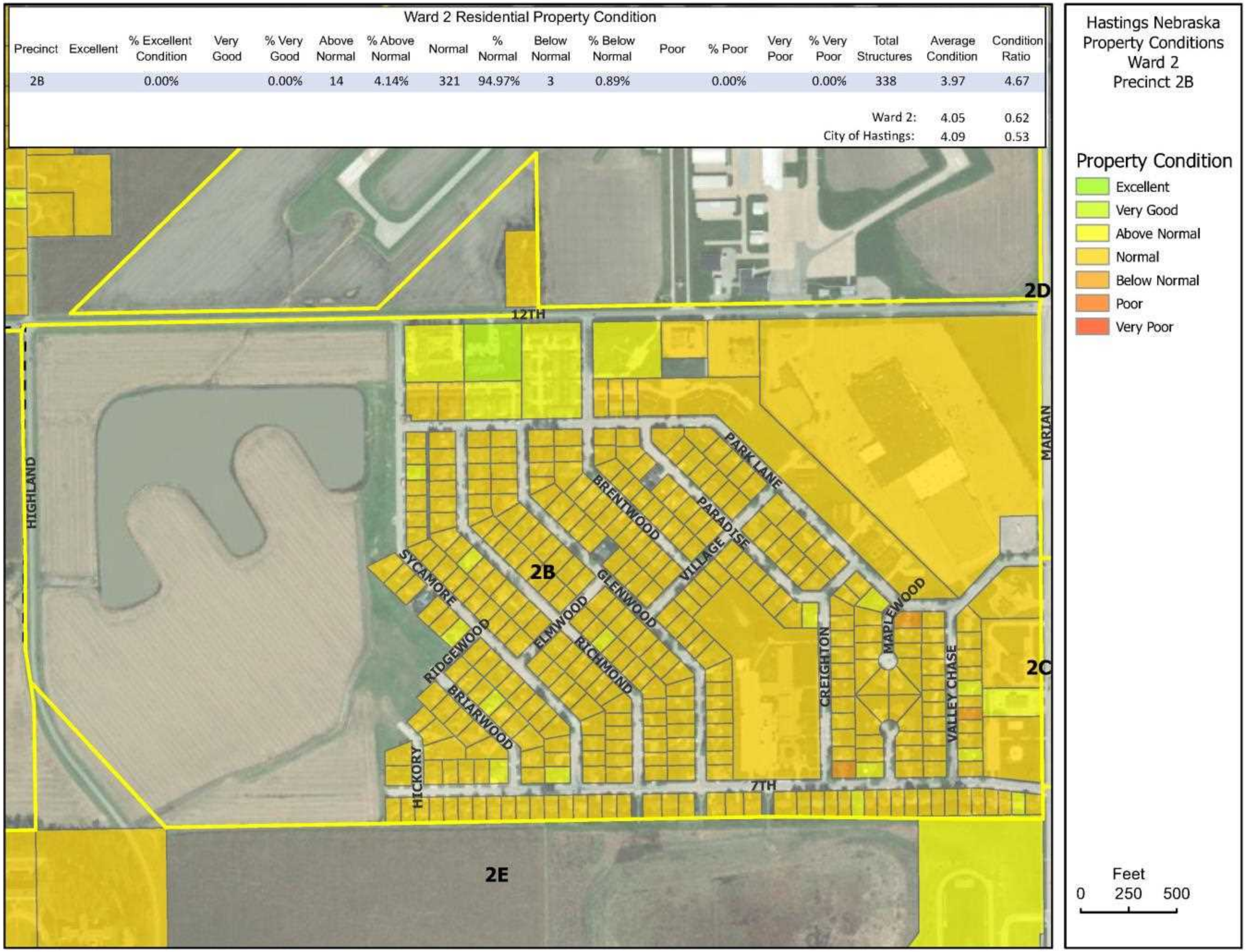
Figure 3.1

Precinct 2

City of

Ward 2 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2B		0.00%		0.00%	14	4.14%	321	94.97%	3	0.89%		0.00%		0.00%	338	3.97	4.67
															Ward 2:	4.05	0.62
															City of Hastings:	4.09	0.53



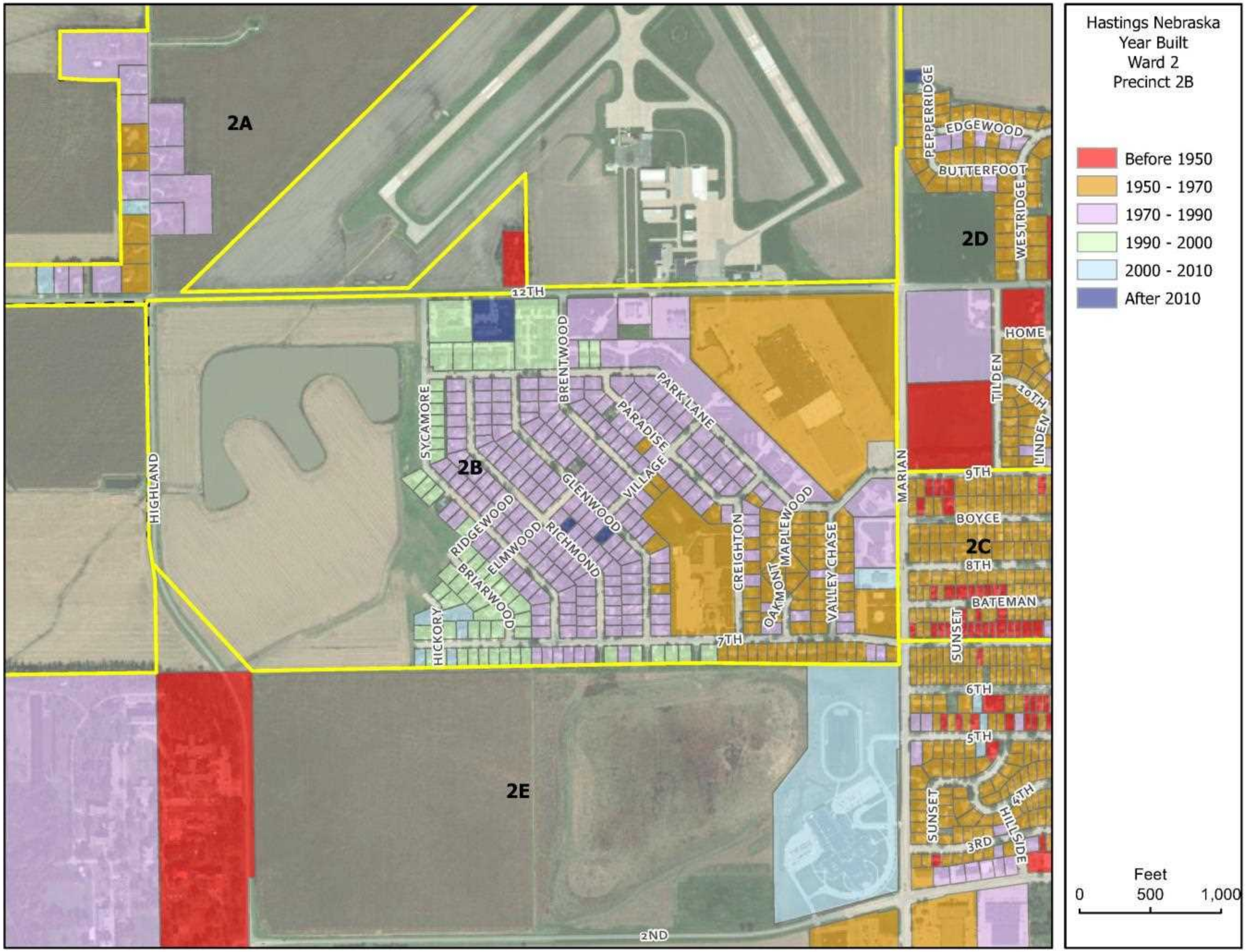


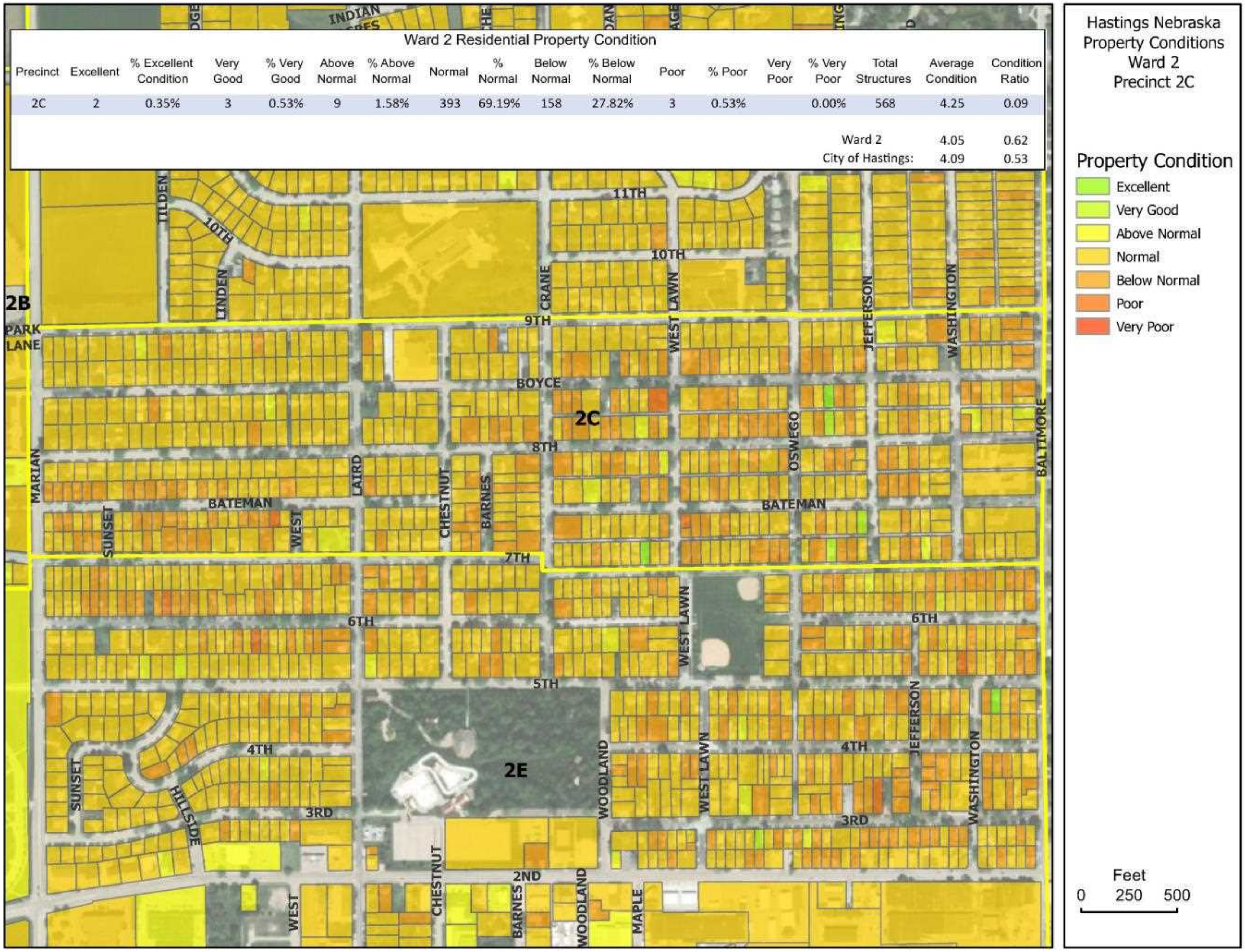
Figure 3.1

Precinct 2

City of

Figure 3.1

Precinct 2



Ward 2 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2C	2	0.35%	3	0.53%	9	1.58%	393	69.19%	158	27.82%	3	0.53%		0.00%	568	4.25	0.09
															Ward 2	4.05	0.62
															City of Hastings:	4.09	0.53

Figure 3.1

Precinct 2

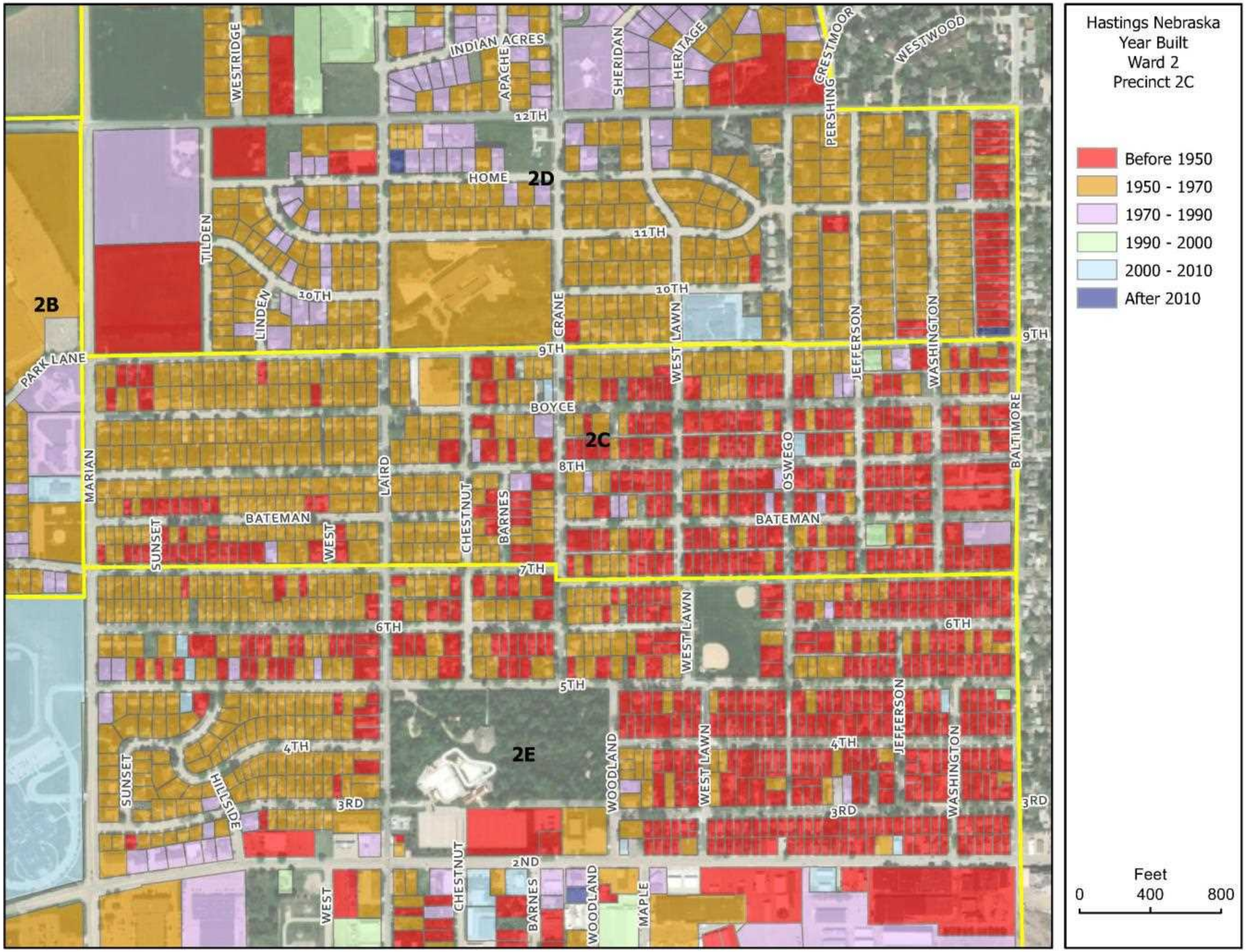
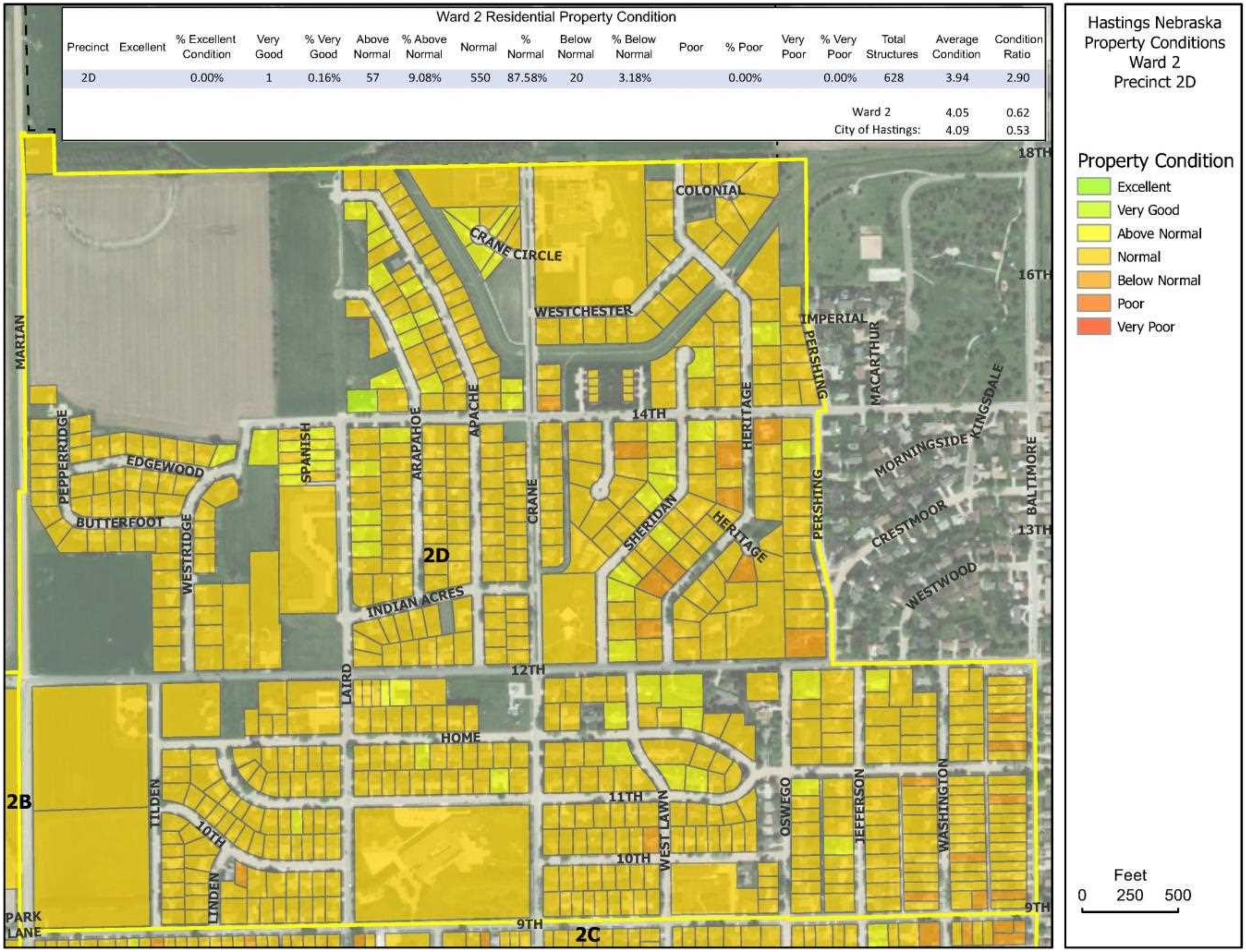


Figure 3.1

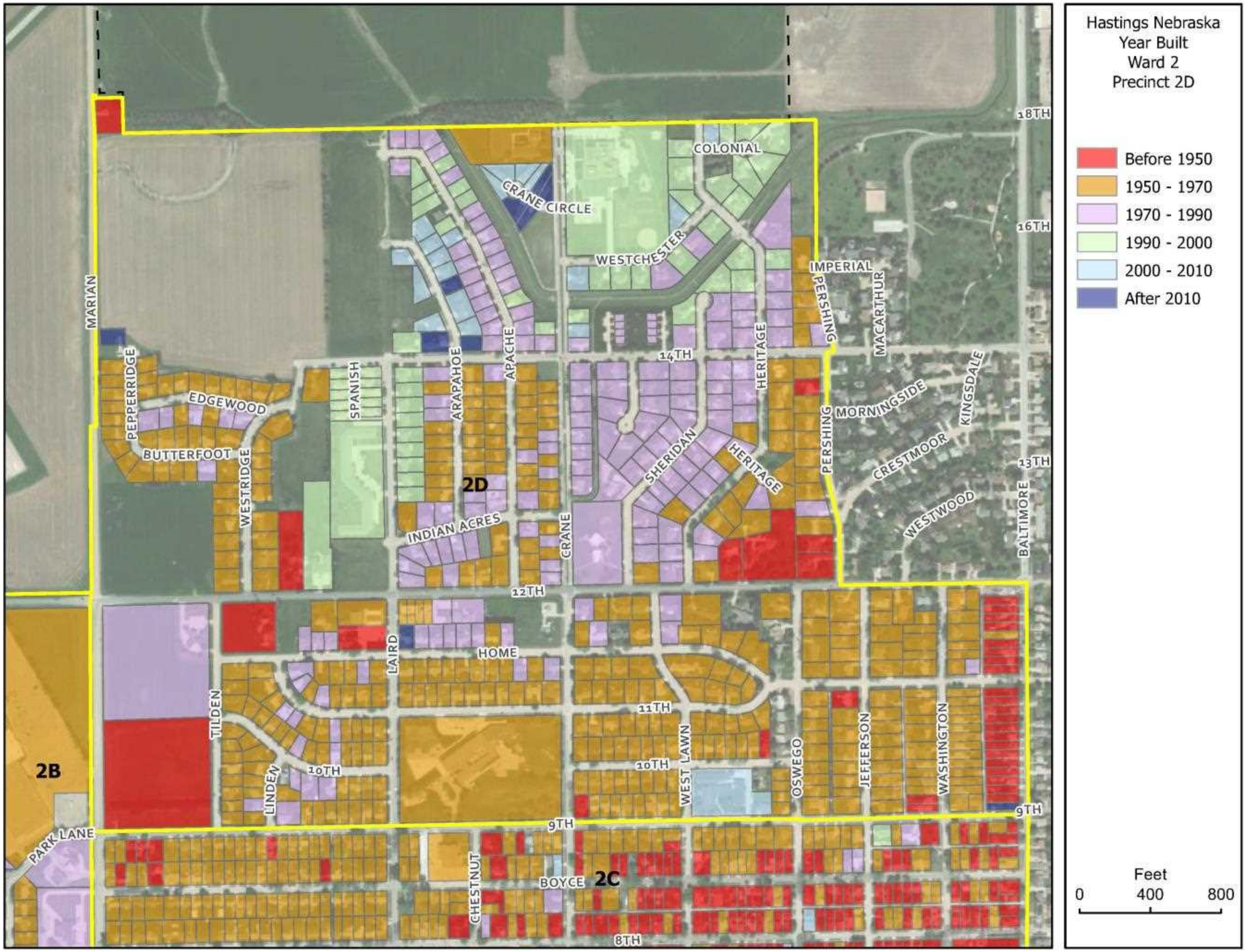
City of

Precinct 2



Ward 2 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2D		0.00%	1	0.16%	57	9.08%	550	87.58%	20	3.18%		0.00%		0.00%	628	3.94	2.90
															Ward 2	4.05	0.62
															City of Hastings:	4.09	0.53

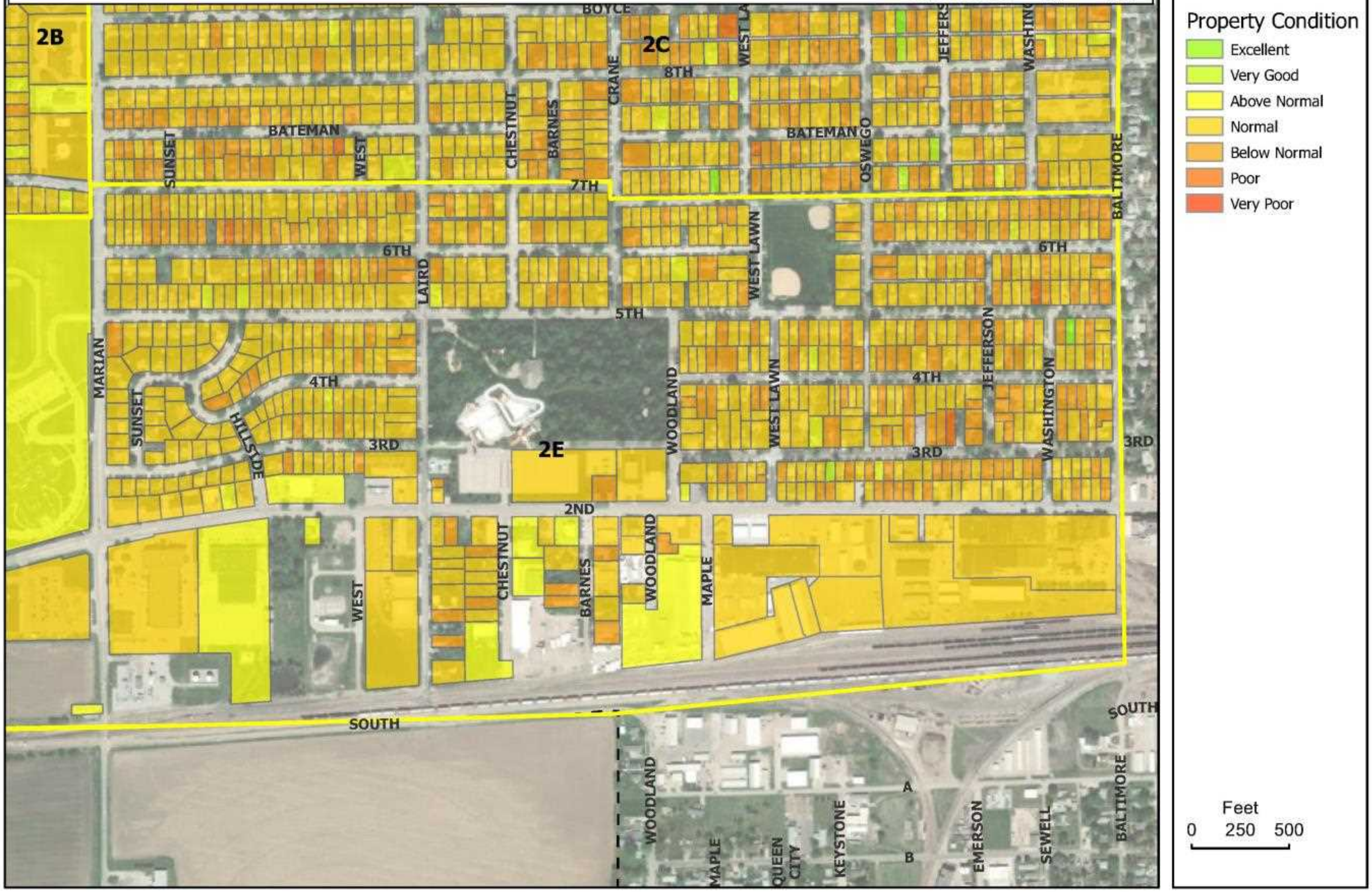


Hastings Nebraska
Year Built
Ward 2
Precinct 2D
Before 1950
1950 - 1970
1970 - 1990
1990 - 2000
2000 - 2010
After 2010
Feet
0
400
800
2D
2B
2C
MARIAN
PEPPERRIDGE
EDGEWOOD
BUTTERFOOT
WESTRIDGE
SPANISH
ARAPAHOE
APACHE
CRANE CIRCLE
COLONIAL
WESTCHESTER
IMPERIAL
PERSHING
MACARTHUR
HERITAGE
14TH
MORNINGSIDE
KINGSDALE
CRESTMOOR
WESTWOOD
SHERIDAN
INDIAN ACRES
CRANE
BALTIMORE
18TH
16TH
13TH
12TH
HOME
LAIRD
TILDEN
11TH
10TH
LINDEN
WEST LAWN
OSWEGO
JEFFERSON
WASHINGTON
9TH
PARK LANE
CHESTNUT
BOYCE
8TH

Ward 2 Residential Property Condition

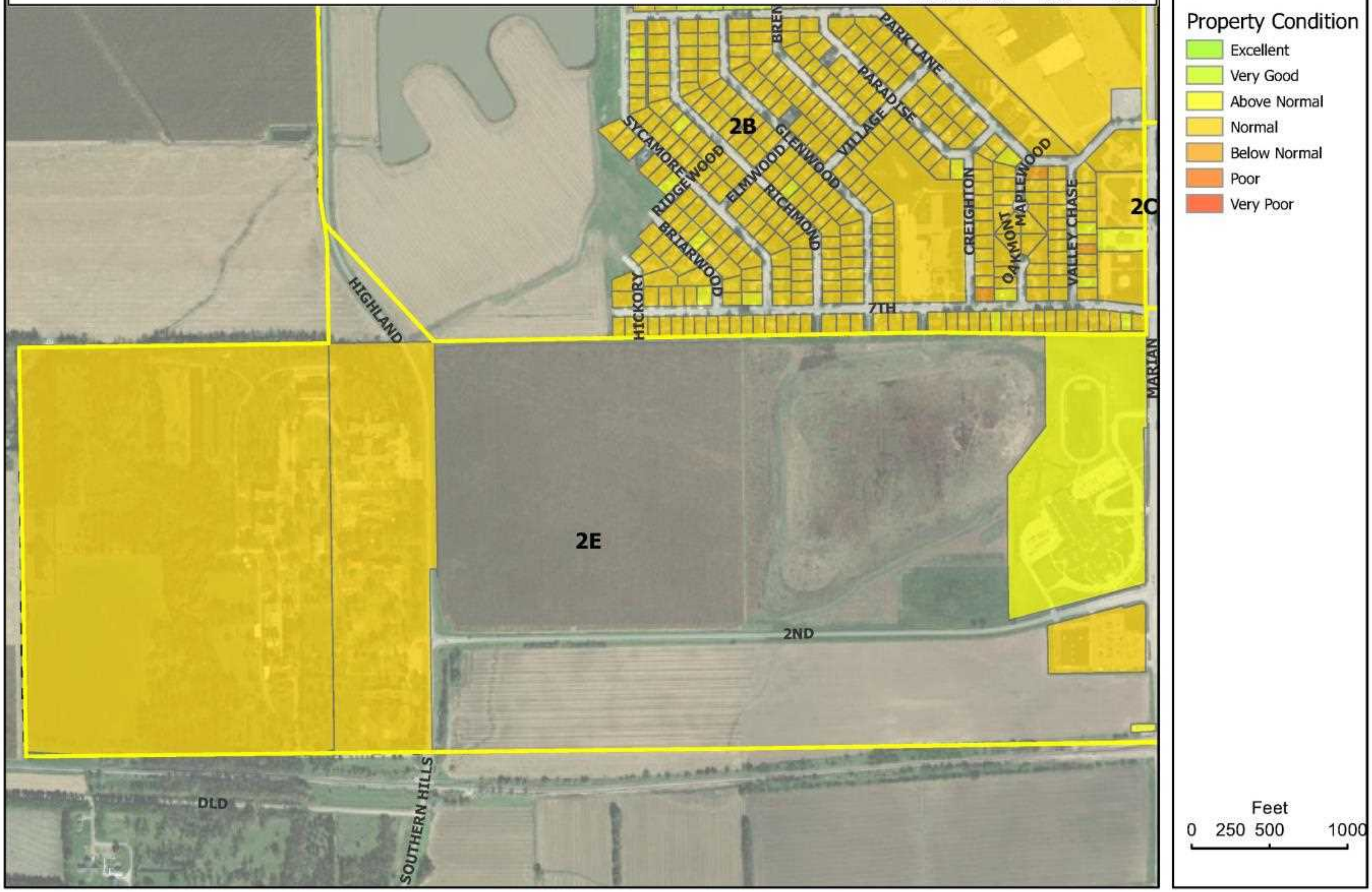
Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2E	1	0.15%	1	0.15%	10	1.55%	458	70.79%	173	26.74%	4	0.62%		0.00%	647	4.26	0.07
															Ward 2:	4.05	0.62
															City of Hastings:	4.09	0.53

Hastings Nebraska
Property Conditions
Ward 2
Precinct 2E - East



Ward 2 Residential Property Condition

Precinct	Excellent	% Excellent Condition	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
2E	1	0.15%	1	0.15%	10	1.55%	458	70.79%	173	26.74%	4	0.62%		0.00%	647	4.26	0.07
															Ward 2:	4.05	0.62
															City of Hastings:	4.09	0.53



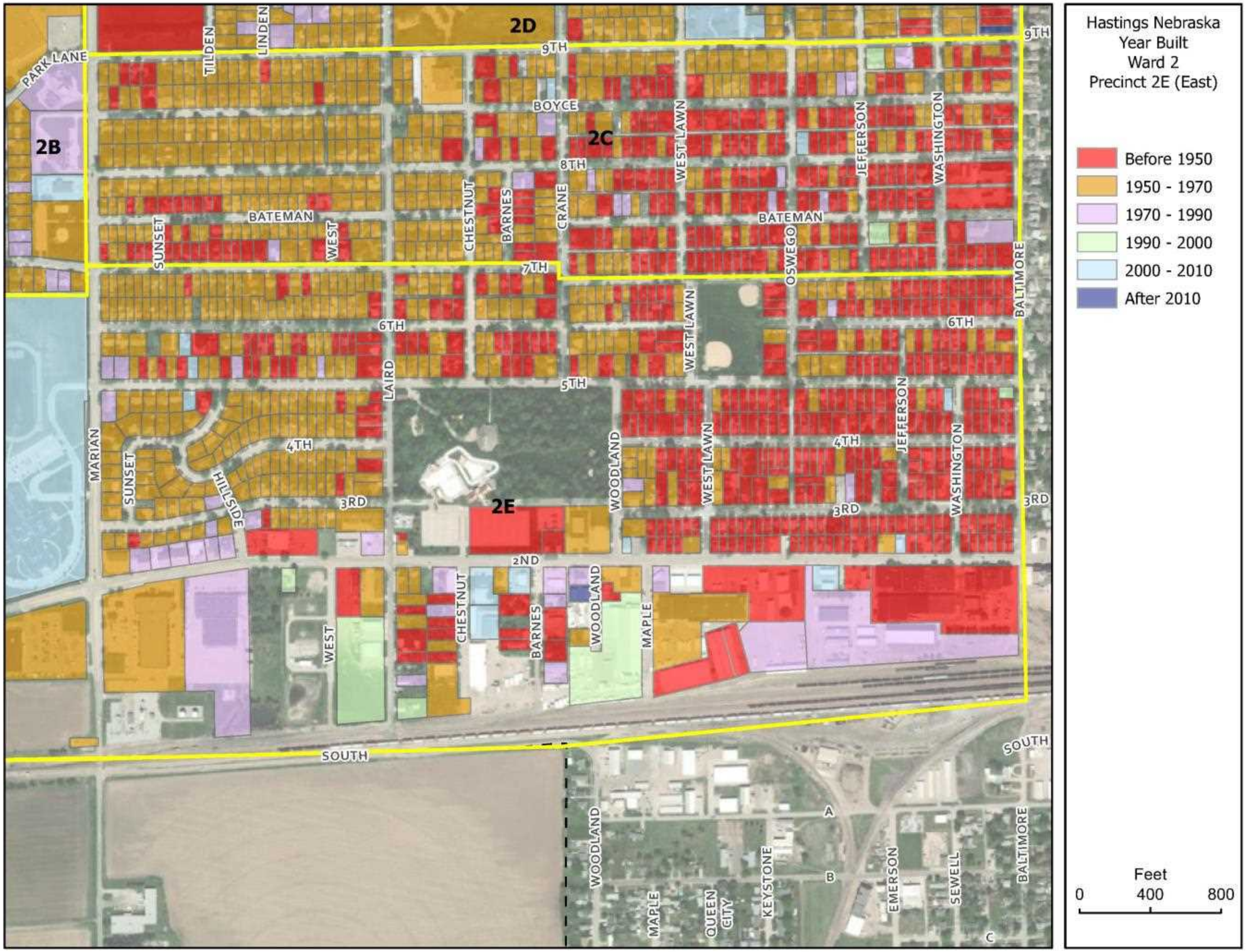
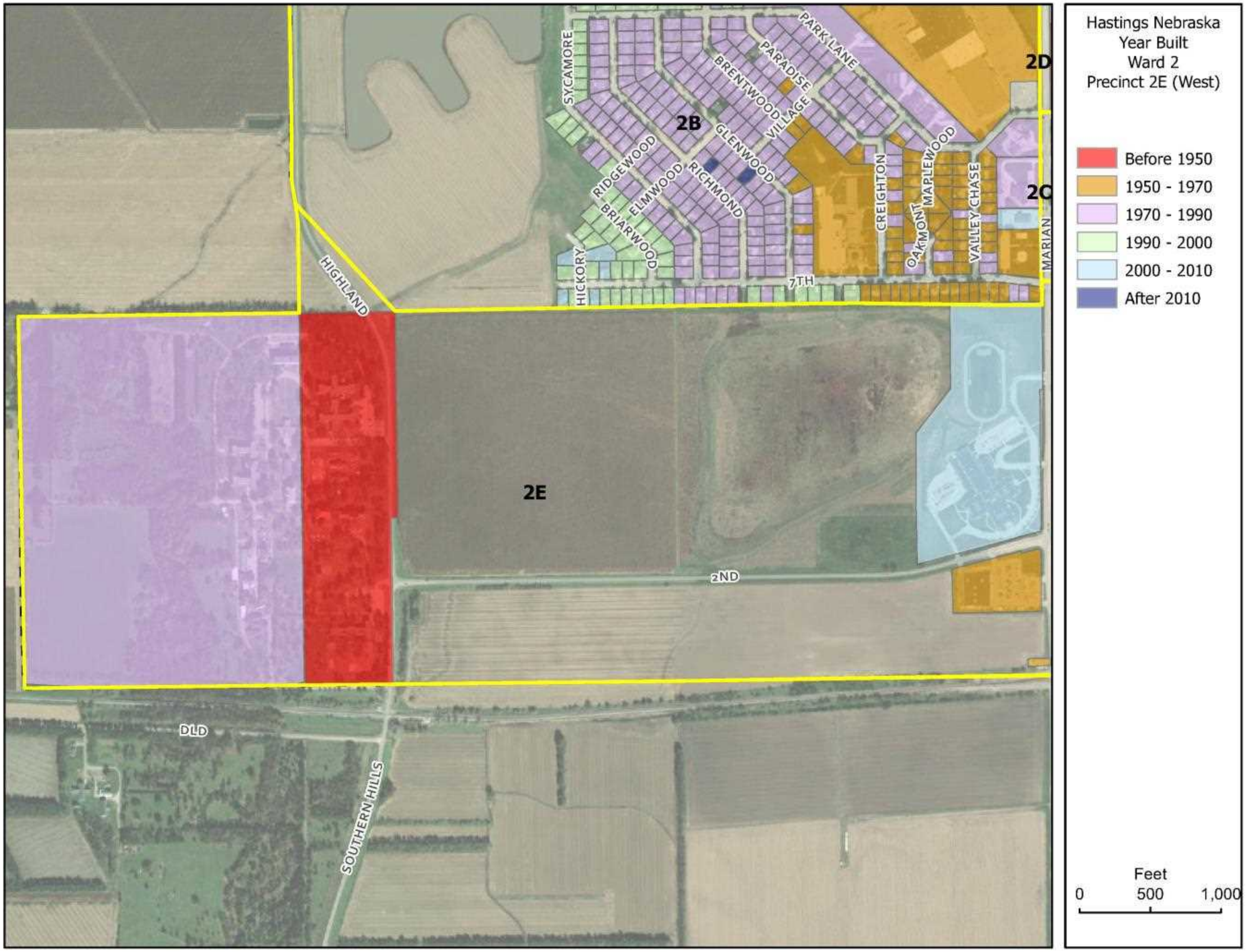

Hastings Nebraska
Year Built
Ward 2
Precinct 2E (East)
Before 1950
1950 - 1970
1970 - 1990
1990 - 2000
2000 - 2010
After 2010
Feet
0
400
800
2B
2C
2D
2E
9TH
8TH
7TH
6TH
5TH
4TH
3RD
2ND
SOUTH
BOYCE
BATEMAN
PARK LANE
TILDEN
LINDEN
SUNSET
WEST
CHESTNUT
BARNES
CRANE
WEST LAWN
JEFFERSON
WASHINGTON
OSWEGO
BALTIMORE
LAIRD
MARIAN
HILLSIDE
WOODLAND
MAPLE
QUEEN CITY
KEYSTONE
EMERSON
SEWELL
A
B
C

Figure 3.2

Precinct 2



Hastings: Ward 3

Ward 3 covers the north central portion of Hastings. Overall, Ward 3 has a total of 2,313 total residential structures. See Figure 3.25 for a map of the entire Ward 3.

Ward 3 has a total of 421 residential units rated as Below Normal or worse. These conditions represent 17.60%, 0.56%, and 0.04% respectively of all residences in Ward 3.

Overall, the Below Normal and Poor condition homes in Ward 3 makeup 5.2% of the total residential stock in Hastings.

On a scale of 1 to 7, with "1" being Excellent and "7" being Very Poor, the overall condition average for Ward 3 is 4.01 or a condition average of normal; however, Ward 3 as a whole is slightly better than Hastings as a whole which averaged a 4.09. The overall condition ratio 0.81 meaning there are over 1.25 times many residences rated below "normal" than above "normal".

The data found in Table 3.11 examines the same housing conditions, but in tabular form, in Hastings by Ward/Precinct. The data has been downloaded from the Adams County Assessor's database. These data are critical since the future demand for housing is not simply limited to the demand but also includes the need for replacement units.

Hastings: Precinct 3A

Precinct 3A is located along Burlington Avenue from the Burlington Northern Santa Fe railroad to just south of Lake Hastings. Figure 3.26 is a blown up map of Ward 3A.

Within Precinct 3A there are a total of 536 residential structures. The average condition rating for these structures is 4.29, which is rates this Precinct slightly worse than Normal. The condition ratio is 0.12. Within this Precinct, 3.92% of the residences are rated above normal; while 33.39% are rated below normal.

The average assessed valuation within Ward 3A is $207,459.04 compared to the entire Ward 3 with an average of $369,954.95 or 56.08% of the entire Ward 3. However, when compared to the city as a whole ($237,279.14 average), Ward 3A is 87.43% of the community average assessed value.

The average age of the residential structures in Ward 3A is 92.6 years old making the average residence was built in 1927, see Figure 3.27.

Hastings: Precinct 3B

Precinct 3B is immediately north of downtown and east of Burlington Avenue. Figure 3.28 is a blown up map of Ward 3B.

Within Precinct 3B there are a total of 381 residential structures. The average condition rating for these structures is 4.12; while, the condition ratio is 0.38. Within this Precinct, 7.08% of the residences are rated above normal; while 18.63% are rated below normal. There are nearly three more poorly rated residence in Precinct 3A than the better rated homes.

The average assessed valuation within Ward 3B is $848,885.03 compared to the entire Ward 3 with an average of $369,954.95 or 229% of the entire Ward 3. However, when compared to the city as a whole ($237,279.14 average), Ward 3B is 358% of the community average assessed value.

The average age of the residential structures in Ward 3B is 92.1 years old making the average residence was built in 1928, see Figure 3.29.

Hastings: Precinct 3C

Precinct 3C is immediately west of Precinct 3A. Figure 3.30 is a blown up map of Ward 3C.

Within Precinct 3C there are a total of 631 residential structures. The average condition rating for these structures is 4.23; while, the condition ratio is 0.14. Within this Precinct, only 3.65% of the residences are rated above normal; while 26.47% are rated below normal.

The average assessed valuation within Ward 3C is $108,824.61 compared to the entire Ward 3 with an average of $369,954.95 or 29.42% of the entire Ward 3. However, when compared to the city as a whole ($237,279.14 average), Ward 3C is 46% of the community average assessed value.

The average age of the residential structures in Ward 3C is 83.7 years old making the average residence was built in 1936, see Figure 3.31.

Hastings: Precinct 3D

Precinct 3D is a smaller Precinct west of Precinct 3C. Figure 3.32 is a blown up map of Ward 3D.

Within Precinct 3D there are a total of 86 residential structures. The average condition rating for these structures is 3.97; while, the condition ratio is 1.67. Within this Precinct, 5.81% of the residences are rated above normal; while 3.49% are rated below normal. The remaining 90.70% are considered normal conditions.

The average assessed valuation within Ward 3D is $202,271.22 compared to the entire Ward 3 with an average of $369,954.95 or 54.67% of the entire Ward 3. However, when compared to the to the city as a whole ($237,279.14 average), Ward 3D is 85% of the community average assessed value.

The average age of the residential structures in Ward 3D is 59.3 years old making the average residence was built in 1960, see Figure 3.33.

Hastings: Precinct 3E
Precinct 3E is located north of Lake Hastings and contains the Lochland area. Figure 3.34 is a blown up map of Ward 3E.

Within Precinct 3E there are a total of 679 residential structures and is the largest of the Precincts in Ward 3. The average condition rating for these structures is 3.52; while, the condition ratio is 263.00. Within this Precinct, 38.73% of the residences are rated above normal; while 0.15% are rated below normal.

The average assessed valuation within Ward 3E is $400,703.46 compared to the entire Ward 3 with an average of $369,954.95 or 108% of the entire Ward 3. However, when compared to the city as a whole ($237,279.14 average), Ward 3E is 169% of the community average assessed value.

The average age of the residential structures in Ward 3E is 25.1 years old making the average residence was built in 1994, sees Figure 3.35 and 3.36.

Hastings: Ward 3 Conclusions
The data found in Table 3.11 examines the same housing conditions, but in tabular form, in Hastings by Ward/Precinct. The data has been downloaded from the Adams County Assessor's database. These data are critical since the future demand for housing is not simply limited to the demand but also includes the need for replacement units.

Area 3A is the heart of the original community. The southern edge is in downtown and goes north and includes Hastings High School. Overall, there are 179 structures (over 1/3rd of the total) rated Below Normal or worse. Based upon Figure 3.26 these structures, in some portions, seem to be clustered in groups. Groupings may make rehabilitation easier by being able to work on multiple structures at the same time.

Area 3B is east of Precinct 3A and has similar conditions throughout the area. However, there are 71 structures considered to be Below Normal or worse, 18.6% of the total. This is one of the older areas of the community and there is a need for rehabilitation and potential demolition during the next five-years.

Area 3C is west of Precinct 3A and again is one of the older areas of Hastings. Overall, there are 167 structures (26.5%) rated as Below Normal of worse, including one structure rated Very Poor. Structures in this Precinct need to be identified as to their rehabilitation potential versus the need for demolition.

Area 3D has structures constructed predominately prior to 1970. However, this precinct has been maintained, based upon the condition ratings. There are only three structures considered to be Below Normal in this precinct. This area needs to be watched and maintenance needs to be pushed may fall below Normal if they are neglected.

Area 3E is located north and on the west side of US Highway 281. The primary areas included in this precinct are the Lake Hastings area and Lochland. This area needs to continue general maintenance in the future since there is only one structure considered to be Below Normal.

Redevelopment is a major component in a comprehensive housing strategy. The redevelopment portion of this strategy involves several approaches, including:

- Condemnation, demolition, and new infill
- Rehabilitation

There are different mechanisms available for funding each of these approaches, these will be discussed in more detail in the Funding Chapter.

Overall, the Ward 3 has 451 residential units rated as Below Normal or worse. These conditions represent 17.60%, 0.56% and 0.04% respectively of all residences in Ward 3 and 5.22% of the total residences in the community. Overall, there are 407 residences considered in Below Normal, 13 residences considered Poor and one residence rated as Very Poor. At a minimum, within Ward 3 there are at least 14 residences needing serious consideration of being demolished.

Figure 3.25: Ward 3 by Precincts

Ward 3 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
3A	1	0.19%	3	0.56%	17	3.17%	336	62.69%	174	32.46%	5	0.93%		0.00%	536	4.29	0.12
3B		0.00%	1	0.26%	26	6.82%	283	74.28%	69	18.11%	2	0.52%		0.00%	381	4.12	0.38
3C	3	0.48%	5	0.79%	15	2.38%	441	69.89%	160	25.36%	6	0.95%	1	0.16%	631	4.23	0.14
3D		0.00%	1	1.16%	4	4.65%	78	90.70%	3	3.49%		0.00%		0.00%	86	3.97	1.67
3E	17	2.50%	31	4.57%	215	31.66%	415	61.12%	1	0.15%		0.00%		0.00%	679	3.52	263.00
Total	21	0.91%	41	1.77%	277	11.98%	1553	67.14%	407	17.60%	13	0.56%	1	0.04%	2313	4.01	0.81
															City of Hastings:	4.09	0.53

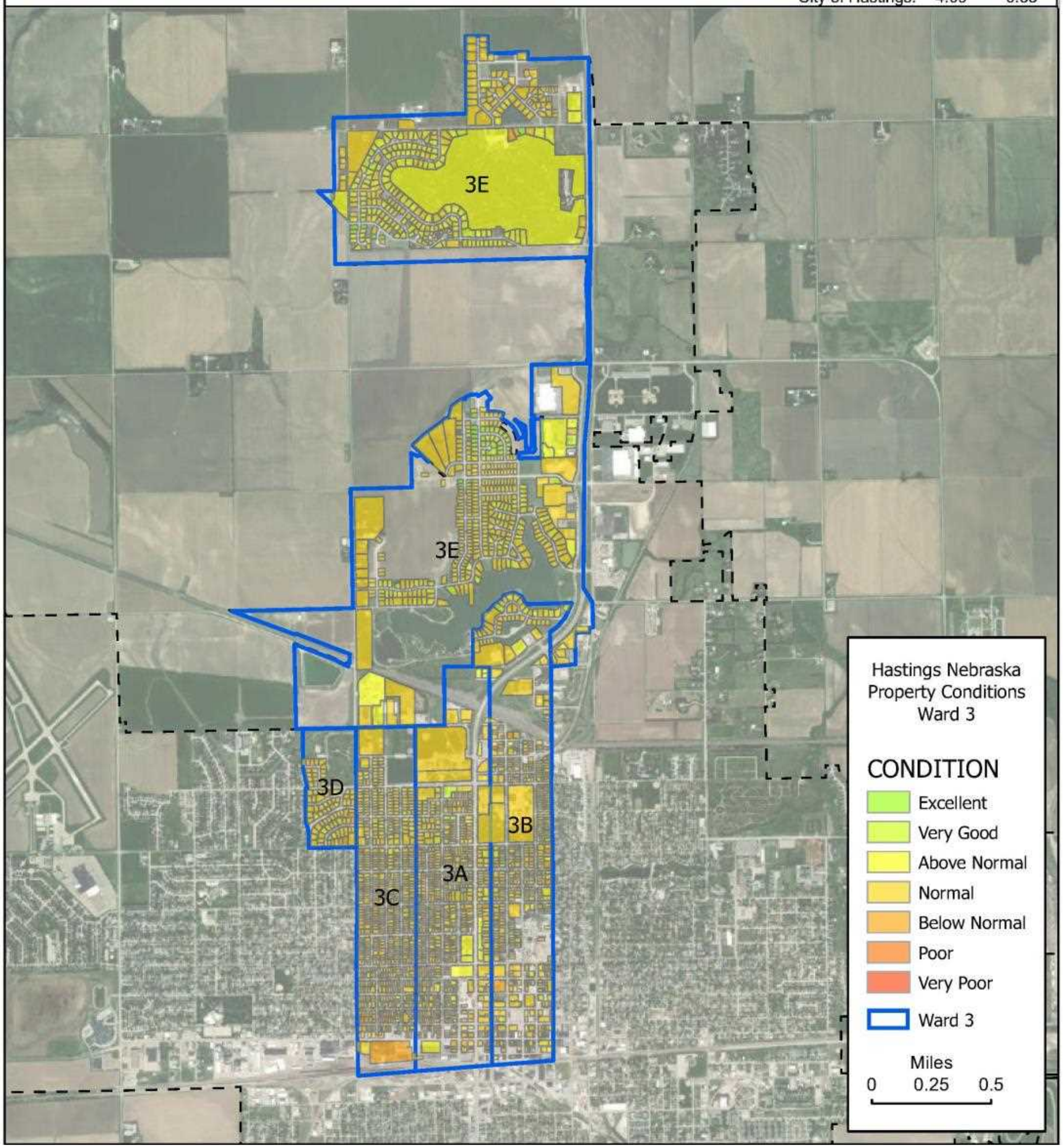


Figure 3.26: Structure Conditions - Precinct 3A

Ward 3 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
3A	1	0.19%	3	0.56%	17	3.17%	336	62.69%	174	32.46%	5	0.93%		0%	536	4.29	0.12
															Ward 3:	4.01	0.81
															City of Hastings:	4.09	0.53

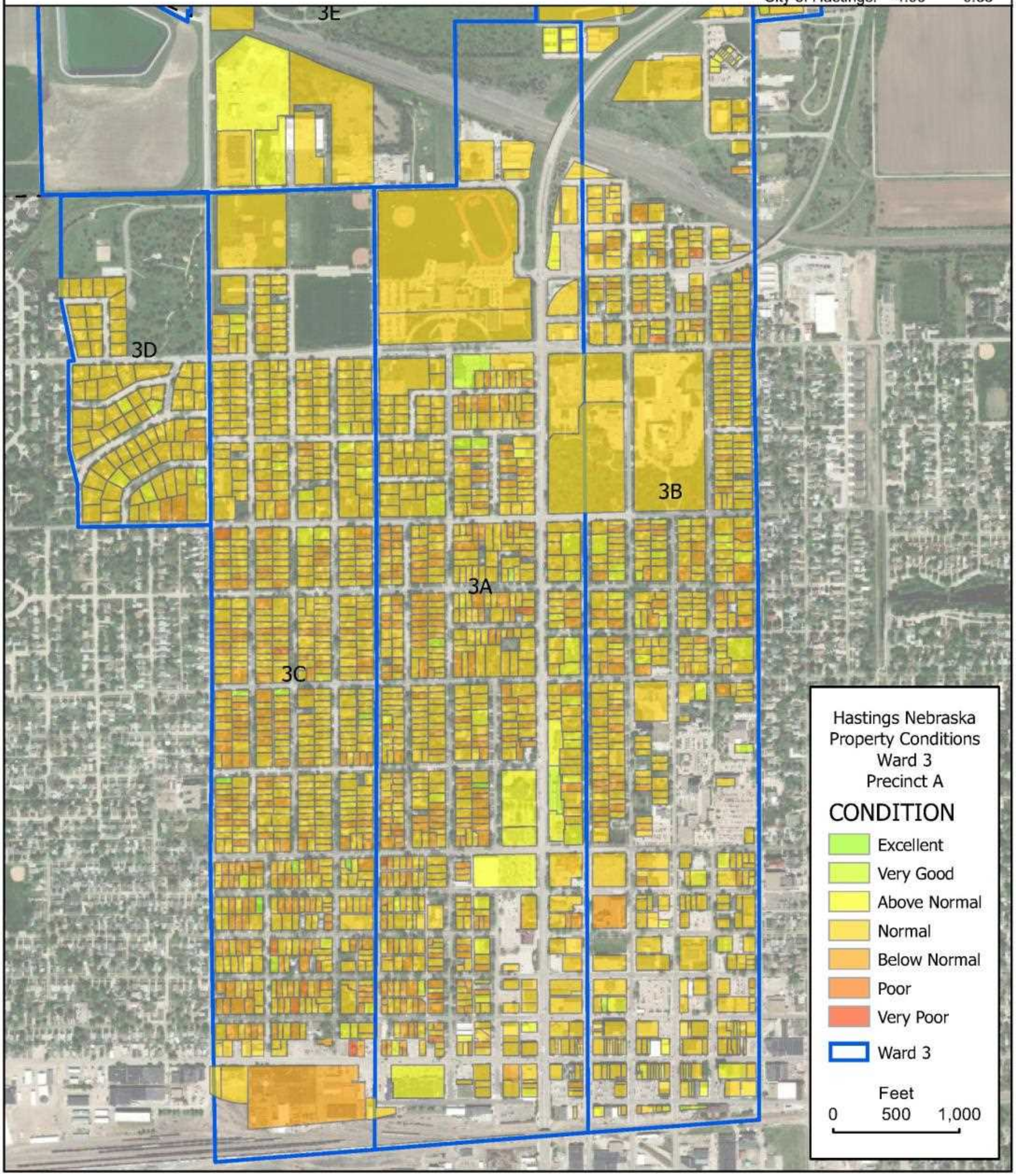


Figure 3.27: Structure Age - Precinct 3A

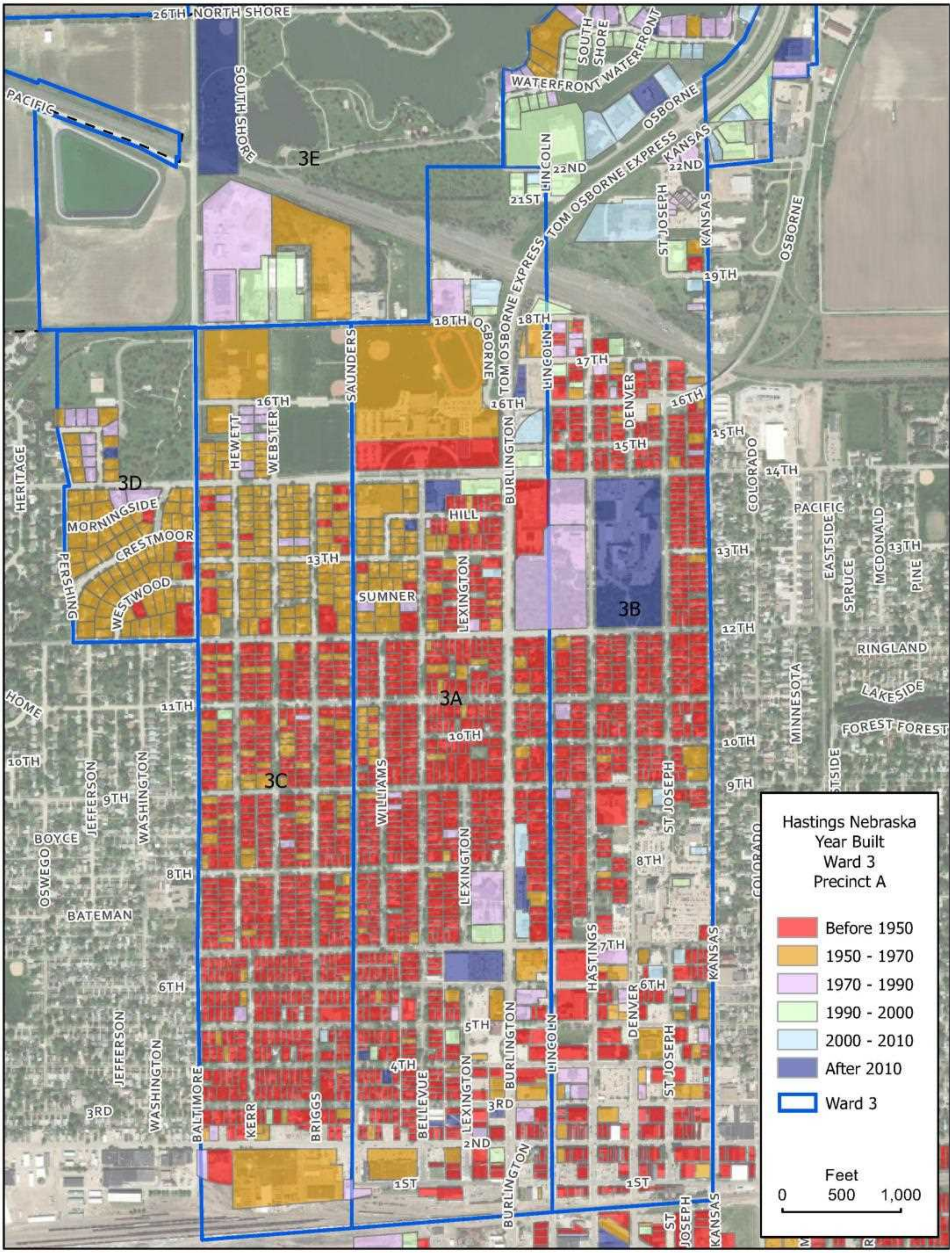


Figure 3.28: Structure Conditions - Precinct 3B

Ward 3 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
3B		0.00%	1	0.26%	26	6.82%	283	74.28%	69	18.11%	2	0.52%		0	381	4.12	0.38
															Ward 3:	4.01	0.81
															City of Hastings:	4.09	0.53

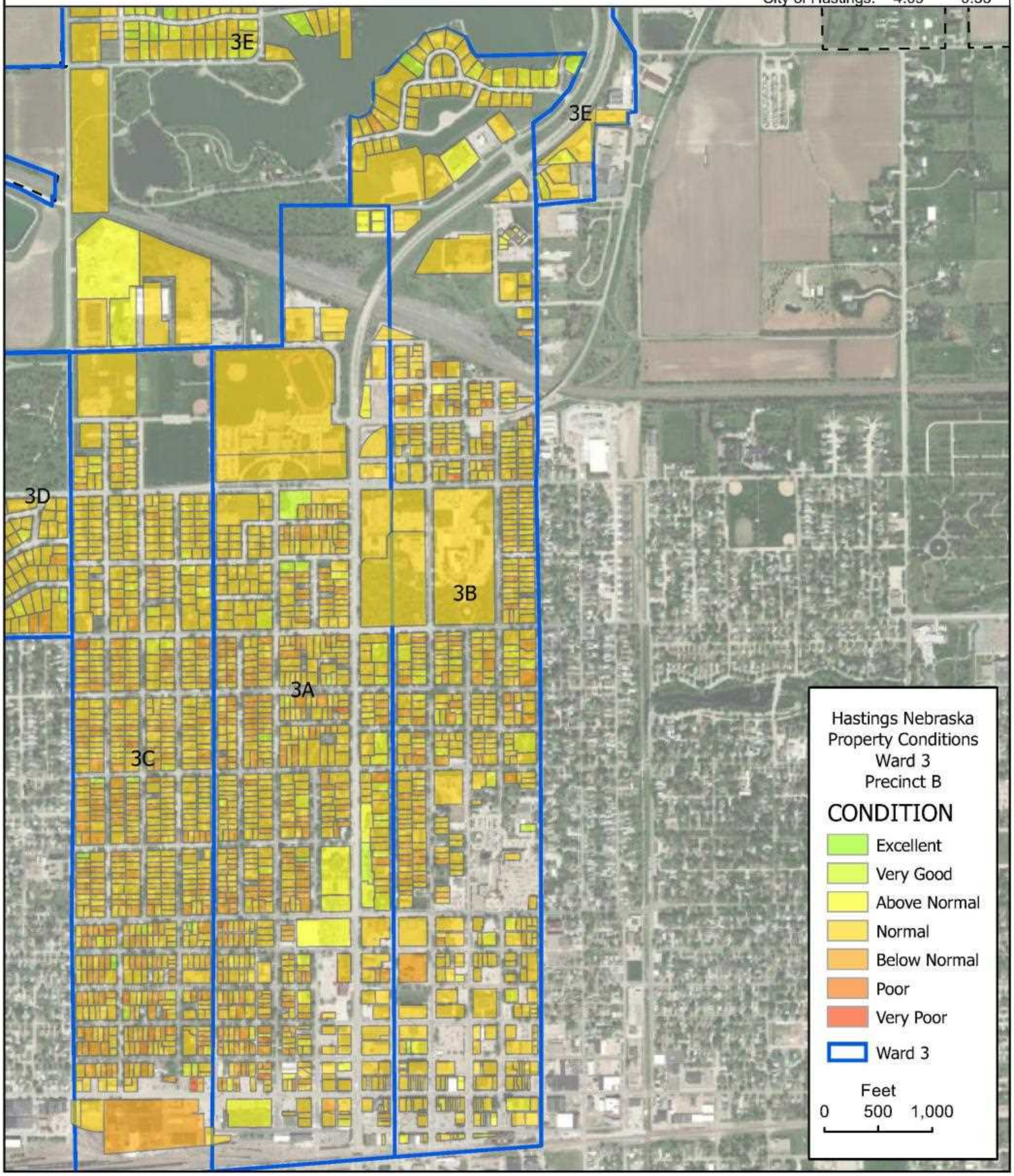


Figure 3.29: Structure Age - Precinct 3B

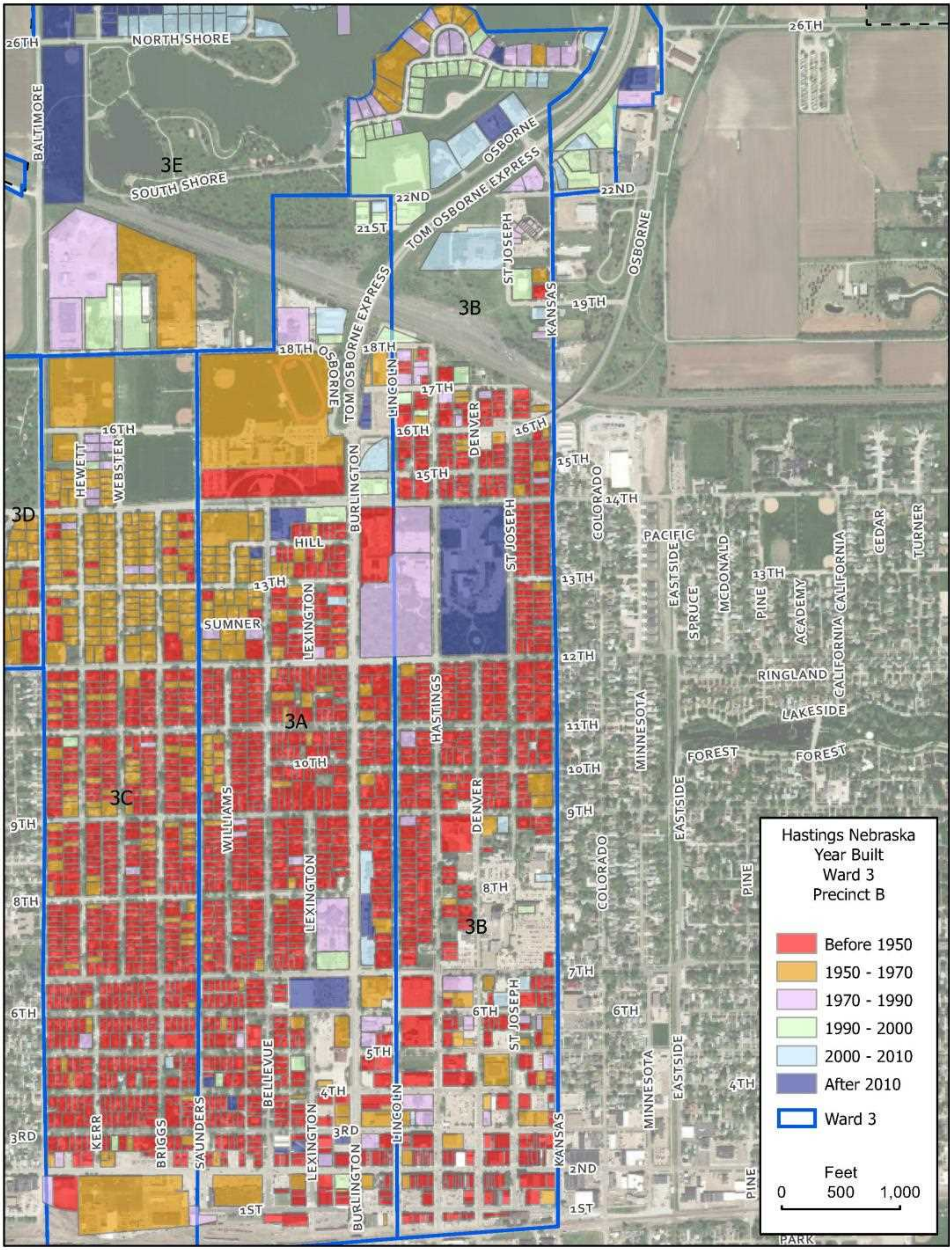


Figure 3.30: Structure Conditions - Precinct 3C

Ward 3 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
3C	3	0.48%	5	0.79%	15	2.38%	441	69.89%	160	25.36%	6	0.95%	1	0.16%	631	4.23	0.14
															Ward 3:	4.01	0.81
															City of Hastings:	4.09	0.53

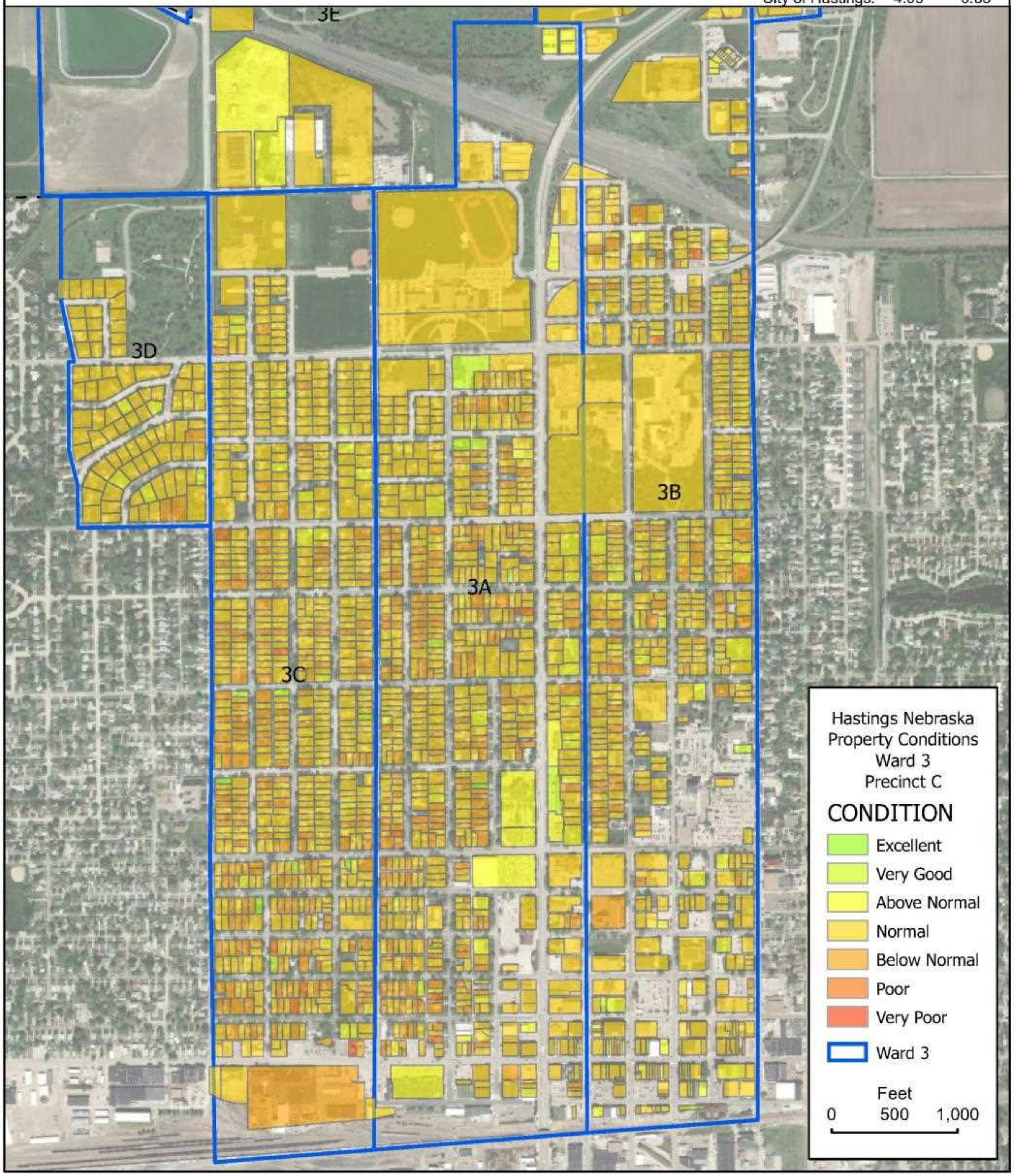


Figure 3.31: Structure Age - Precinct 3C

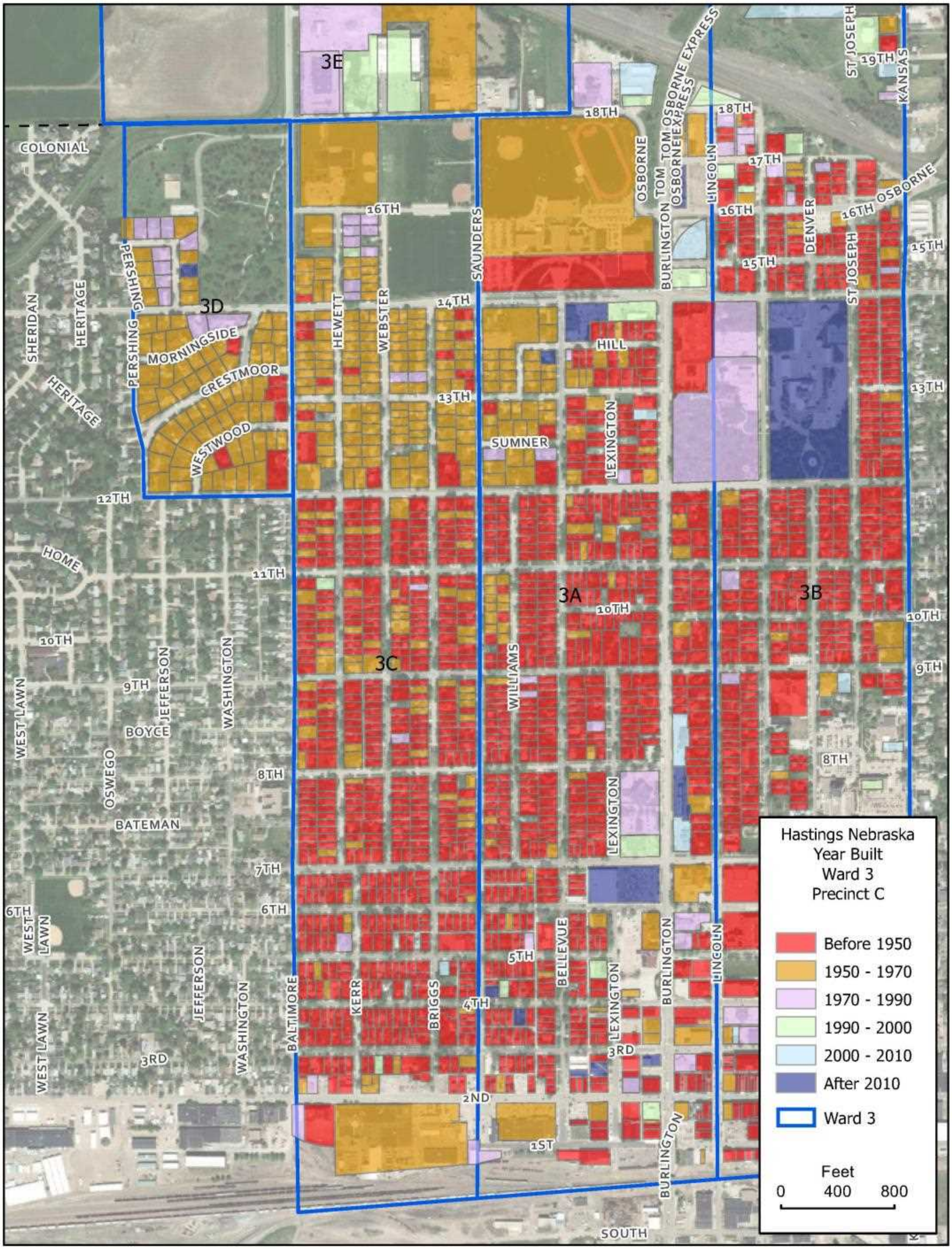


Figure 3.32: Structure Conditions - Precinct 3D

Ward 3 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
3D		0.00%	1	1.16%	4	4.65%	78	90.70%	3	3.49%		0.00%		0.00%	86	3.97	1.67
															Ward 3:	4.01	0.81
															City of Hastings:	4.09	0.53

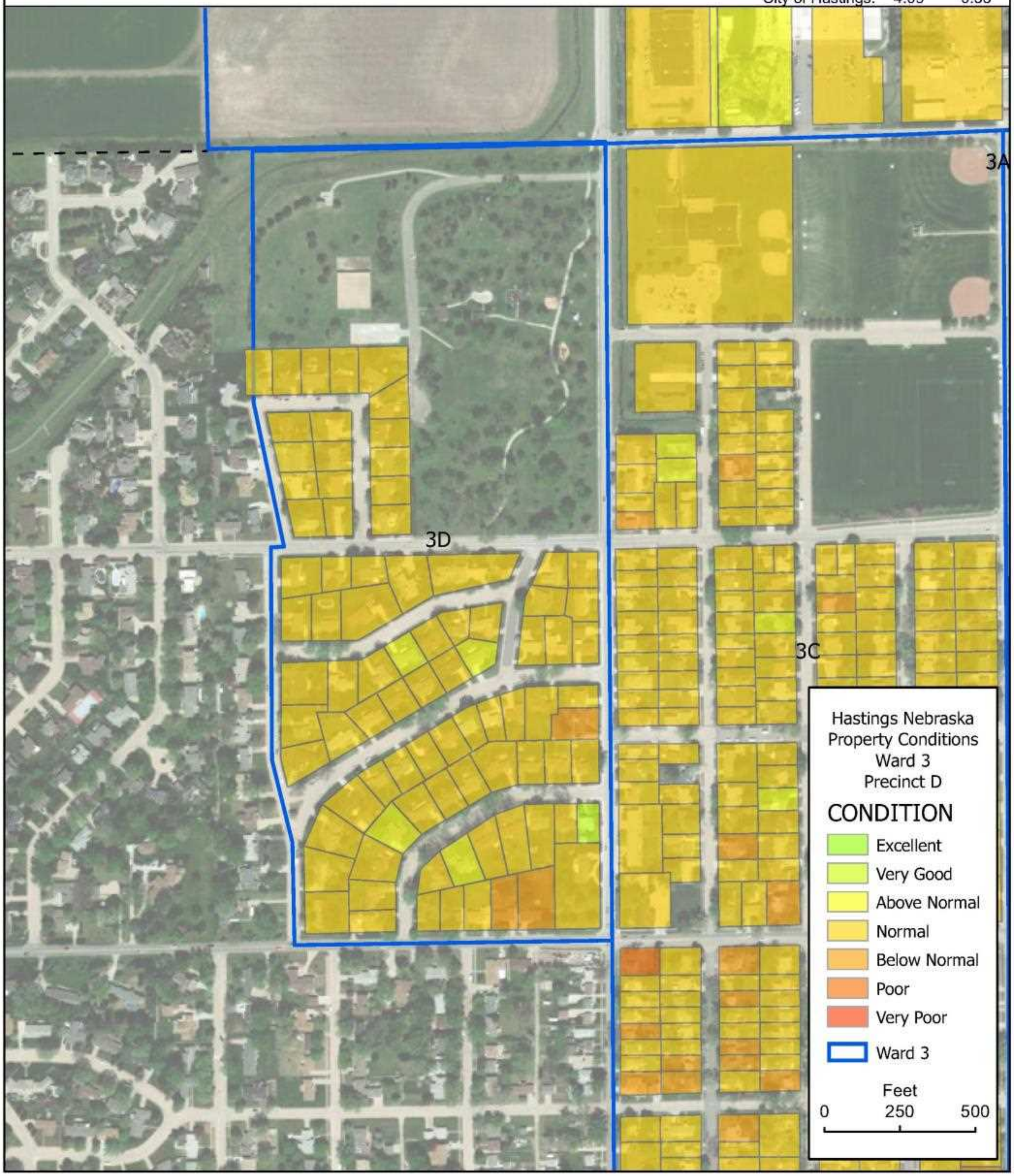


Figure 3.33: Structure Age - Precinct 3D

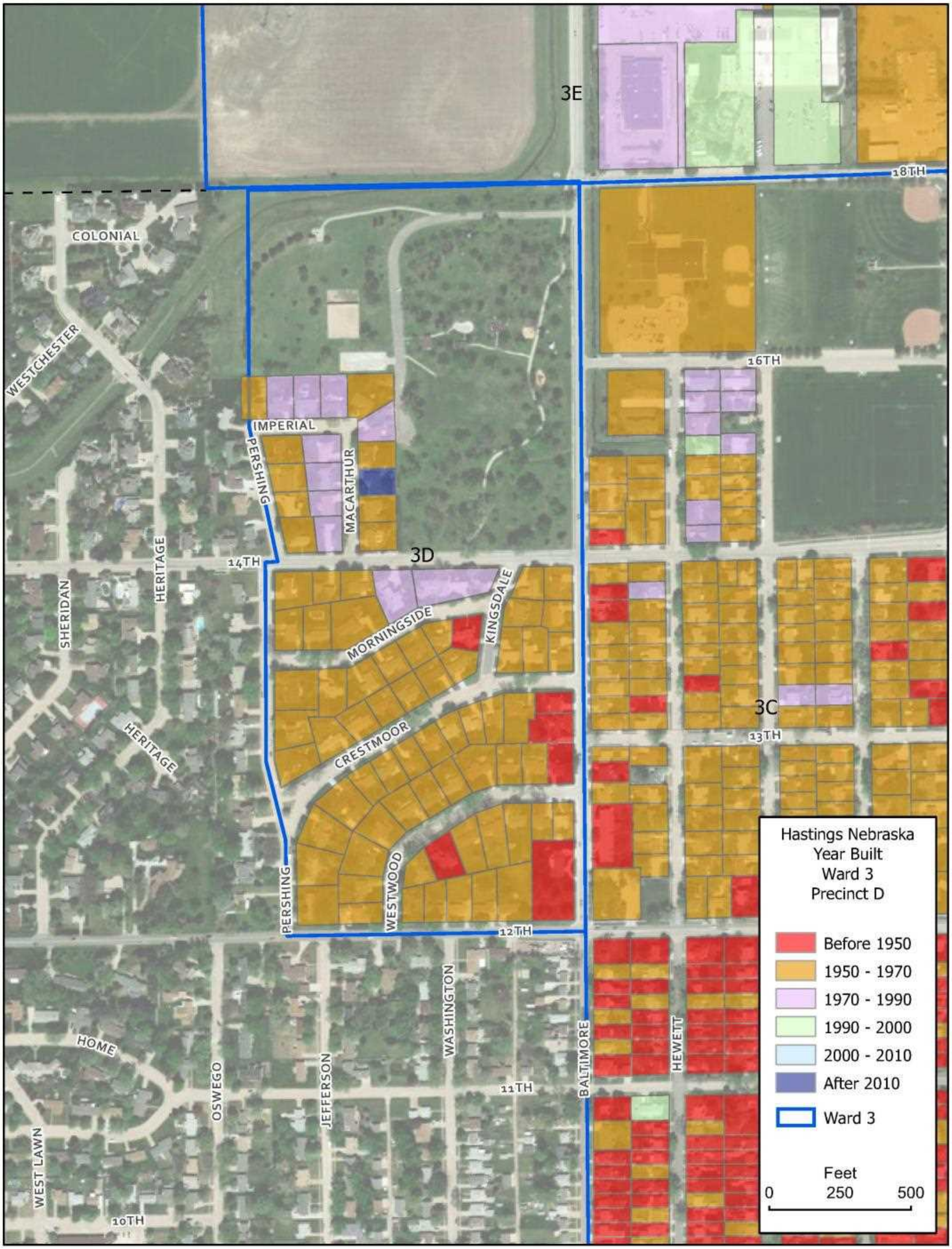


Figure 3.34: Structure Conditions - Precinct 3E

Ward 3 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
3E	17	2.50%	31	4.57%	215	31.66%	415	61.12%	1	0.15%		0.00%		0.00%	679	3.52	263.00
															Ward 3:	4.01	0.81
															City of Hastings:	4.09	0.53

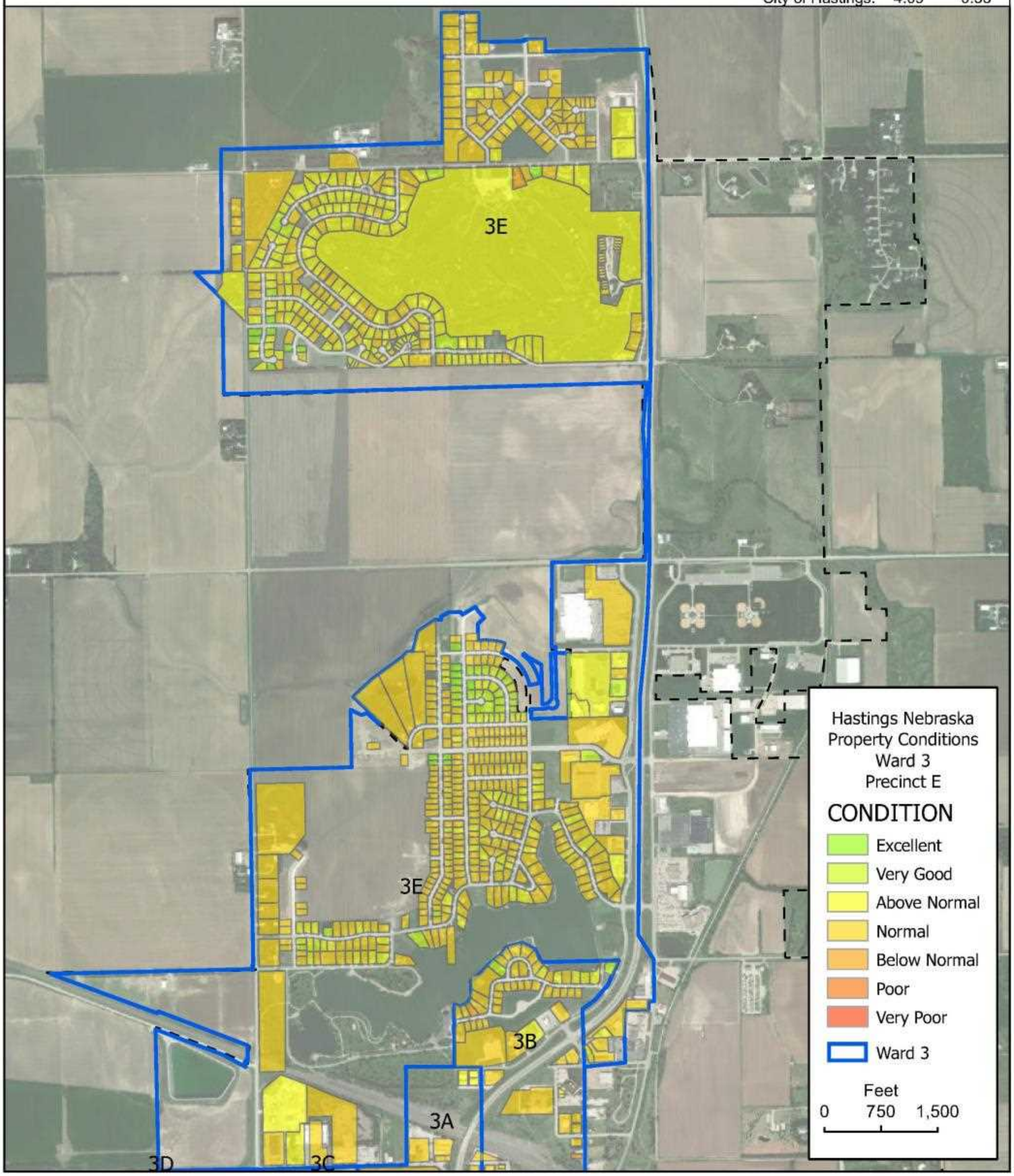


Figure 3.35: Structure Age - Precinct 3E North

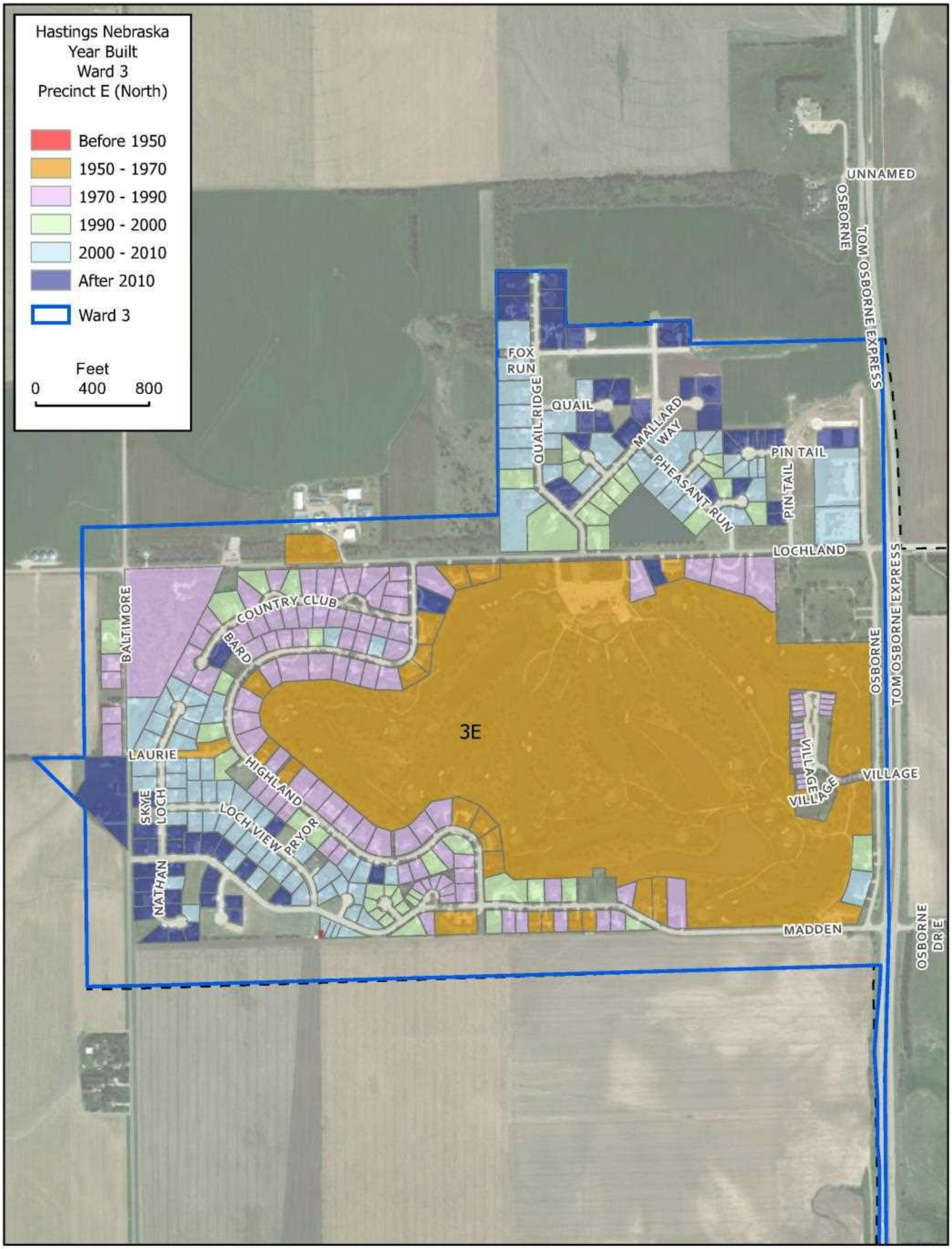
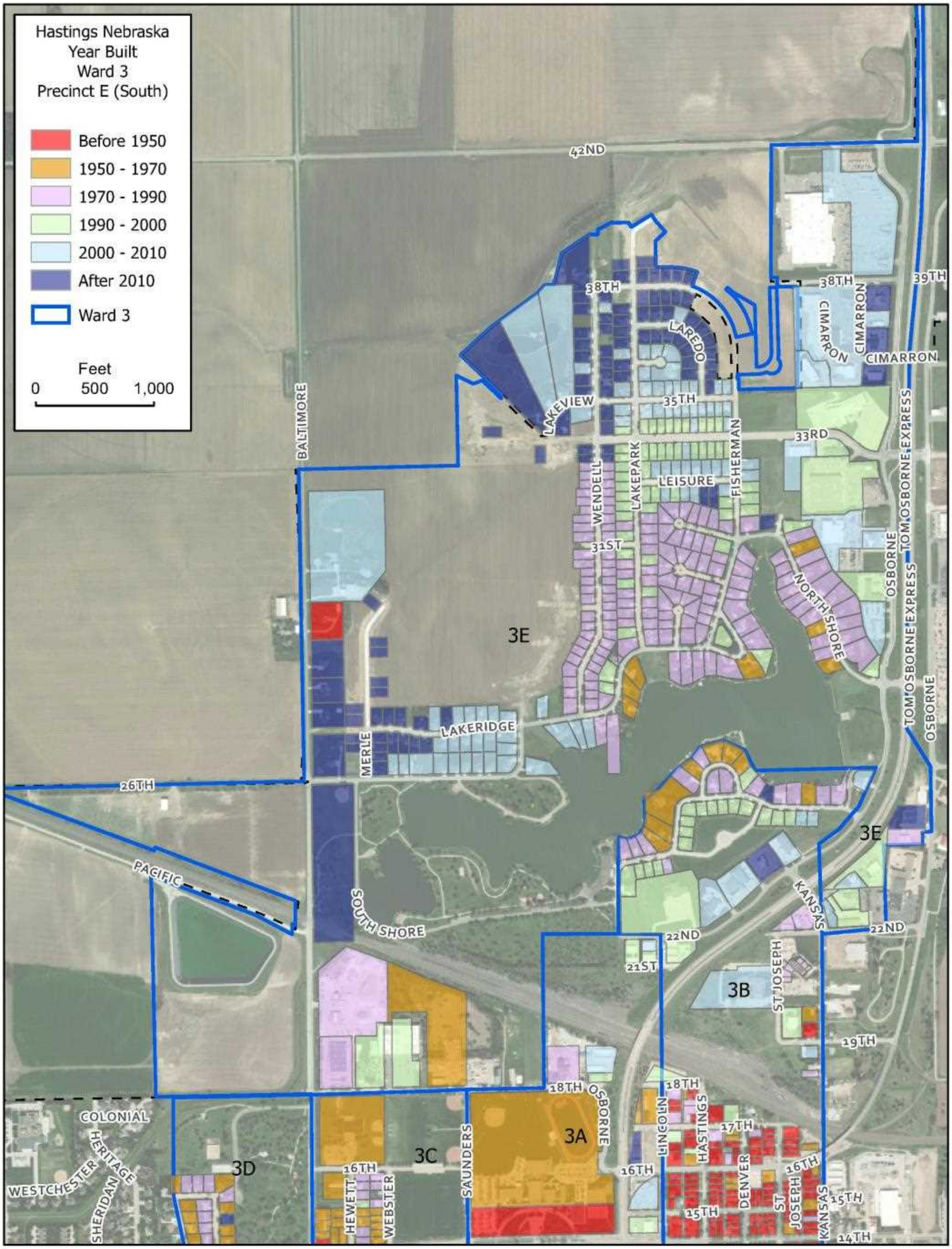


Figure 3.36: Structure Age - Precinct 3E South



Hastings: Ward 4

Ward 4 covers the remaining portion of the city on the east side including Hastings College. Overall, Ward 3 has a total of 1,996 total residential structures. See Figure 3.37 for a map of the entire Ward 4.

Ward 4 has a total of 416 residential units rated as Below Normal or worse. These conditions represent 20.24% and 0.6% respectively of all residences in Ward 3.

Overall, the Below Normal and Poor condition homes in Ward 4 makeup 5.2% of the total residential stock in Hastings.

On a scale of 1 to 7, with "1" being Excellent and "7" being Very Poor, the overall condition average for Ward 4 is 4.09 or a condition average of normal which is identical to the overall city average. The overall condition ratio 0.53 meaning there are over 2 times as many residences rated below "normal" than above "normal".

Hastings: Precinct 4A

Precinct 4A is located in the southwest portion of the Ward. Figure 3.38 is a blown up map of Ward 4A.

Within Precinct 4A there are a total of 488 residential structures. The average condition rating for these structures is 4.31, which rates this Precinct slightly worse than Normal. The condition ratio is 0.14. Within this Precinct, 4.91% of the residences are rated above normal; while 34.42% are rated below normal.

The average assessed valuation within Ward 4A is $97,198.58 compared to the entire Ward 4 with an average of $194,444.68 or 50% of the entire Ward 4. However, when compared to the city as a whole ($237,279.14 average), Ward 4A is 40.96% of the community average assessed value.

The average age of the residential structures in Ward 4A is 99.6 years old making the average residence was built in 1920, see Figure 3.39.

Hastings: Precinct 4B

Precinct 4B is immediately north of Precinct 4A and 4C. Figure 3.40 is a blown up map of Ward 4B.

Within Precinct 4B there are a total of 451 residential structures. The average condition rating for these structures is 4.14; while, the condition ratio is 0.26. Within this Precinct, 4.88% of the residences are rated above normal; while 19.07% are rated below normal.

The average assessed valuation within Ward 4B is $102,026.26 compared to the entire Ward 4 with an average of $194,444.68 or 52% of the entire Ward 4. However, when compared to the city as a whole ($237,279.14 average), Ward 4B is 43% of the community average assessed value.

The average age of the residential structures in Ward 4B is 77.4 years old making the average residence built in 1942, see Figure 3.41.

Hastings: Precinct 4C

Precinct 4C is immediately east of Precinct 4A. Figure 3.42 is a blown up map of Ward 4C.

Within Precinct 4C there are a total of 292 residential structures. The average condition rating for these structures is 4.23; while, the condition ratio is 0.26. Within this Precinct, only 7.87% of the residences are rated above normal; while 30.47% are rated below normal; there are nearly three times more poorly rated units in Precinct 4C than the higher rated.

The average assessed valuation within Ward 4C is $105,538.56 compared to the entire Ward 4 with an average of $194,444.68 or 54.28% of the entire Ward 4. However, when compared to the city as a whole ($237,279.14 average), Ward 4C is 44.48% of the community average assessed value.

The average age of the residential structures in Ward 4C is 97 years old making the average residence built in 1923, see Figure 3.43.

Hastings: Precinct 4D

Precinct 4D is located east of Precincts 4B and 4C and includes Hastings College. Figure 3.44 is a blown up map of Ward 4D.

Within Precinct 4D there are a total of 666 residential structures. The average condition rating for these structures is 3.88; while, the condition ratio is 2.02. Within this Precinct, 19.97% of the residences are rated above normal; while 9.91% are rated below normal. The remaining 70.12% are considered normal conditions.

The average assessed valuation within Ward 4D is $266,794.54 compared to the entire Ward 4 with an average of $194,444.54 or 137.21% of the entire Ward 4. However, when compared to the city as a whole ($237,279.14 average), Ward 4D is 112.44% of the community average assessed value.

The average age of the residential structures in Ward 4D is 61.6 years old making the average residence built in 1958, see Figures 3.45 and 3.46.

Hastings: Precinct 4E

Precinct 4E is located north of Precinct 4B and goes to the northern edge of the community and includes the Hastings softball complex. The Precinct also has scattered areas in the northeast portion of Hastings. Figures 3.47 and 3.48 are blown up maps of Ward 4E.

Within Precinct 4E there are a total of 99 residential structures and is the smallest of the Precincts in Ward 4. The average condition rating for these structures is 3.79; while, the condition ratio is 1.56. Within this Precinct, 11.02% of the residences are rated above normal; while 7.07% are rated below normal.

The average assessed valuation within Ward 4E is $748,783.19 compared to the entire Ward 4 with an average of $194,444.68 or 385% of the entire Ward 4. However, when compared to the city as a whole ($237,279.14 average), Ward 4E is 316% of the community average assessed value.

The average age of the residential structures in Ward 4E is 36.2 years old making the average residence was built in 1983, see Figures 3.49 and 3.50.

Hastings: Ward 4 Conclusions

The data found in Table 3.11 examines the same housing conditions, but in tabular form, in Hastings by Ward/Precinct. The data has been downloaded from the Adams County Assessor's database. These data are critical since the future demand for housing is not simply limited to the demand but also includes the need for replacement units.

Area 4A is east of the downtown area. Overall, there are 168 structures (over 1/3rd of the total) rated Below Normal or worse. Based upon Figure 3.39 these structures, in some portions, seem to be clustered in groups. Groupings may make rehabilitation easier by being able to work on multiple structures at the same time.

Area 4B is north of Precinct 4A and has similar conditions throughout the area. However, there are 86 structures considered to be Below Normal, 19.07% of the total. This is one of the older areas of the community, average construction year is 1942, and there is a need to rehabilitation and potential demolition during the next five-years.

Area 4C is east of Precinct 4A and again is one of the older areas of Hastings, average construction year is 1923. Overall, there are 89 structures (30.5%) rated as Below Normal of worse. Structures in this Precinct need to be identified as to their rehabilitation potential versus the need for demolition.

Area 4D is one of the older areas in Hastings with an average construction year of 1954 has structures constructed predominately prior to 1950. However, this precinct has been maintained, based upon the condition ratings. There are 63 structures considered to be Below Normal and three rated as Poor in this precinct for a total of 9.9% of the structures in the area. Maintenance will be critical in the future in order to keep this precinct in good condition.

Area 4E is located north and on the east side of US Highway 281. This precinct is one of the newest areas in Hastings. There are only seven structures rated Below Normal, 7.07% of the total for the area. This is one of the primary areas in Hastings where housing will be built in the future. One item to note is Precinct 4E has scattered areas on the east side of Hastings which include several industrial tracts; these areas are likely to remain as industrial and will see little to no housing developments in the future.

Redevelopment is a major component in a comprehensive housing strategy. The redevelopment portion of this strategy involves several approaches, including:

- Condemnation, demolition, and new infill
- Rehabilitation

There are different mechanisms available for funding each of these approaches, these will be discussed in more detail in the Funding Chapter.

Overall, the Ward 4 has 416 residential units rated as Below Normal or worse. These conditions represent 20.24% and 0.6% respectively of all residences in Ward 4 and 5.2% of the total residences in the community. Overall, there are 404 residences considered in Below Normal and 12 residences rated as Poor. At a minimum, within Ward 4 there are at least 12 residences needing serious consideration of being demolished.

Figure 3.37: Ward 4 by Precincts

Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4A		0.00%	1	0.20%	23	4.71%	296	60.66%	161	32.99%	7	1.43%		0.00%	488	4.31	0.14
4B		0.00%		0.00%	22	4.88%	343	76.05%	86	19.07%		0.00%		0.00%	451	4.14	0.26
4C		0.00%	2	0.68%	21	7.19%	180	61.64%	87	29.79%	2	0.68%		0.00%	292	4.23	0.26
4D	6	0.90%	6	0.90%	121	18.17%	467	70.12%	63	9.46%	3	0.45%		0.00%	666	3.88	2.02
4E	4	4.04%	2	2.02%	12	12.12%	74	74.75%	7	7.07%		0.00%		0.00%	99	3.79	2.57
Total	10	0.50%	11	0.55%	199	9.97%	1360	68.14%	404	20.24%	12	0.60%		0.00%	1996	4.09	0.53
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

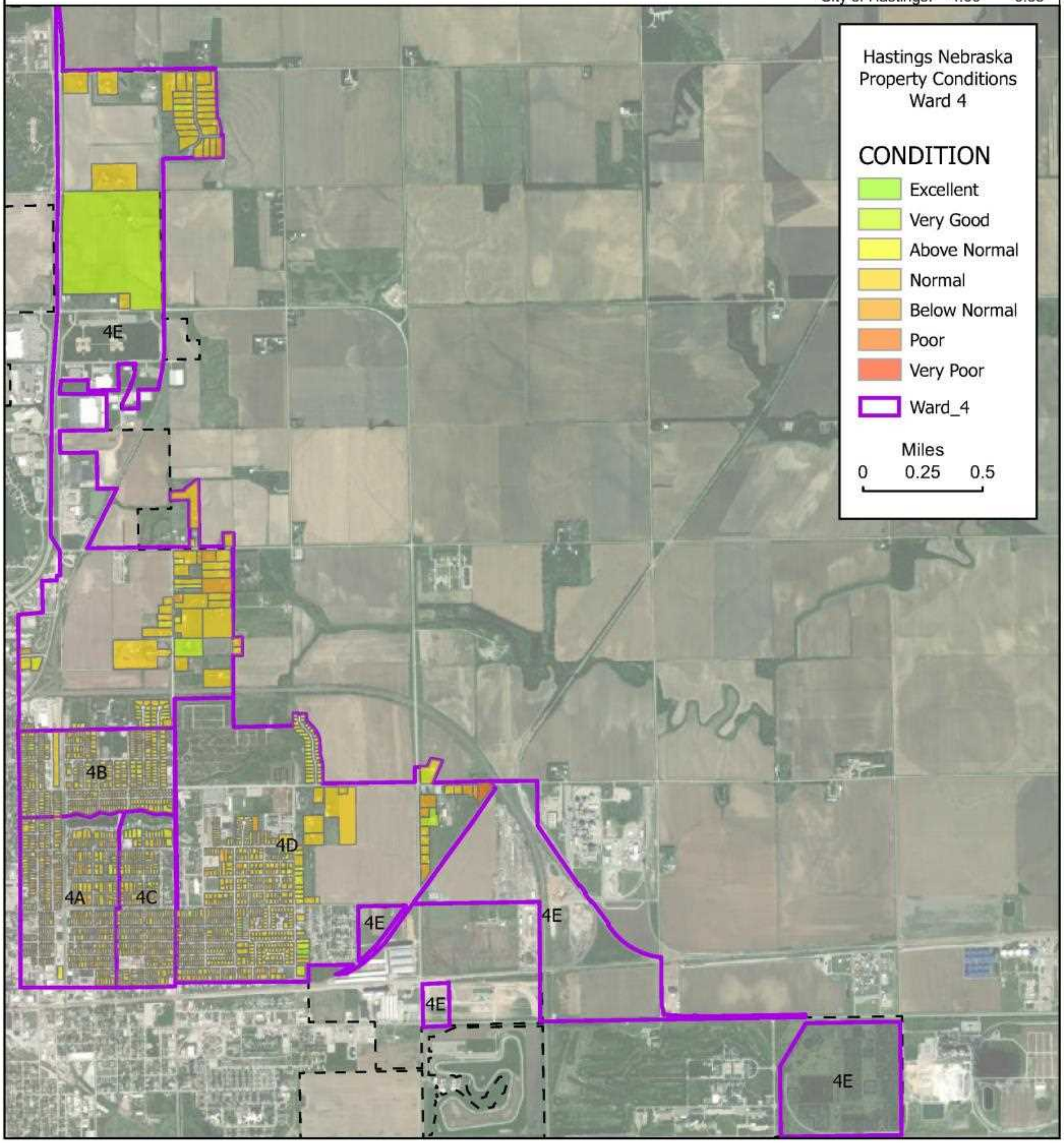


Figure 3.38: Structure Conditions - Precinct 4A

Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4A		0.00%	1	0.20%	23	4.71%	296	60.66%	161	32.99%	7	1.43%		0.00%	488	4.31	0.14
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

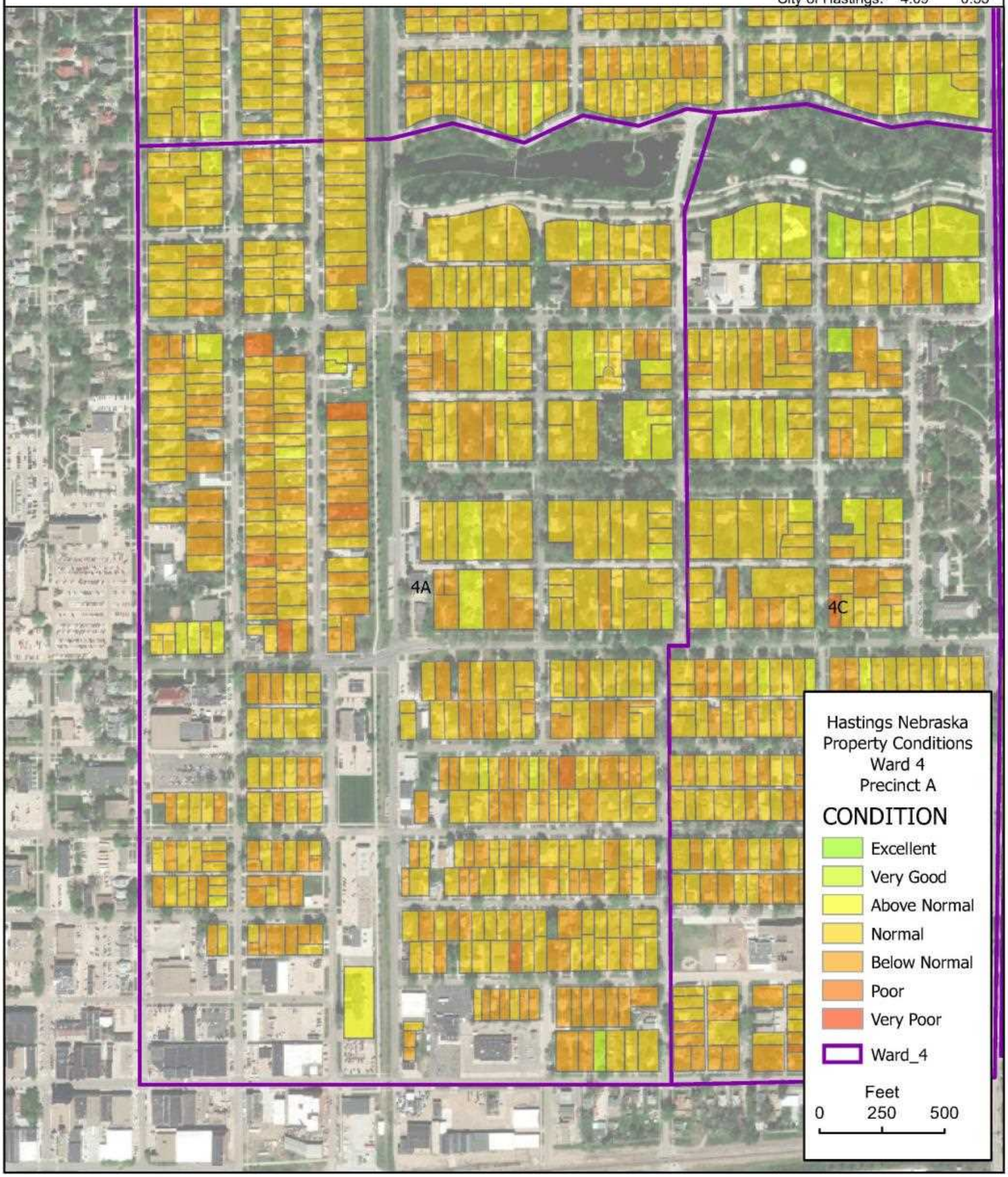


Figure 3.39: Structure Age - Precinct 4A

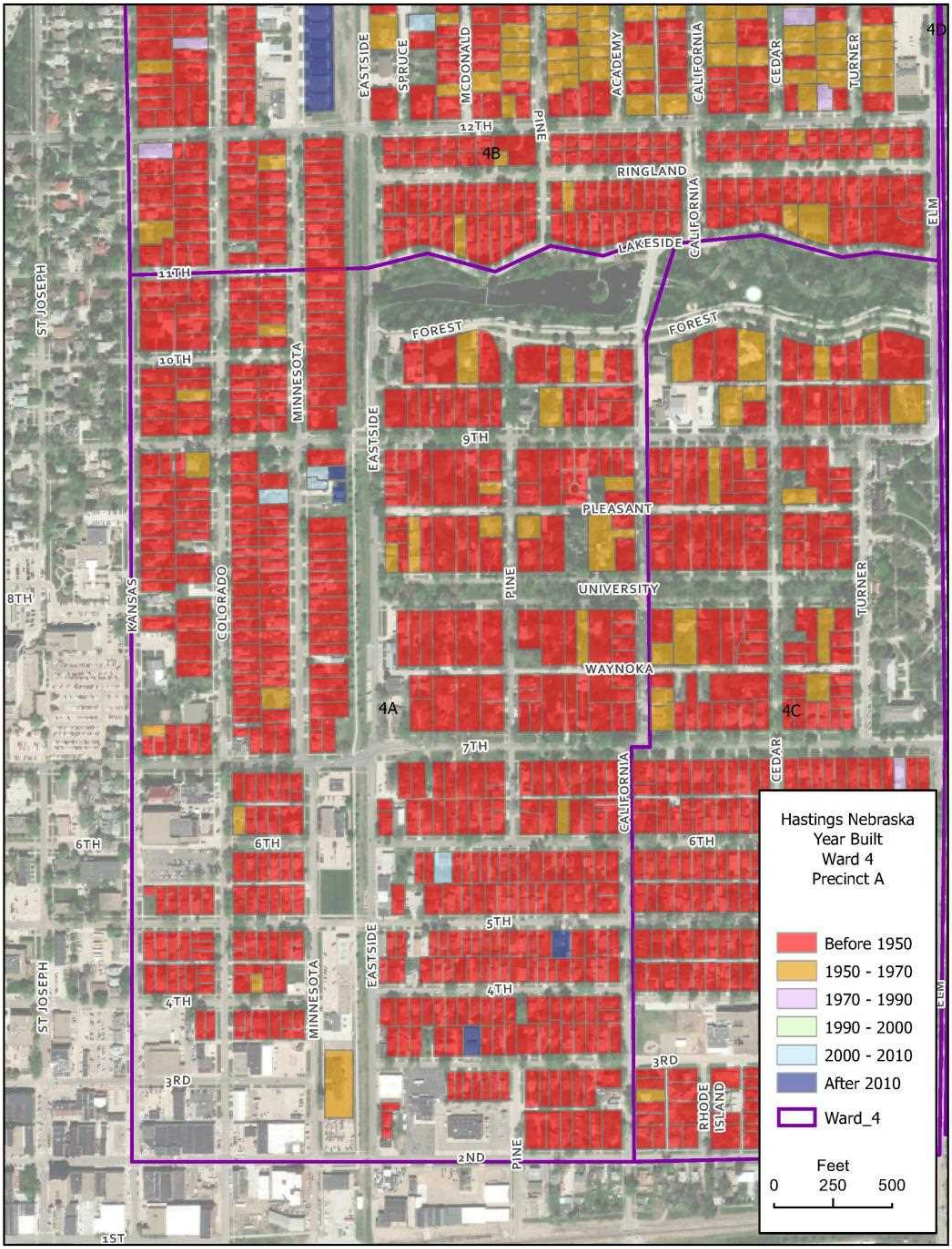


Figure 3.40: Structure Conditions - Precinct 4B

Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4B		0.00%		0.00%	22	4.88%	343	76.05%	86	19.07%		0.00%		0.00%	451	4.14	0.26
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

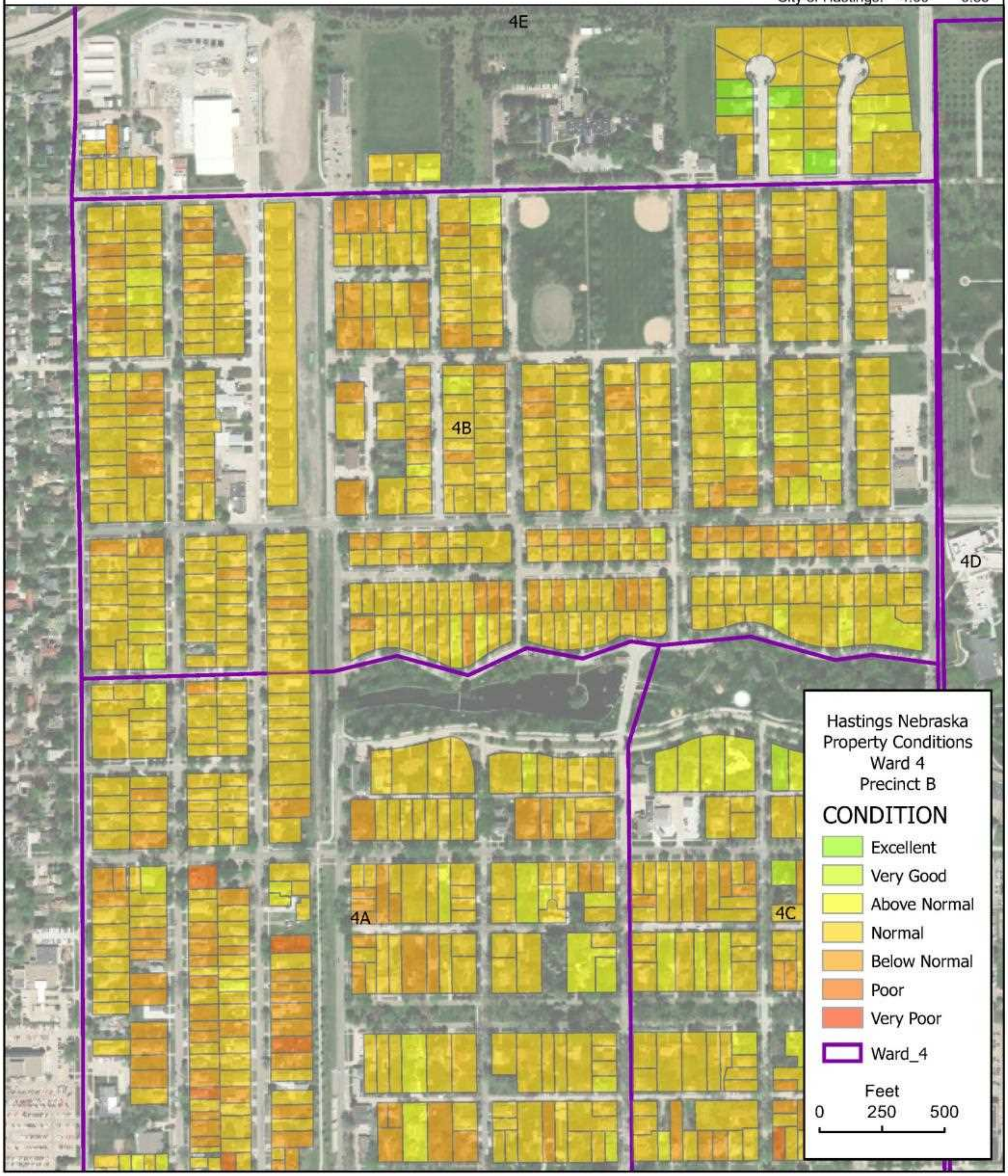


Figure 3.41: Structure Age - Precinct 4B

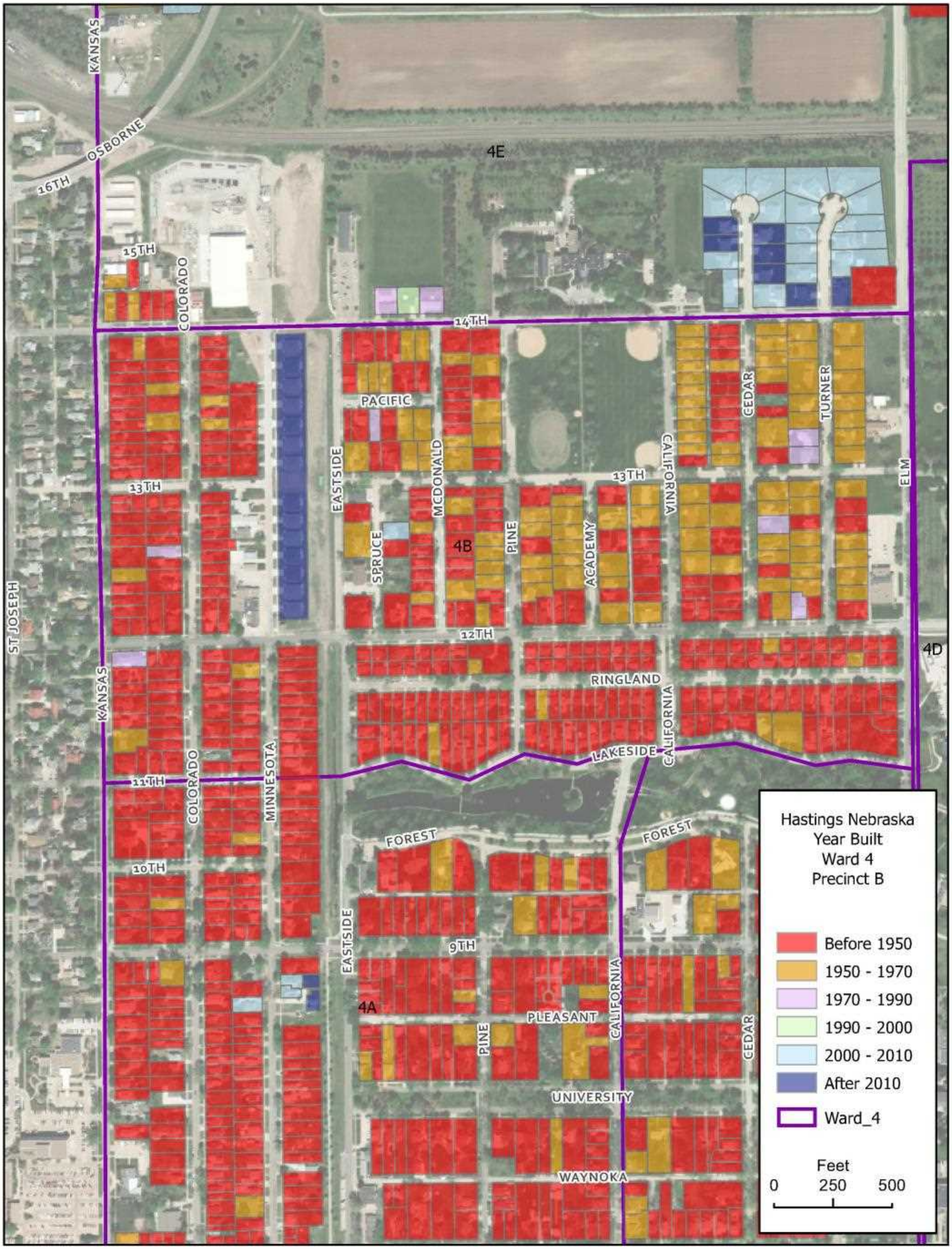


Figure 3.42: Structure Conditions - Precinct 4C

Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4C		0.00%	2	0.68%	21	7.19%	180	61.64%	87	29.79%	2	0.68%		0.00%	292	4.23	0.26
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

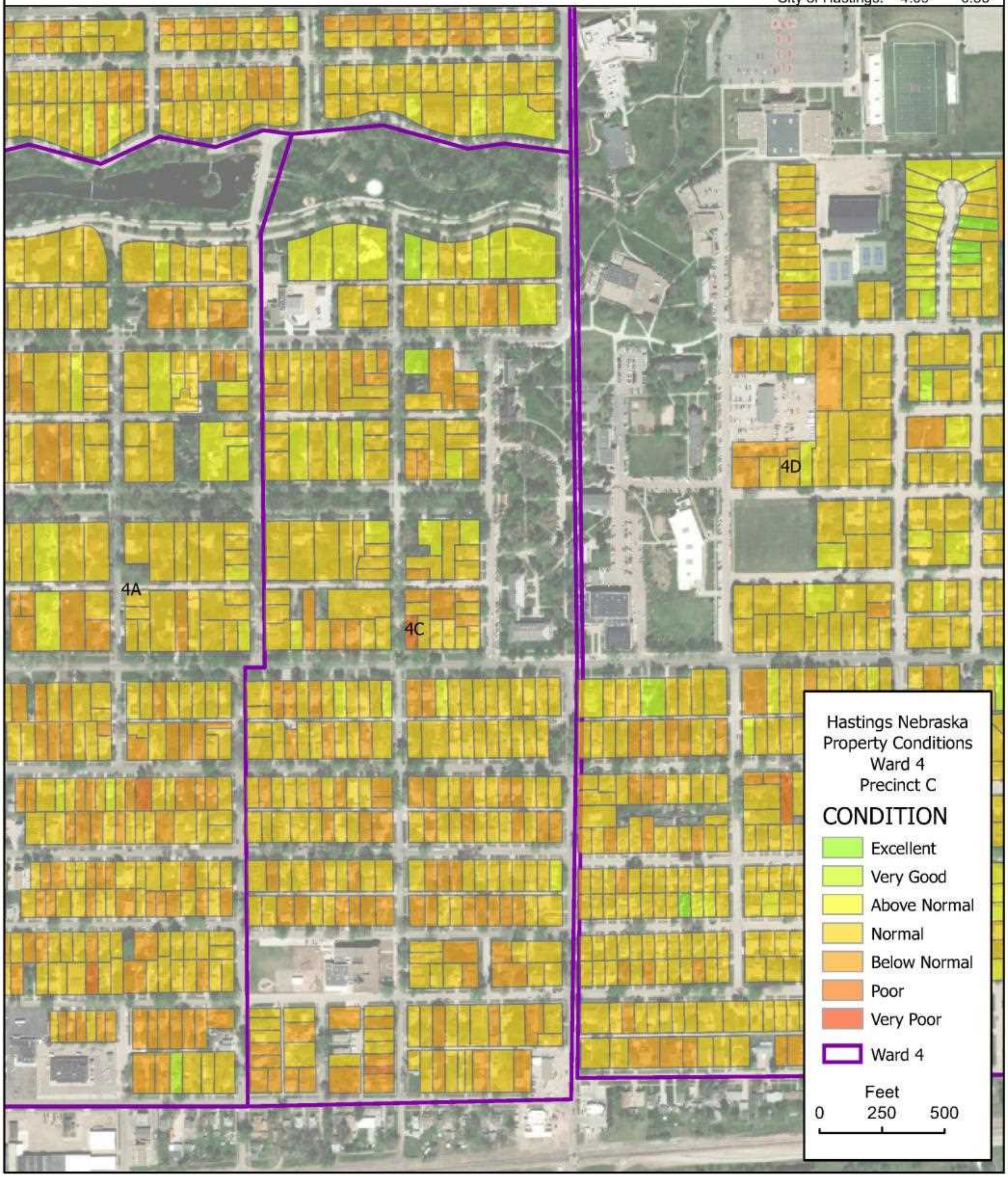


Figure 3.43: Structure Age - Precinct 4C

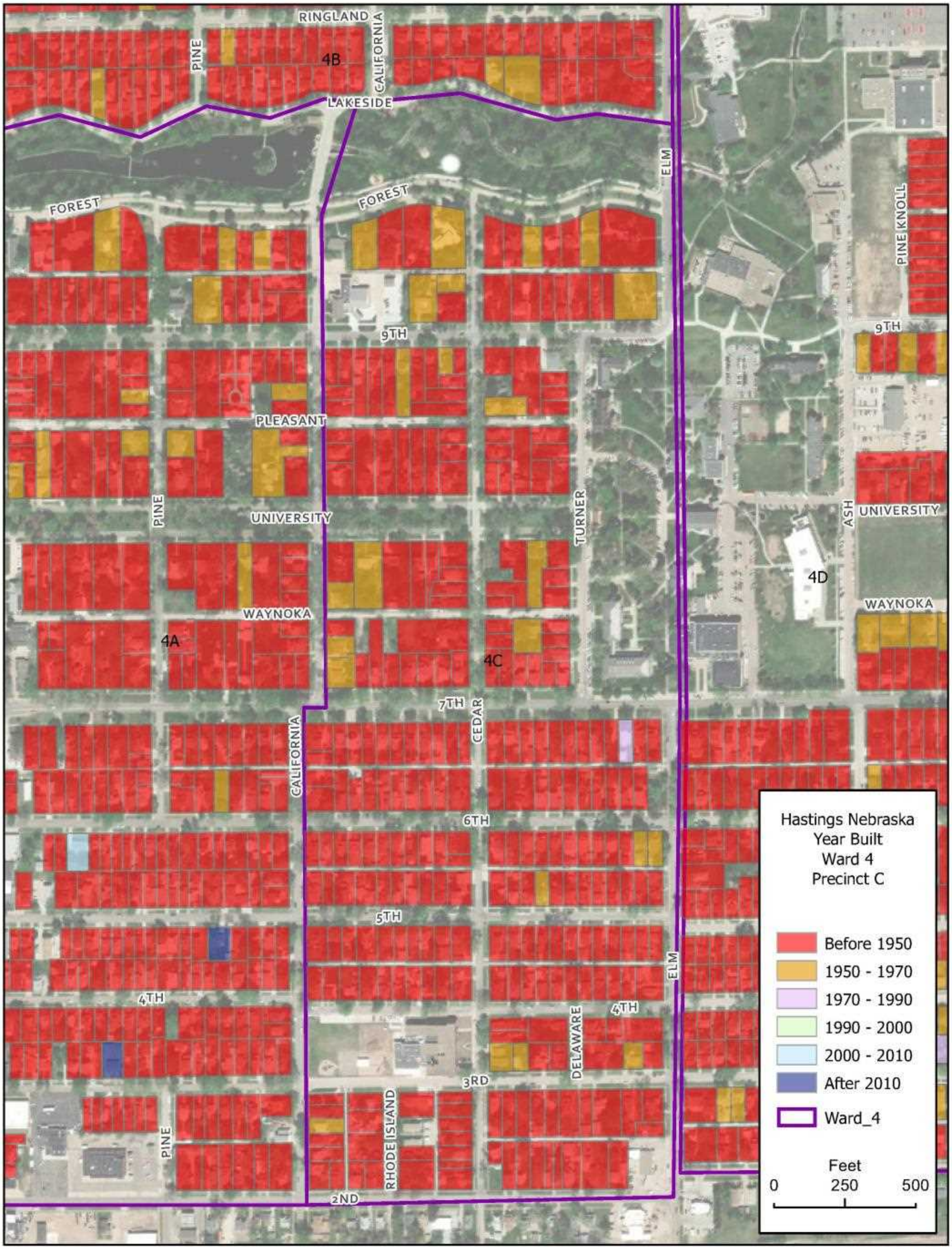
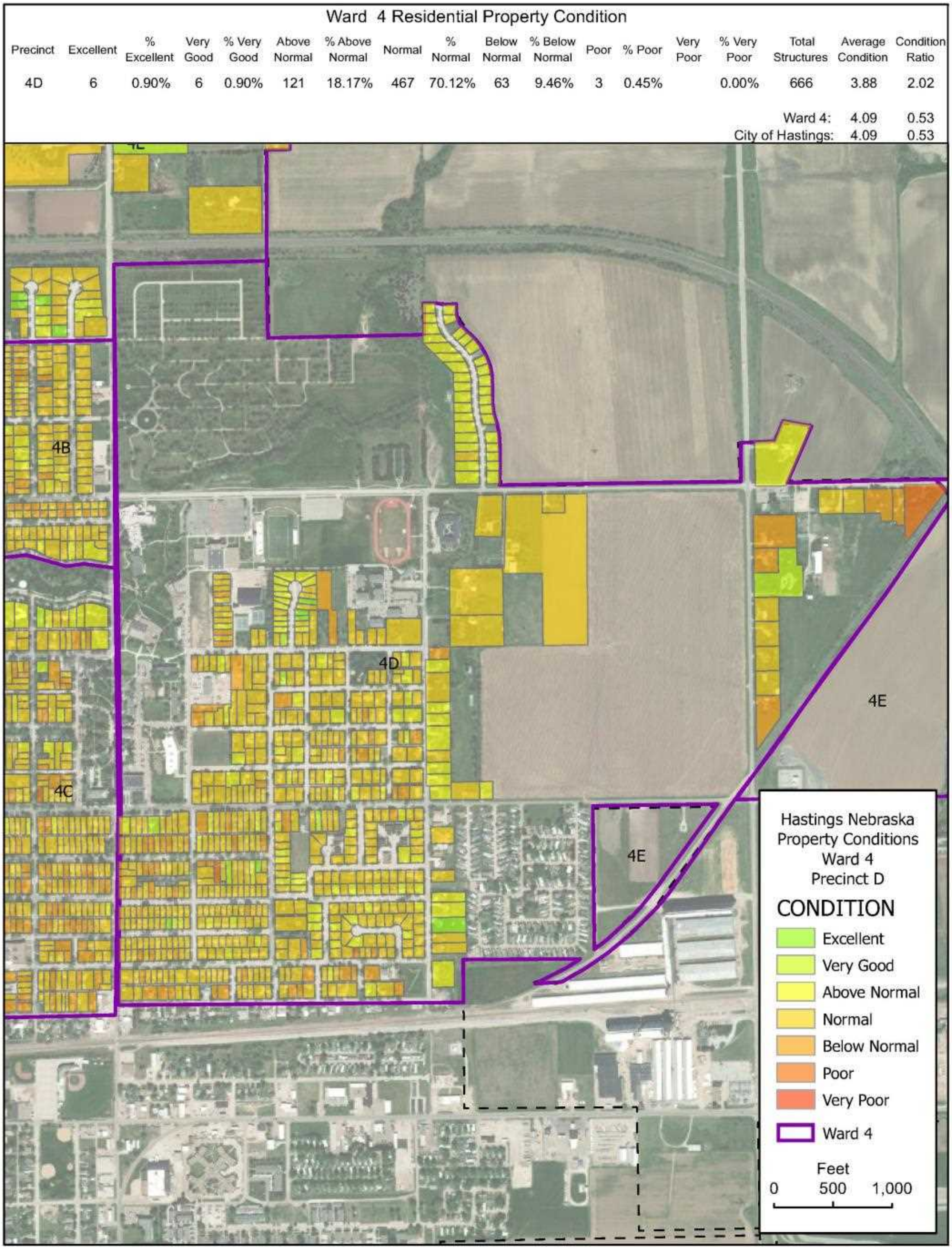


Figure 3.44: Structure Conditions - Precinct 4D



Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4D	6	0.90%	6	0.90%	121	18.17%	467	70.12%	63	9.46%	3	0.45%		0.00%	666	3.88	2.02
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

Figure 3.45: Structure Age - Precinct 4D East

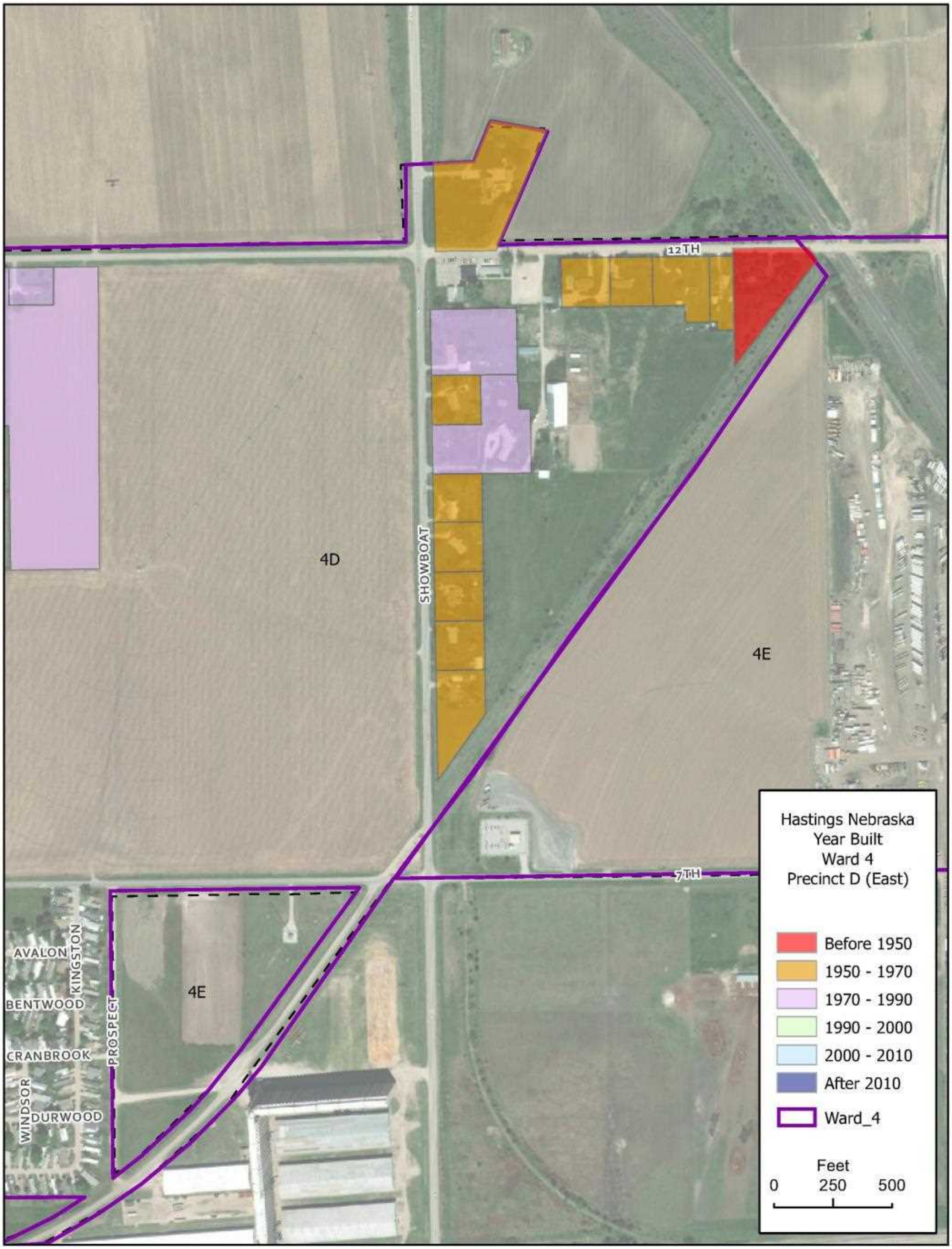


Figure 3.46: Structure Age - Precinct 4D West

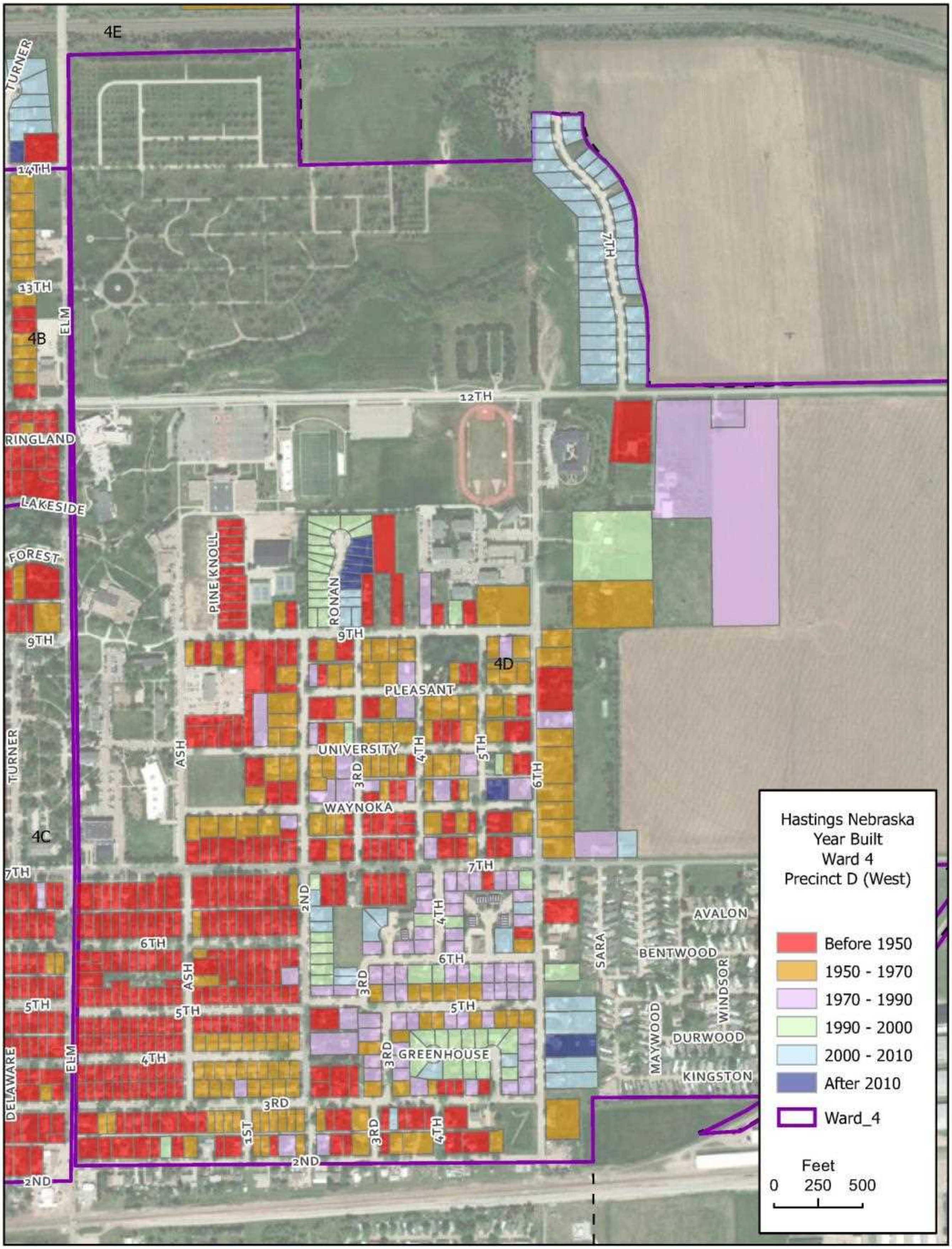


Figure 3.47: Structure Conditions - Precinct 4E North

Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4E	4	4.04%	2	2.02%	12	12.12%	74	74.75%	7	7.07%		0.00%		0.00%	99	3.79	2.57
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

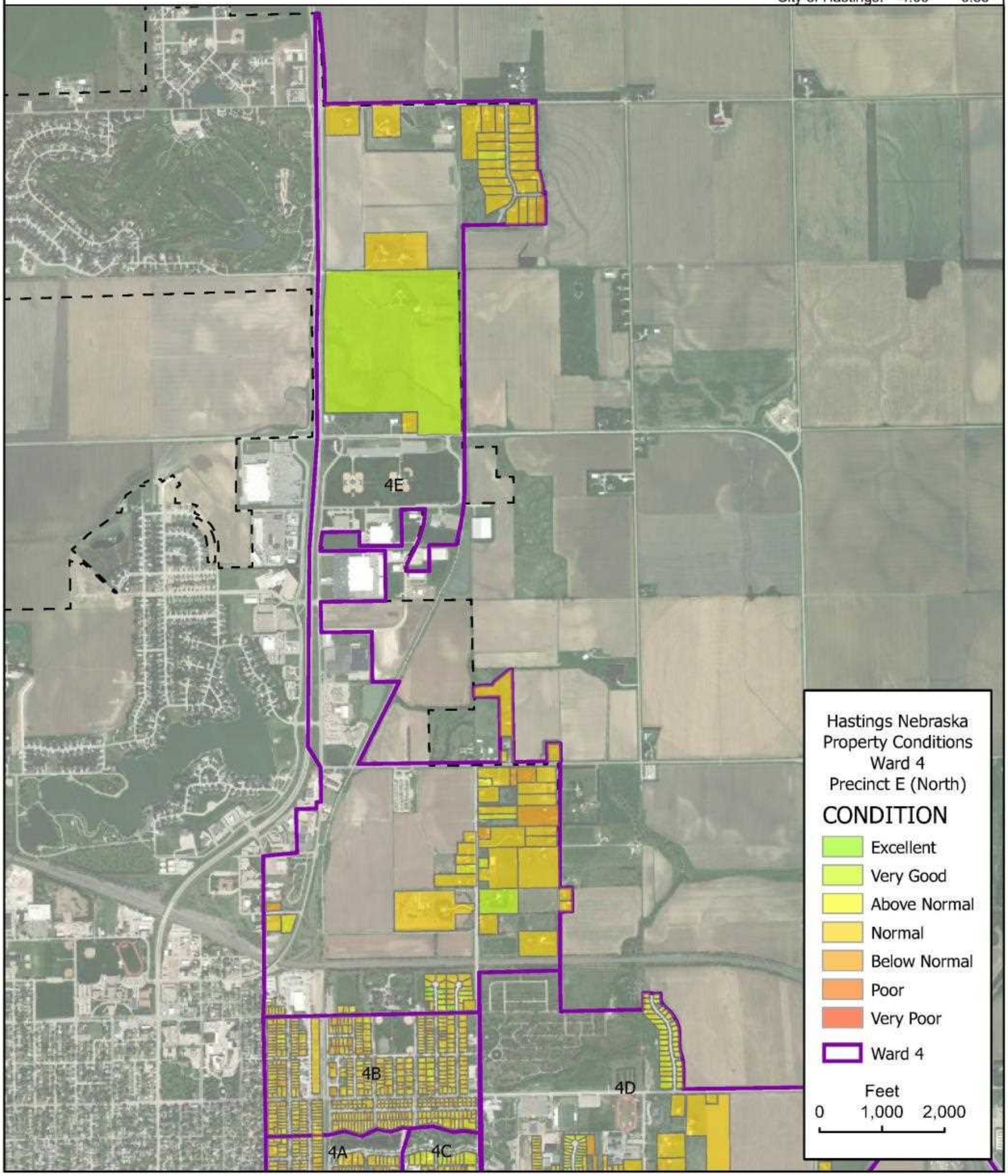


Figure 3.48: Structure Conditions - Precinct 4E West

Ward 4 Residential Property Condition

Precinct	Excellent	% Excellent	Very Good	% Very Good	Above Normal	% Above Normal	Normal	% Normal	Below Normal	% Below Normal	Poor	% Poor	Very Poor	% Very Poor	Total Structures	Average Condition	Condition Ratio
4E	4	4.04%	2	2.02%	12	12.12%	74	74.75%	7	7.07%		0.00%		0.00%	99	3.79	2.57
															Ward 4:	4.09	0.53
															City of Hastings:	4.09	0.53

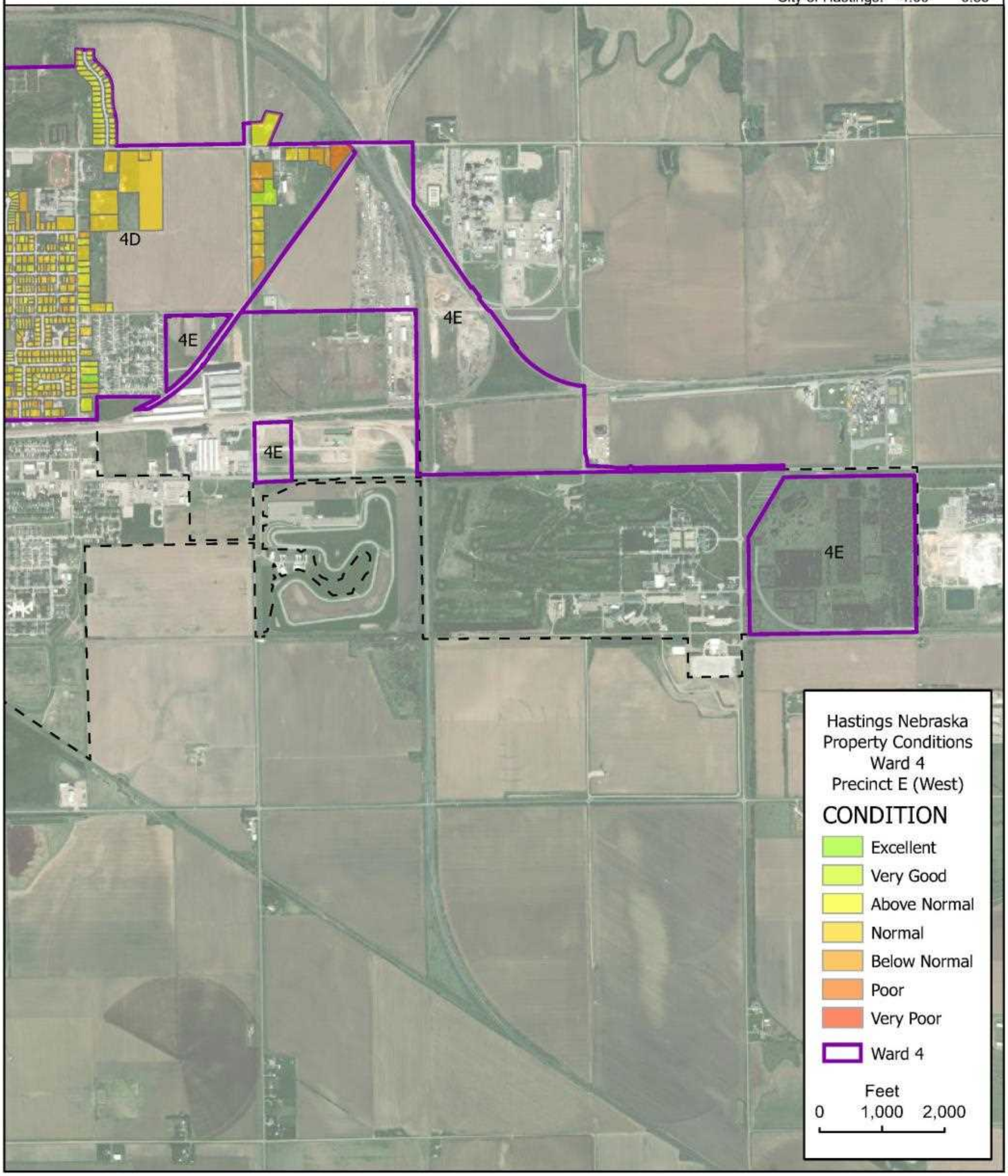


Figure 3.49: Structure Age - Precinct 4E North

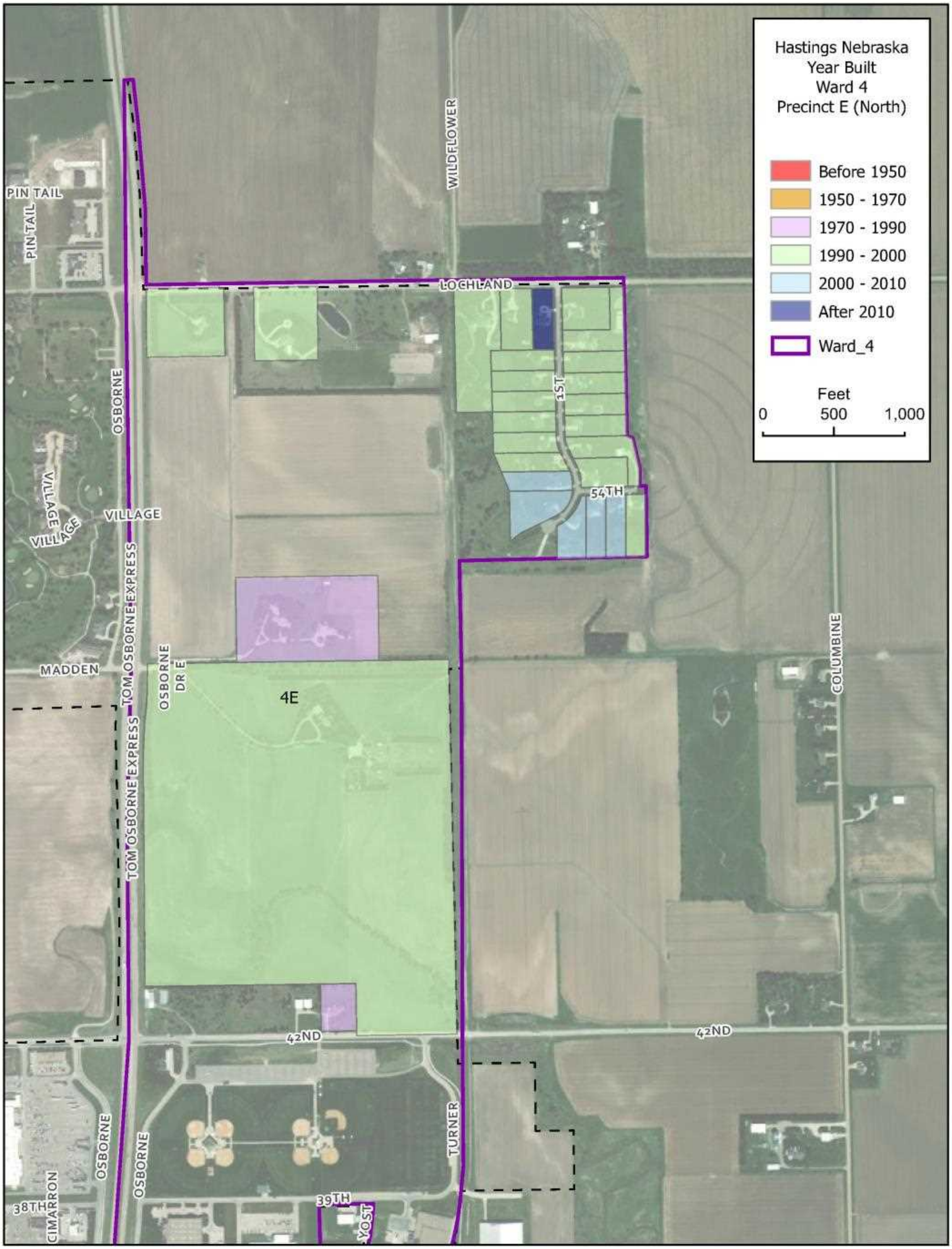
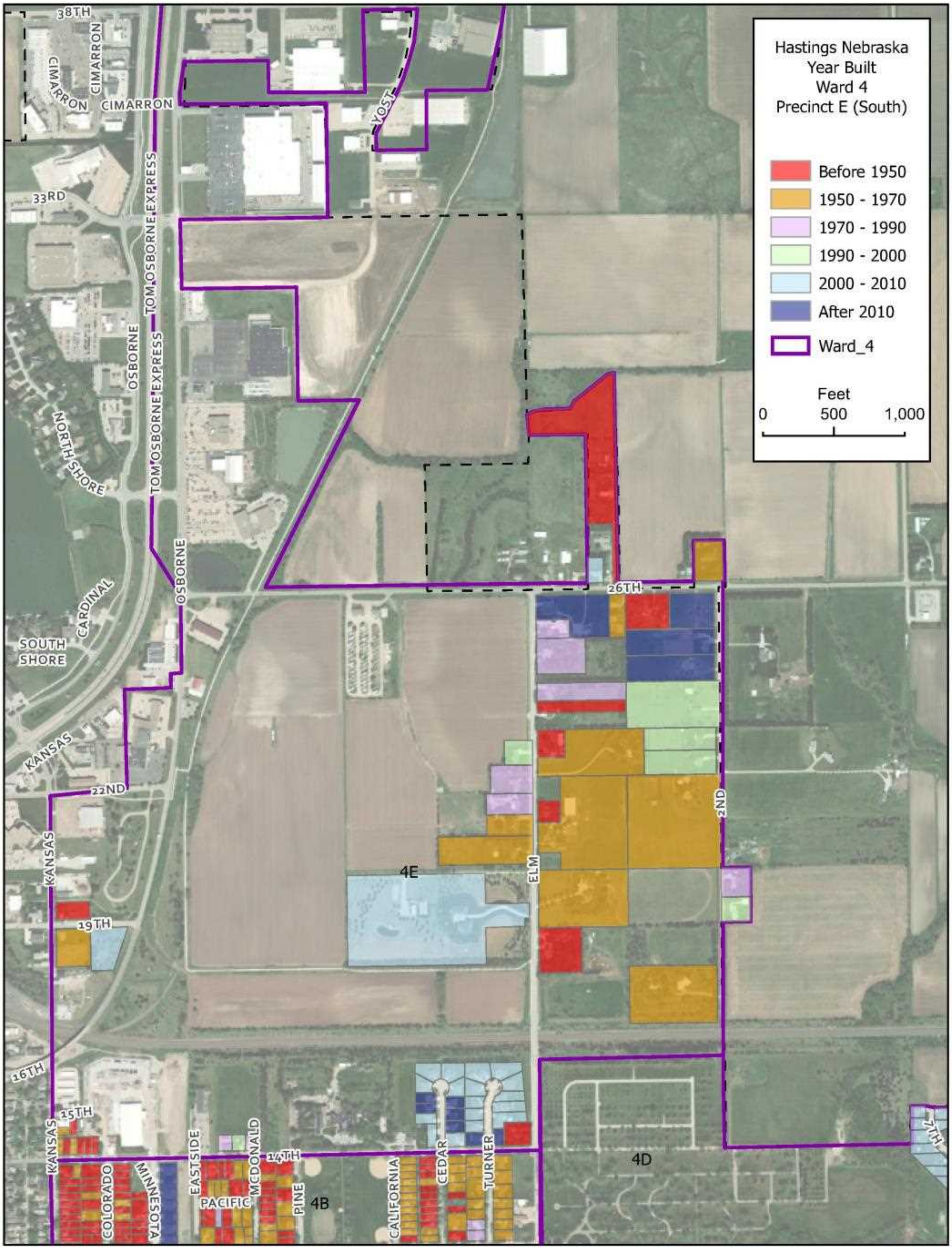


Figure 3.50: Structure Age - Precinct 4E South



Community-wide Assessment

Community-wide, Hastings has some properties in seriously bad condition. The vast majority of these poor properties are south of the Burlington Santa Fe Railroad mainline in Ward 1. However, Table 3.12 indicates condition issues within all four Wards of Hastings. Overall, there are 1,676 units rated as Below Normal and worse, including 77 rated as Poor or Very Poor.

The overall breakdown of Poor and Very Poor Conditions by Ward are as follows:

- Ward 1 44 structures
- Ward 2 7 structures
- Ward 3 14 structures
- Ward 4 12 structures

Table 3.12: Poor to Very Poor Residences by City Council Ward

Ward	Below Normal Condition	Poor Condition	Very Poor Condition	Total
1	434	44	0	44
2	354	7	0	7
3	407	13	1	14
4	404	12	0	12
Total	**1,599**	**76**	**1**	**77**

Overall, the structures rated Below Normal accounted for 20.8% of all residential structures in Hastings at the time of this study.

According to the data from the Adams County Assessor's office, Hastings needs to seriously examine a minimum of 77 residences in the community for possible demolition. This is just the start, the City also needs to do a thorough review of the 1,599 residences considered to be "Below Normal". Based upon the 2018 ACS Census Data, there were 397 Other Vacant units within Hastings. These data suggest there are 320 additional units vacant besides the 77 assumed vacant.

Digging deeper into the Adams County Assessor's data, indicates the worst of the residences are not strictly limited to the older structures in Hastings. The data indicate residences constructed recently as 2009, 2003, and 2000 are considered Below Normal in condition. Some of the Poor residences are as new as 1950.

Chapter 4 Housing Market Analysis - Hastings

The demand for additional housing, and housing to support Hastings' employment base is strong, and the need will not be filled under the current rate of new construction. The addition of new housing product can be completed through new construction, or the substantial rehabilitation of units not currently on the market. As discussed, previously, the housing market has further tightened, and the current combined sales and rental vacancy rates in Hastings equate to an overall effective housing vacancy rate of only 2.71%. ***These low rates are due to a lack of housing product including to some extent quality rental housing within the Hastings market.*** A healthy housing market should have an effective vacancy rate of between 5% and 7%. Below, we discuss the potential housing demand and production needs to achieve an effective vacancy rate between 5% and 7%.

Hastings Demand Analysis

The housing demand for Hastings is determined by a four major elements: Current needs, projected household change, pent up demand, and commuter capture.

1. **Current Needs:** Current Needs are the net number of housing units needed to bring the housing market into a healthy vacancy rate. It is the difference between units needed and existing units that are for-sale or for rent.
2. **Projected Household Change**: This is the forecasted change in the number of households in Hastings. The five-year projection indicates a small increase in housing units are expected. This growth can be accommodated by either new construction or the renovation of vacant units that are currently off the market.
3. **Pent-Up Demand:** Pent-up demand is demand that exists within existing households whose housing situation is less than ideal. Pent-up demand is comprised of two main sources: those households who are living in substandard conditions (overcrowding, poor condition, etc.) and those who are cost-burdened and looking for a more affordable housing alternative.
4. **Commuter Capture:** Commuter Capture is the potential demand from those commuting into Hastings for work.

Table 4.1: Hastings Housing Units by Tenure

Hastings NE							
	Census 2010		2020		2025		
Housing Units by Occupancy Status and Tenure	Number	%	Number	%	Number	%	% change
Total Housing Units	10,849	100.0%	11,258	100.0%	11,429	100.0%	1.5%
Occupied	10,112	93.2%	10,488	93.2%	10,640	93.1%	1.4%
Owner	6,455	63.8%	6,467	61.7%	6,580	61.8%	1.7%
Renter	3,657	36.2%	4,021	38.3%	4,060	38.2%	1.0%
Vacant		0.0%	770	6.8%	789	6.9%	2.4%

Source: MPC and CPI 2020

Over the next five years, Hasting's population is expected to grow to 11,429 people within 10,640 households. This is a relatively flat growth prediction when the margin of error is considered. While the number of households is expected to grow, so is the number of vacant units. A rehabilitation incentive program should be an element of the housing strategy to decrease the growing number of vacant structures.

Table 4.2: Median Income by Household

		Households				
Median Income Range		2020		2025		Net Change
0% - 30%	Less than $26,200	2588	25%	2472	23%	-116
31% - 50%	$26,201 - $36,450	1264	12%	1222	11%	-42
51% - 80%	$36,451 - $58,300	2114	20%	2095	20%	-19
81% - 100%	$58,301 - $72,900	1113	11%	1110	10%	-3
Greater than 100%	$72,901 - $109,350	**3408**	**32%**	**3742**	**35%**	**334**
	Total Households	**10,488**		**10,641**		**153**

Source: 2017 CHAS, CPI

Table 4.3: Median Income by Renter Households

		Households				
Median Income Range		2020		2025		Net Change
0% - 30%	Less than $26,200	1692	39.2%	1616	38%	-76
31% - 50%	$26,201 - $36,450	823	19%	796	18.7%	-27
51% - 80%	$36,451 - $58,300	973	22.5%	965	22.8%	-9
81% - 100%	$58,301 - $72,900	380	8.8%	379	8.9%	-1
Greater than 100%	$72,901 - $109,350	**449**	**10.4%**	**493**	**11.6%**	**44**
	Total Households	**4,318**		**4,249**		**-69**

Source: CPI

Table 4.4: Median Income by Owner-Occupied Households

		Owner-Occupied Households				
Median Income Range		**2020**		**2025**		**Net Change**
0% - 30%	Less than $26,200	896	14.5%	856	13.4%	-40
31% - 50%	$26,201 - $36,450	441	7.1%	426	6.7%	-15
51% - 80%	$36,451 - $58,300	1141	18.5%	1130	17.7%	-10
81% - 100%	$58,301 - $72,900	733	11.9%	731	11.4%	-2
Greater than 100%	$72,901 - $109,350	**2959**	**48.0%**	**3249**	**50.8%**	**290**
	Total Households	**6,169**		**6,392**		**223**

Source: CPI

Table 4.2 illustrates current and projected estimated households by income range. The first two columns are the current HUD Area Median Income ranges and associated incomes. In 2020, 25% of the households earn less than 30% AMI, and 32% earn more than 100% AMI. As the table indicates, most of the household growth will occur in households earning more than 100% AMI.

Table 4.3 and 4.4 illustrates the estimated number of households by tenure. Over the next five years, most of the household growth will occur in owner occupied households.

Table 4.5 Vacancy Rates by Tenure

		Current Needs			Current Demand		
Hastings	**Current Rates**	**Target Low**	**Target Average**	**Target High**	**Low vacancy**	**Average Vacancy**	**High Vacancy**
Rental Vacancy Rate	5.30%	6%	8%	10%	6%	8%	10%
Ownership Vacancy Rate	1.10%	1.0%	1.5%	2%	1.0%	1.5%	2.0%
Effective Vacancy Rate	2.71%						
For sale units	71	**65**	**97**	**129**	-6	26	58
Rental Units	213	**241**	**322**	**402**	28	109	189
Total Available Units	284	**306**	**419**	**531**	22	134	247
Effective Vacancy Rate		3.0%	4.0%	5.0%	0.0%	1.0%	2.0%

Source: MPC and CPI 2020

Table 4.5 illustrates the current needs based on existing vacancy rates. In Hastings, the rental housing vacancy rate is estimated to be 5.3% and the homeowner vacancy rate is 1.1%. Based on these rates, at any given time, there are 71 for-sale units and 213 for-rent units available in Hastings. The Net Demand illustrates the number of new needed for sale or rental units to satisfy the current Needs. These needs are based on current vacancy rates.

Hastings Potential Housing Demand

Within the city of Hastings, there currently is a great demand for new housing units. Table 4.6 indicates the Current Housing Demand based upon current factors including larger housing projects currently under development and construction there is a current total demand for between 1,095 and 1,321 new units needed depending upon the Effective Vacancy Rate. Most of this demand is in the form of rental housing units which ranges between 813 and 974 new units needed.

Table 4.6: Current Housing Demand

Hastings	Current Demand (Gap)		
Effective Ownership Vacancy Rate	1.0%	1.5%	2%
New For sale units	-6	26	58
10% of substandard ownership units	5	5	5
5% Commuter Capture	313	313	313
Pipeline Projects	30	30	30
Total Potential Ownership Demand	**282**	**314**	**347**
Current Available For Sale Units = 71			
Effective Rental Vacancy Rate	6%	8%	10%
New Rental Units	28	109	189
15% of cost burdened renters	248	248	248
10% of substandard rental units	25	25	25
10% Commuter Capture	627	627	627
Pipeline Projects	114	114	114
Total Potential Rental Demand	**813**	**894**	**974**
Current Available For Sale Units = 213			
Total potential housing demand	**1,095**	**1,208**	**1,321**

Source: US Census, MPC and CPI

The table above outlines the potential housing demand in Hastings, including current need, pent up demand, commuter capture, and pipeline projects. Pipeline projects are projects current under construction, or recently completed.

Based upon discussions with individuals, there is a considerable number of people commuting to Hastings from Juniata, Doniphan, Grand Island, as well as a number of other locations. Most stated if there were units available meeting their needs and budgets, they would move to Hastings; thus the line item for commuter capture.

Therefore, currently, the city needs between 1,095 and 1,321 new units to meet specific demands.

Housing demand by 2025 will increase slightly over the demand seen in 2020. Using the same factors, the overall owner-occupied demand increases between one new unit to two new units between 2020 and 2025. However, the overall demand is still high and needs to be actively eliminated through new construction.

Table 4.7: Housing Demand - 2025

Hastings	2025 Demand (Gap)		
Effective Ownership Vacancy Rate	1.0%	1.5%	2%
New For sale units	-5	28	60
10% of substandard ownership units	5	5	5
5% Commuter Capture	313	313	313
Pipeline Projects	30	30	30
Total Potential Ownership Demand	**283**	**316**	**349**
Current Available For Sale Units = 71			
Effective Rental Vacancy Rate	6%	8%	10%
New Rental Units	30	112	193
15% of cost burdened renters	248	248	248
10% of substandard rental units	37	37	37
10% Commuter Capture	627	627	627
Pipeline Projects	114	114	114
Total Potential Rental Demand	**828**	**909**	**991**
Current Available For Sale Units = 213			
Total potential housing demand	**1,111**	**1,225**	**1,339**

Source: US Census, MPC and CPI

Hastings Potential Workforce Housing Demand

The previous section discussed the overall housing demand presently and in 2025. This section examines the portion of the demand focused on workforce housing. Workforce housing demand is similar to the overall housing demand, but accounts for households in certain income ranges. Pent-up demand is limited to those households earning over 80% AMI. Commuter capture is limited to those workers earning more than $3,333/month for owner occupied demand, and more than $1,251/month for rental housing demand.

Table 4.8: Current Workforce Housing Demand

Hastings	Current Demand (Gap)		
Effective Ownership Vacancy Rate	1.0%	1.5%	2%
New For sale units	-6	26	58
10% of substandard ownership units (80% AMI)	2	2	2
5% Commuter Capture (earning more than $3,333/month)	106	106	106
Pipeline Projects	30	30	30
Total Potential Ownership Demand	71	103	136
Current Available For Sale Units = 71			
Effective Rental Vacancy Rate	6%	8%	10%
New Rental Units	28	109	189
15% of cost burdened renters (80% AMI)	26	26	26
10% of substandard rental units (80% AMI)	3	3	3
10% Commuter Capture (earning more than $1,251/ month)	387	387	387
Pipeline Projects	114	114	114
Total Potential Rental Demand	387	571	548
Current Available For Sale Units = 213			
Total potential workforce housing demand	458	571	684
% of total housing demand	41.8%	47.3%	51.8%

Source: US Census, MPC and CPI

Table 4.9: Workforce Housing Demand - 2025

Hastings	2025 Demand (Gap)		
Effective Ownership Vacancy Rate	1.0%	1.5%	2%
New For sale units	-5	28	60
10% of substandard ownership units (80% AMI)	2	2	2
5% Commuter Capture (earning more than $3,333/month)	106	106	406
Pipeline Projects	30	30	30
Total Potential Ownership Demand	72	105	138
Current Available For Sale Units = 71			
Effective Rental Vacancy Rate	6%	8%	10%
New Rental Units	30	112	193
15% of cost burdened renters (80% AMI)	26	26	26
10% of substandard rental units (80% AMI)	3	3	3
10% Commuter Capture (earning more than $1,251/ month)	444	444	444
Pipeline Projects	114	114	114
Total Potential Rental Demand	390	471	552
Current Available For Sale Units = 213			
Total potential housing demand	462	576	690
% of total housing demand	41.6%	47.0%	51.5%

Source: US Census, MPC and CPI

Tables 4.8 and 4.9 examine the portion of the total housing demand that is actually workforce housing. Table 4.8 is the current demand; while, Table 4.9 is the anticipated demand in 2025.

The current total workforce housing demand, depending upon the effective vacancy rate, ranges from 458 total units to 684 total units. These numbers account for between 41.8% to 51.8% of the total housing demand in Hastings. The majority of the demand will be in the rental side of the housing market.

By 2025, the workforce housing demand will increase slightly to between 462 and 690 total units, increases of between four and six total units. Again, the majority of the demand will be in the rental side of the market.

Housing demand is heavily influenced by the number of commuters working in Hastings but living outside. During focus group discussions, the lack of quality, affordable housing kept many workers from living in Hastings. There is strong demand for housing that is affordable to households earning up to 150%, and that demand comes from commuters.

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The previous chapters discussed the existing and past conditions regarding housing and related economics within Hastings. The immediately preceding chapter discusses the actual demand for new and replacement housing for Hastings.

As Hastings move forward with meeting these demands there are several things needing done in order to better meet this demand in the next three to five years. The following pages are recommendations for better implementing the findings of this Housing Needs Assessment.

An important item to remember regarding the analysis and recommendations in this study is the circumstances in Hastings have taken decades to become the way they are currently. There are no fingers to be pointed in this situation, only solutions. The next three to five years will not solve all the issues identified, but it will take a decade or so to begin seeing major turnaround.

Some people may say it is not the role of government to provide safe, decent housing in the community; however, it is the role of government to aid to bringing programs to the community to be available to the residents and developers. It is also the role of government to ensure a sound fiscal government; therefore, decent, quality housing will only increase the overall property values of the community. Since Nebraska communities and counties are so dependent upon property taxes, increases of this nature will aid in balancing the overall tax burden of Hastings.

Finally, if a specific program, currently underway, is not mentioned such as the current Workforce Housing program, it does not mean the program should not be a part of these recommendations. It means the existing programs such as these should be continued as part of the future mix of tools and strategies. The following recommendations are purely new tools being recommended to the areas tool kit for housing.

Public Policy Recommendations

Code Enforcement

Property maintenance and code enforcement issues were raised by survey respondents. The impression by many stakeholders, whether real or perceived, is the City allows landlords to operate with impunity. It should be noted the City has, in the past, been aggressive in pursuing some of the "Very Poor" residential structures in the community and has had success in mitigating the situation through code compliance or demolition. However, this process is being done currently as a fill in when time permits. The cost of this program and the time required to work through the legal system can be an issue. New construction and inspection time requirements have moved property maintenance to lower priority at the time of this study.

However, an issue identified by stakeholder groups referred to the existence of "some slumlords" in Hastings. Another tell-tale sign, of this being an issue, is the number of landlords unwilling to accept Section 8 vouchers. Based upon our discussions with the stakeholder groups, landlords unwilling to accept Section 8 vouchers are typically not willing to keep housing conditions up to a specific code and quality.

This perception and reality are causing two issues: 1) It is eroding the confidence in many stakeholders regarding the commitment of the City to operate in the best interest of its residents. 2) It can, or maybe already has, embolden bad actors to continue to operate in a manner that takes advantage of some of the most vulnerable residents of the community.

Key recommendations:

1. The City should continue to take a more proactive approach towards its property maintenance enforcement. While this may cause initial concern by the investment community, as we have stated in this report, the housing stock in Hastings continues to age and deteriorate. All efforts are necessary to maintain a high-quality housing product to protect the neighborhoods from losing value and protect residents from unsanitary or unsafe living conditions.
2. Funding needs to be found in order to staff this property maintenance issue in the future. As seen in the various condition maps for all four wards, there are nearly 1,700 units classified as a condition of Below Normal or worse and accounts for over 20% of the housing stock in Hastings. This staff addition, after the landlords understand this is a serious endeavor, will likely be covered by the increases in property taxes city-wide.

Inclusive Housing Requirements for Large Projects

Explore creating an inclusive housing ordinance requiring a certain number of units in larger residential projects be set aside for low- and moderate-income households. We recommend projects with 10 or more units be required to set aside 20% of the units for households at 80% AMI or below for rental projects, and 120% below for ownership developments. The affordability would be enforced by deed restriction running with the land for a term not less than 30 years.

In exchange for the exaction, the developer would be granted a density bonus to offset the lost revenue due to the lower sales prices of the income restricted units.

Land Banking and Redevelopment

There is a growing number of vacant and abandoned properties needing to be addressed in Hastings. Within Hastings, approximately 400 properties are categorized by the U.S. Census as "Vacant – Other", indicating those properties are neither for-sale or for-rent. Unfortunately, many of these properties are likely abandoned, and intervention will be necessary to arrest the decline of the individual properties and the surrounding neighborhood.

Nebraska Revised Statue 19-5201 – 19-5218, known as the Nebraska Municipal Land Bank Act, authorizes municipalities within Nebraska to establish land banks for the purpose of facilitating the return of vacant, abandoned and tax delinquent property to productive use. Land banks have been an effective tool around the country to intervene in housing market in order to facilitate the redevelopment of vacant and abandoned property. Legislative Bill 424 was approved by the Governor on August 15, 2020 authorizing to develop a land banking in smaller municipalities in Nebraska. This is a powerful tool, and the passage of LB 424 provides Hastings with a new tool for developing and redeveloping real property in the community.

LB 424 gives land banks the following powers and responsibilities:

- Can acquire real property
- Can accept real property from other political subdivisions.
- Can only own property within the jurisdictional boundaries of the municipality excluding any extraterritorial zoning jurisdiction.
- Can hold title to 5% of the parcels in a city of the first class and no more than 5% of that number can be zoned for commercial use. Any commercial parcels owned by the land bank must have been vacant for 3 years prior to acquisition.
- Can hold title to a property for a nonprofit corporation for up to 1 year for the purpose of clearing title to such real property.
- Are exempt from all taxation by the state or any

political subdivision.

- Shall hold all real property transferred to the land bank in its own name.
- May receive funding from grants and loans from the municipalities that created the land bank, from other municipalities, from the state, from the federal government and from other public and private sources.
- May receive and retain payments for services rendered.
- May be allocated 50% of the real property taxes collected on real property conveyed by the land bank for a period of up to 5 years after conveyance (subject to some limitations).
- Records are public records and board meetings are subject to the open meetings act.
- Shall provide monthly reports to the municipalities that created the land bank and an annual report to the Speaker of the Legislature and chair of the Executive Board of the Legislative Council.
- Can extinguish and discharge lien, claims for real property taxes or special assessments owed to political subdivisions with certain exceptions and limitations.
- May bid on property sold for nonpayment of taxes in an amount equal to the total taxes, interest and costs due on the property.
- May purchase tax sale certificates.
- May acquire a tax deed for properties under certain conditions.
- Foreclose on liens represented by the tax certificate.
- Bid on property at tax foreclosure sales.

The Land Bank can become self-funding or partially self-funding through the capture of a portion of the property taxes collected on properties they have sold for redevelopment. They can also be funded by grants, gifts and loans.

The Land Bank can buy tax certificates without any other special permission. This would be a wonderful technique when the City wishes to purchase tax certificates for problem properties; however, those purchases need to be authorized by the City Council prior to the purchase and the timing of can be awkward.

A land bank is a quasi-governmental organization whose sole purpose is to address issues of vacant property and facilitate the redevelopment of neighborhoods. The land bank is overseen by a seven-member board and has all the authority of private corporation to acquire, sell, lease rehabilitate, and construct or demolish real and personal property. Typically, land banks work with the County to acquire vacant, tax delinquent properties through tax lien sales. The benefit of a land bank is the County can sell the lien directly to the land bank, instead of opening the bids to outside real estate speculators who may do nothing and allow the properties to continue to languish.

The land bank has the ability to acquire debt to facilitate the redevelopment efforts and hold the property in a tax-exempt manner while the property is being redeveloped. In addition, since the land bank acts like a private entity, it can often be more responsive and faster than a municipality. There is also a self-funding mechanism in place to facilitate the operations of the land bank. For a period of five years after a property is redeveloped and sold, the land bank receives up to 50% of the property tax revenue generated by said property. This funding mechanism incents the landbank to undertake redevelopment actions and not speculatively hold property.

Recommendations:

1. Establish a committee to begin the process of evaluating the feasibility of organizing a Hastings Land Bank, its purpose, mission and operating parameters.
2. Develop a local Land Bank for the sole purpose of redeveloping existing dilapidated neighborhoods.
3. Begin discussions with the County Treasurer on establishing a land bank and working through the logistics of authorizing the land bank to give automatically accepted bids to the Treasure tax liens;

Modular and Manufactured Housing

Today's modular and manufactured housing factories can modify almost any set of plans and home design to be constructed in an off-site manufacturing facility. Designs can be contemporary or modern. All of the pictures on this page are examples of modular homes constructed in Indiana.

One of the many concerns expressed was the high cost of construction and lack of quality subcontractors. Modular and manufactured housing (industrialized units) can help bridge this gap. Typically, there are two types of industrialized housing products: modular housing, which is constructed using a state adopted building code, and manufactured housing, which is constructed using a HUD approved building code. For the purposes of this report we will use the generic term "industrialized housing" to refer to both.

Generally speaking, industrialized housing can cost between 10% - 20% less than conventional site-built housing, and depending on the type of product, can be more energy-efficient than conventionally constructed housing. Note however, the customization options are significantly limited, so this is probably not a product for the upper-end price points, but is a good option for entry-level and moderately priced new construction.

Recommendations:

1. Explore partnerships with the Nebraska Manufactured Housing Association to work with local housing manufactures to develop a palette of neighborhood context sensitive home plans that can be constructed on infill lots;

Existing Comprehensive Plan

The City needs to begin the process of updating the comprehensive plan. During the process, key policies need to be identified which may create issues in fair housing across the community.

In addition, the comprehensive plan needs to begin addressing the new "Missing Middle Housing legislation found in NRS §19-901 (1) which was passed under LB 866 in 2020. The new legislation does require cities of the First Class to comply to specific reporting requirements and eventually develop a plan for addressing the "Missing Middle Housing".

Currently, the city of Hastings has older examples of good missing middle housing units scattered throughout the community. See picture below.

Existing Zoning Regulations

Once the comprehensive plan is completed, the city needs to complete a full update to the zoning regulations. There are a number of items needing to be examined in the new regulations. These are:

1. Include language meeting the requirements from LB866 "Missing Middle Housing" in 2020.
2. Ensure all residential districts are fair and equal and no specific exclusionary language exists in one district or another.
3. Ensure the inclusive residential districts are equally allocated within all portions of the community.
4. Residential types, stick-built and manufactured homes, should be equally allowed in all residential districts. Any limitations should be controlled specifically by covenants apply by the developer or a home owners association.
5. The City should examine developing a residential district which allows for smaller lots and homes.
6. Continue to allow accessory dwellings throughout the different residential districts.

Financial Tools and Incentives
Continuation of Existing Programs

First and foremost the organizations currently involved in providing housing assistance must continue the programs they are currently offering.

Adams County Housing Development Corporation (ACHDC)

ACHDC offers numerous programs depending upon the situation. The following are a summary of programs offered and in some cases projects they have undertake and should continue doing in the future:

The Meadows

Housing Development (HDC) owns four townhomes consisting of 16 apartments and we rent to low- to moderate-income tenants. The tenants have to apply and HDC completes all necessary documentation to insure tenants qualify income wise. The units were built in 2002 and came up for sale in 2017. HDC applied for a grant through Nebraska Department of Economic Development (NEDED) and was awarded the grant. One of the components of the grant was money to provide rehabilitation of the individual apartments along with the property in whole. Since it was purchased, HDC has made many improvements. New HVAC was installed in 2018, new appliances were purchased to replace old worn out original appliances. New flooring was installed and units were repainted. Improvements have been made to the yards along with working with the tenants to develop a community garden area. HDC provides continual education to the tenants. Fair Housing information is provided along with educational meetings where local groups come in to speak on topics such as fire safety, education programs available to children and financial education. HDC is currently working with EZ Kitchens to update all of the kitchens and main floor bathrooms in each apartment. It is HDC's goal to continue to work with our tenants in a proactive environment and to continue to improve the property to enhance pride in where our tenants live.

Maryland Living Center

The Maryland Living Center (MLC) is a home for homeless youth. HDC secured funds from Nebraska Department of Economic Development (NEDED) through a grant to purchase the building from the Mary Lanning Trust. HDC renovated the old nursing school and the building now offers one and two bedroom apartments to youth who qualify for the program. The youth range in age 16-21. CASA works with the youth encouraging them to complete school, to become employed, teaches them about saving money and preparing for life when the leave the MLC. HDC works closely with CASA to insure the building is maintained along with offering our education services with the delivery of Fair Housing Information and hosting financial education meetings.

Purchase, Rehabilitation, Resale Program

HDC has funding available for Purchase, Rehabilitation, Resale (PRR). With this program HDC can purchase a home, complete rehabilitation (not to exceed $25,000.00) and resell that property to an income approved applicant. Currently, the income level is 80% AMI. With this program HDC improves the condition of a property and offers the property back to an income qualified buyer. This helps the community by improving the housing stock and by providing the opportunity of home ownership.

Owner-occupied Rehabilitation

HDC currently has funds available to assist income qualified applicants, who own their homes, with rehabilitation. The rehabilitation follows NEDED's minimum standards and does not exceed $25,000.00 in repairs. The homeowner makes application to HDC. The application is reviewed and, if it is determined the applicant qualifies, HDC contacts the resident to set up an inspection. When HDC inspects the home it is our goal to correct all deficiencies. If the cost is going to be over the $25,000.00 then HDC cannot continue. If the cost will be below the $25,000.00 then HDC will invite contractors to bid on the job using the rehabilitation sheet completed on the home. The goal of the OOR program is to provide homeowners with a safe home and to improve the condition of the property thus making a positive impact on the housing inventory in the community.

Abatement

HDC also provides assistance in Abatement projects for communities in our service area. Abatement gives a community the opportunity to clean up nuisance properties and to improve the quality of living in the community. HDC works closely with the communities board along with law enforcement to insure all rules and regulations are followed.

Habitat for Humanity - Hastings

Habitat needs to continue constructing new homes throughout their service area.

Expand private financing options

Local banks and lending institutions play a major role in the housing market within Hastings. During our stake holder interviews, it was clear the banking representatives understood constraints of the tight housing market and the need for additional housing in Hastings. In particular, there was agreement for the need to expand the middle-market, those homes between $200,000.00 - $300,000.00 (throughout focus group meetings, all groups had differing opinions on this range; this range represents the banker viewpoint). One key impediments to the market expressed by the banking community was credit-worthiness of first-time home buyers.

FHA 203K Rehabilitation Loans

A FHA 203K loan combines the cost of the initial purchase plus the cost of renovations or expansions into one loan product that is insured by FHA. This unique loan product is particularly well suited for those interested in purchasing a vacant house, or one needing substantial renovations. The benefit of the loan product is the interest rates are fixed, and the loan amount is based on the current purchase price, plus the cost of the improvements. When we discussed the 203K product with the banking focus group, must had never heard of the program. This is not surprising since there are only five banks in Nebraska having originated a 203K loan in the past 12 months:

- First National Bank — Omaha
- Guild Mortgage Company — Omaha
- Movement Mortgage LLC — Omaha
- Prime Lending (A Plains Capital CO) — Lincoln
- Regent Financial Group, Inc — Omaha

The FHA 203K loan product could be a very useful tool for those who wish to purchase and rehabilitate a home in Hastings. Since the program has not been utilized here, there will be a learning curve for all parties involved.

Recommendations:

1. Explore partnerships with local banks, or those in Omaha and Lincoln, to originate FHA 203K rehabilitation loans. The CRA, ACHDC, and City could play a role in facilitating the conversations and the 203K program should also be included in any first-time homebuyer counseling programs, once a lender pipeline is established.

Shared risk loan pool

Many communities have recently funded targeted shared-risk loan pools that are used to spread the risk in emerging markets. The concept revolves around a loan fund that is seeded through contributions by local banks, businesses, or federal programs (CDFI).

We recommend creating shared risk pool designed to invest in all types of housing, not just single-family for-sale housing. These funds can also be a head start in creating opportunity funds, authorized by the 2017 tax reform laws. Many businesses expressed frustration with the housing situation in Hastings, and many are already incurring housing costs, such as the hospital, so they may be amenable to investing in a shared risk pool that benefits their business.

The loan fund would invest in various housing projects as determined by a governing board. The investment capital would be structured as patient capital that is in a subordinate position to the primary debt. **This is not a grant.** The purpose of the investment is to lower the amount of primary debt the project needs to service, thus making the project more financially feasible. When a project is refinanced, in the future, the fund would recoup its investment. Alternatively, the fund could be the primary lender and each investor in the fund would only risk a pro-rata share of the investment.

Recommendations:

1. Explore the creation of shared-risk loan pools to help offset and encourage the construction of new housing, or the renovation of upper-story housing in downtown.
2. Raise $1Million to initially seed the loan pool.

Community Land Trusts

Community Land Trusts are designed to ensure the long-term affordability of housing within a particular development. A community land trust is a development where the underlaying land is owned, typically, by a trust or community non-profit whose mission is to create affordable housing. The homebuyer owns the improvement and is usually granted a long-term lease that is at least the term of the mortgage or 99 years. The key distinction is there is a deed restriction or restrictive covenant running with the land, thus, ensuring affordability by limiting the income of the subsequent home buyers, thus ensuring long-term affordability. The Land Trust is established to enforce the restrictions, which are civil matters and not under the jurisdiction of the City or County. In lieu of establishing a single-purpose entity for administration of the trust, that function could be carried out by the Adams County Housing Development Corporation.

Expand public financing options

In Order to make any meaningful movement in the Hastings housing market, the City and County must get more engaged in promoting housing development and change their policy on housing and neighborhood investment. There are a number of tools the City can use to promote housing development which are either under-utilized or have not been authorized.

Hastings Economic Development Corporation

The Hastings Economic Development Corporation played a major role in the development of North Park Commons. HEDC, in the future, needs to continue assisting in these types of projects. The corporations they represent appear to be one of the entities most in need of new workforce housing units.

Expand the Community Redevelopment Authority Activities

The State of Nebraska grants broad powers to Community Redevelopment Authorities (CRA) under the Community Development Laws to affect redevelopment of blighted and substandard areas within a community. As mentioned previously, to meaningfully impact the housing market, the City must become a more active participant in the housing market. To that end we recommend the Hastings Community Redevelopment Authority continue to expand its activities, as it has with the workforce housing project in northern Hastings.

These expanded activities could include:

1. Developing Redevelopment Plans for the different council wards/neighborhoods or other areas outlined in this report that have high concentrations of poor-quality housing;
2. The CRA may be an alternate/temporary means to land banking in Hastings. Under the statutes governing CRA's, they are allowed to acquire, hold, and sell land;
3. Continue to identify, acquire and solicit private sector land developers to create new subdivisions in Hastings, or soon to be annexed land. TIF funds can be used to extend public infrastructure and utilities, and the CRA will have lower holding costs because the land will be tax exempt until it is sold to a homebuilder, except for an annual in lieu of tax payment required under 18-2137. The CRA will help mitigate builder risk by acting as the master developer.

Workforce Housing Development Fund

Establish a dedicated funding stream to offset the high cost of housing construction and provide a stable stream of funding for redevelopment projects. We recommend establishing a Workforce Housing Development Fund whose funding comes from a 1.5% sales tax based on on-site consumption of food and beverages. Based on Consumer Expenditure Survey data, a 1.5% sales tax limited to on-site consumption of food and beverages would generate approximately $510,000 annually. This is based on an estimated annual sale of $34,000,000 in food and beverages in Hastings, not consumed at home.

These funds could be used to:

1. Provide loans and grants to developers to construct new multi- and single-family housing;
2. Match private funds in the shared risk pool mentioned above;
3. Provide grants or loans to existing homeowners to make necessary repairs;
4. Provide capital for redevelopment efforts such property acquisition, demolition, etc.; and,
5. Provide a revenue stream to pay off bonds issued for larger housing development initiatives.

As the title describes, this fund should be restricted to assisting those households earning less than 100% of the area median income. Since the funds are being generated from food and beverage tax, we recommend these funds be initially targeted to those employed in the food and accommodation service sectors. Based on 2019 data, in September 2019 there were 1,524 jobs in leisure and hospitality sector, with an average salary of $21,320.00. These employees are the working poor. A number of cities around the country use hotel/motel, and food and beverage taxes, often paid by tourists, to develop affordable housing in high-cost markets.

This is a local funding source, so the eligibility criteria is set locally, and subject to change as the housing market in Hastings evolves. These funds can also be used to leverage federal and state grants that often require a non-federal match.

Good Samaritan Society– Good Samaritan Village and Properties

Good Samaritan Village, located in east Hastings offers a…"*retirement living at Good Samaritan Society – Hastings Village offers… senior living along with the fellowship of a warm, caring community. Hastings Village is more than just a place to live, it's a place where you can discover new interests, build new friendships and renew old ones….*"

"Senior housing options at the Good Samaritan Society generally contain one or more separate living units within the same structure. Examples include twin homes or duplexes, triplexes, fourplexes, cottages and casitas. These comfortable, easy-living homes offer you the privacy you desire with the ease of maintenance-free living."

Housing options at the Good Samaritan Village needs to continue to be an aspect of the housing solutions within the Hastings housing market.

Downtown Business Improvement District

The Hastings Downtown Business Improvement District has worked to open up upper level condominiums and apartments in the downtown area. Within these projects there are combination of rental and owner-occupied units.

At the time of this study there was a 1,500 square foot apartment listed for $1200 per month, as well as another listed for $961 per month. An owner-occupied unit (700 square feet) was listed for sale at $115,000.

These units will not fit into the budgets of households in the lower income brackets but they present an opportunity for those in the middle brackets and retiree demographic.

These units play a key role in providing housing options for some workforce level households and as previously mentioned retirees. These programs should continue to be part of the overall strategy to meeting the housing demand now and in the future.

	Public Policy Action Items		$$$	2021	2022	2023	2024 to 2025	Management Statement / On-going
HPP-1.1	Code Enforcement – The City should continue their proactive approach toward property maintenance enforcement	1	1,4,6					
HPP-1.2	Code Enforcement – Amend the penalties section of the property maintenance to make violations of the Housing Maintenance and Occupancy Code a criminal penalty rather than civil violations.	1	-					
HPP-1.3	Inclusive Housing – Create a LMI set aside requirement for larger developments	1,3,4,9	1,2,3,4,5, 6					
HPP-1.4	Land Banking- Develop a local land bank based upon the recently passed legislation by the Nebraska legislature.	1,3,4,7,8,9, 10	1,2,3,4,5					
HPP-1.5	Begin discussions with the County Treasurer on establishing a land bank and working through the logistics of authorizing the land bank to give automatically accepted bids to the Treasurer tax liens.	1,2, 3, 4,7,8, 9, 10	1,2					
HPP-1.7	Modular and Manufactured Housing – Explore partnerships with the Nebraska Manufactured Housing Association to work with local housing manufactures to develop a palette of neighborhood context sensitive home plans for infill development.	1,2,3,4,7,8, 9,10	1,3					
HPP-1.8	The City needs to start the process of developing a city-wide comprehensive plan to address key policies in need of being implemented.	1,12	1					
HPP-1.9	The Comprehensive Plan should also include intensive policies regarding housing development and redevelopment community-wide as well as address key approaches to including "Missing Middle Housing" community-wide	1,12	1					
HPP-1.10	Zoning - Ensure all residential districts are fair and equal and that no specific exclusionary language exists in one district or another.	1,12	1					
HPP-1.11	Zoning – Ensure the inclusive residential districts are equally allocated within all portions of the community.	1,12	1					
HPP-1.10	Zoning – Residential types, stick-built and manufactured homes, should be equally allowed in all residential districts.	1,12	1					

Organization:
1 City of Hastings
2 Adams County
3 Hastings Community Redevelopment Authority
4 Hastings Housing Authority
5 NEDED
6 NIFA
7 Adams County Housing Development Corporation
8 Hastings Area Chamber of Commerce
9 Hastings Area Economic Development
10 Private Businesses
11 Developers
12 Consultants
13 Nebraska Department of Transportation
14 NPPD
15 Local Organizations
16 SCEDD
17 Southern Public Power

Funding Sources:
1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax/Occupation Taxes

	Financial Tools and Incentives Action Items		$$$	2021	2022	2023	2024 to 2025	Management Statement / On-going
HFT-1.1	FHA 203K – Explore partnerships with local banks, or those in Omaha and Lincoln, to originate FHA 203K rehabilitation loans.	7,8,9,10,11	-					
HFT-1.2	Shared Risk – Explore the creation of shared -risk loan pools to help offset and encourage the construction of new housing, or renovation of upper -story housing in downtown.	3,7,8,9,10,11	1,3,4,5,6					
HFT-1.3	Raise $1 Million to initially seed the loan pool	3,7,8,9,10,11	-					
HFT-1.4	Develop a Community Land Trust	7,8,9,10,11	1,3,4,5,6					
HFT-1.5	CRA – Develop Redevelopment Plans for key areas, as indicated on the Housing Condition Maps by Council Ward or other areas outlined in this report having high concentrations of poor-quality housing	1,3,5,6,7,8,9, 10,14,15,16	1,3,4,5,6					
HFT-1.6	CRA - Establish the CRA as a temporary means of land banking.	1	3,6					
HFT1.7	CRA - Identify, acquire and solicit private sector land developers to create new subdivisions in Hastings, or soon to be annexed property.	1,3,7,8,9,10, 11	1,3,4,6					
HFT-1.8	Workforce Housing Development Fund – Establish a dedicated fund using an Occupation Tax on food and beverages consumed on-site. Fund will be used for the creation of workforce housing focused on the service industries.	1,7,8,9,10,11	1					

Organization:

1 City of Hastings
2 Adams County
3 Hastings Community Redevelopment Authority
4 Hastings Housing Authority
5 NEDED
6 NIFA
7 Adams County Housing Development Corporation
8 Hastings Area Chamber of Commerce
9 Hastings Area Economic Development
10 Private Businesses
11 Developers
12 Consultants
13 Nebraska Department of Transportation
14 NPPD
15 Local Organizations
16 SCEDD
17 Southern Public Power

Funding Sources:

1 General Funds
2 Bonding
3 TIF
4 Grants
5 Private Funds
6 Sales Tax/Occupation Taxes

Appendix A
Funding Resources

The following pages layout many different funding sources available to be used for different aspects of housing and community development. In total there are 15 pages of funding; however, not all of the programs will be appropriate for Hastings.

As this Housing Study is implemented, it will be critical for the entities to take advantage of all the programs they can in order to lower the overall out of pocket costs on projects.

The list of funding sources, **DOES NOT** include local funding tools such as Tax Increment Financing, Sales Tax, Occupation Taxes, Revenue Bonds, and many others. Therefore, these sources are in addition to many of the local funds that could be used as well. It should also be noted some of these funding programs, such as CROWN may be already in use in Hastings.

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
Allstate Foundation	Capital; Program	Three (3) focus areas for community investment are: tolerance, inclusion and diversity, safe and vital communities and economic development.	Statewide	Provides support nonprofit, tax-exempt organizations.	Grant proposals are accepted year round.	The Allstate Foundation West Central Region Grant Committee 10800 East Geddes Avenue Suite 300 Englewood, CO 80112 303.779.3769	http://www.allstate.com/foundation/funding-guidelines.aspx
American Academy of Physicians Foundation	Program	Serves as the philanthropic arm of the American Academy of Family Physicians. Primary goal is to enhance health care delivered to the American people by developing and providing philanthropic resources for the promotion and support of family medicine. A variety of initiatives are supported that relate to scientific, educational, and humanitarian family medicine goals.	Statewide	Residency programs, medical residents and students, AAFP Chapters and individuals.	Grant proposals are accepted year round.	American Academy of Family Physicians Foundation 11400 Tomahawk Creek Parkway, Suite 440 Leawood, KS 66211-2672 913.906.6000 Toll Free: 1.800.274.2237 Charitable Contributions	http://www.aafpfoundation.org
Anheuser-Busch Foundation	Program	Supports higher education, through scholarships and mentors. Other causes include health care and human services, minority leadership and economic development, civic, cultural enrichment and environmental conservation.	Nationally with an emphasis around corporate facilities.	Primarily limited to nonprofit 501(c)(3) organizations where the company and its subsidiaries operate major facilities. Refer to Web site for application guidelines.	Grant proposals are accepted year round.	Charitable Contributions Anheuser-Busch Companies, Inc. One Busch Place St. Louis, MO 63118 Toll Free: 1.800.342.5283	
AT&T Foundation	Program	Supports underserved populations and promotes education programs that create economic opportunity. Three priority initiatives are supported that focus support. Refer to Web site for more information.	Statewide	Nonprofit organizations. Does not award grants to: individuals; organizations whose chief purpose is to influence legislation or to participate or intervene in political campaigns on behalf of or against any candidate for public office; endowments or memorials; construction or renovation projects; sports teams or any sports-related activities; fund-raising events or advertising.	Refer to Web site for details.	AT&T Foundation AT&T Public Relations Contributions Coordinator 5501 LBJ Freeway Room 300E Dallas, TX 75240	http://www.att.com/gen/corporate-citizenship?pid=7736

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
Ben & Jerry's Foundation	Capital	Supports organizations involved with early childhood development, the environment, AIDS, employment, agriculture, housing, youth citizenship, civil rights, community development, citizen participation, minorities, Native Americans, women, gays and lesbians, immigrants, economically disadvantaged people and homeless people. Special emphasis is directed toward programs designed to facilitate progressive social change and social justice.	Statewide	Giving on a national basis and to U.S. territories. No support for state agencies, basic or direct service organizations or universities programs.	Letters of interest are reviewed on an ongoing basis for grants under $1,000. There are no deadlines for filing proposals for larger grants	Ben & Jerry's Foundation, Inc. 30 Community Drive South Burlington, VT 05403 802.846.1500	http://benjerry.com/foundation/index.html
Bernard K. and Norma F. Heuermann Foundation	Program	Supports organizations engaged in activities in rural areas of Nebraska. Areas of focus include education, agriculture, children's services, mentally disabled centers and services, disabled and aging. Types of support include general/operating support, endowment funds, fellowships, research and matching funds.	Rural areas of Nebraska.	Nonprofit organizations with Section 501(c)(3) status. Proposals should identify a special need or project to which funds will be applied and should include objectives to be attained, people or groups who will benefit, work plans or timetables for achieving the stated objectives and any other means of support.	Grant proposals are accepted year round.	Bernard K. & Norma F. Heuermann Foundation P.O. Box 542080 Omaha, NE 68154-8080	No Web site available.
BF Goodrich Foundation	Program	Makes charitable grants for higher education and adult education and supports exhibits, concerts and other projects that enhance the civic, community and economic vitality of a region. Facilitates making of philanthropic gifts to recognized, tax-exempt organizations by individual and corporate donors.	Statewide in communities in which its employees live and work.	Primarily limited to nonprofit 501(c)(3) organizations where the company and its subsidiaries operate major facilities. Refer to Web site for application guidelines.	Section 501(c)(3) nonprofit organizations.	Foundation Coordinator BF Goodrich Four Coliseum Centre 2730 West Tyvola Road Charlotte, NE 28217-4578 704.423.7000	
Bridgestone Firestone Trust Fund	Program	Supports education, health and welfare, civic affairs and arts in communities where Bridgestone/Firestone has operations.	Communities near Bridgestone/ Firestone operations.	Section 501(c)(3) nonprofit organizations.	Contact for information.	Bridgestone Americas, Inc. 535 Marriott Drive P.O. Box 140990 Nashville, TN 37214 615.937.1000	firestone.com/trustfund.asp#
Build-A-Bear Workshop Foundation	Program	Committed to improving communities and impacting lives through unique philanthropic programs that help children and families, animals, and the environment. Support for health and wellness, education/literacy and disaster recovery is also considered.	Statewide	Nonprofit organizations that help children and families, animals, and the environment directly. Reference website for guidelines and online application.	Grant proposals are accepted year round.	Foundation Bear The Build-A-Bear Workshop Foundation 1954 Innerbelt Business Center Drive St. Louis, MO 63114-5760 314.423.8000 Extension 5366 giving@buildabear.com	

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
Burlington Northern Santa Fe Foundation	Capital: Program	Established to support organizations involved with arts and culture, education, health, mental health, hunger, human services, public policy research, civic affairs, senior citizens, Native Americans, women and homeless people.	Statewide in communities in which its employees live and work.	Section 501(c)(3) nonprofit organizations.	Contact for information.	Burlington Northern Santa Fe Foundation 5601 West 26th Street Cicero, IL 60804 817.352.3425	http://www.bnsf.com/communities/outreach/index.html
Cargill Citizenship Committee, Corporate Giving Program	Program	Focuses primarily in three (3) areas: nutrition and health, innovation in education and stewardship of natural resources. To organize community involvement activities, many locations have established Cargill Cares Councils, formalized groups of employees that coordinate volunteer programs and direct resources to meet community needs. Enriched Communities Initiatives is one of Cargill's measures of performance. Cargill businesses also include community involvement as part of annual business plans.	Emphasis on company locations.	Section 501(c)(3) nonprofit organizations, religious organizations and educational organizations.	Contact for information.	All local and community organizations must request funding from their Cargill facility. Regional and national programs: Cargill Citizenship Committee Department P.O. Box 5650 Minneapolis, MN 55440 952.742.2931 or 952.742.4311 grogg@cargill.com	http://cargill.com/commitments/community/index.jsp
Carl and Caroline Swanson Foundation	Program	Supports organizations active in research and charitable activities in the sectors of healthcare, education and outdoor recreation.	Statewide with an emphasis on Omaha-based organizations	Support directed towards organization with nonprofit Section 501(c)(3) status.	Grant proposals are accepted year round.	Frederick S. Bucholz, President Carl and Caroline Swanson Foundation 4935 Battlefield Drive Omaha, NE 68152-1556 402.453.7500	
H & R Block Foundation	Program	Emphasizes supporting programs for underserved, low-income persons. Priority areas of giving are in the following areas: arts and culture programs that increase accessibility by all people; community development projects that build stable neighborhoods and communities; education organizations that offer diverse learning opportunities for all ages; and health and human services and youth development programs. Major emphasis is placed on support of activities that serve underserved, low-income persons.	Communities with an H&R Block presence.	Section 501(c)(3) nonprofit organizations and educational institutions.	Board meets quarterly. Deadlines for applications are in February, April, July and October.	The H&R Block Foundation One H&R Block Way Kansas City, MO 64105 816.854.4361 foundation@hrblock.com	http://www.hrblockfoundation.org
Laura Jane Musser Fund	Program	Assists public or nonprofit entities to initiate or implement projects in rural areas to undertake consensus-based activities in environmental stewardship or dispute resolution. The Laura Jane Musser Fund encourages communities, whether represented by local governments, state agencies, or grass-roots not-for-profit organizations, to use a consensus-based approach to environmental decision-making and use a collaborative process to involve key stake holders and local citizens in developing environmental program and policies that satisfy common interests.					

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
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Monsanto Fund	Program	All giving falls into one or more of the four priority areas: nutritional improvement through agriculture, the environment, science education and communities.	Funding available internationally with specific interest in the Midwest.	Section 501(c)(3) nonprofit organizations.	Jan. 1 & July 1	Monsanto Fund 800 North Lindbergh Boulevard St. Louis, Missouri 63167 314.694.4391 monsanto.fund@monsanto.com	http://www.monsantofund.org
Nebraska Community Foundation	Capital, Program	Provides financial management, strategic development, technical assistance and education/training services to communities, organizations and donors throughout Nebraska via affiliated fund status. The Foundation does not itself provide grants, but facilitates giving through its affiliated funds; information about these affiliated funds is available on the NCF website.	Statewide	Services provided by the Foundation are available to Nebraska communities, charitable organizations and donors.	Deadlines different for each grant category. Contact for information.	Nebraska Community Foundation 650 J Street, Suite 305 P.O. Box 83107 Lincoln, NE 68501 402.323.7330 info@nebcommfound.org	http://www.nebcommfound.org
Nebraska Department of Economic Development	Capital; Program	Provides grants to nonprofits, local governments and public housing authorities for a number of uses, including developing new single-family housing and low to moderate income rental units, adapting old buildings as rental housing, rehabilitating existing rental properties and administering homebuyer assistance and rehabilitation programs.	Statewide	Nonprofits, local governments and public housing authorities. Competitive funding and allocations determined by regions.	Once a year. Refer to Web site for information.	Nebraska Department of Economic Development P.O. Box 94666 301 Centennial Mall South Lincoln, NE 68509-4666 402.471.3760 paula.rhian@nebraska.gov	http://www.neded.org
	Planning	Funds community strategic planning; analyses of impediments and barriers to fair housing choice; neighborhood/comprehensive/ strategic development plans; functional or special studies for housing, infrastructure, community economic development, land use/ regulatory measures, main street improvement district, downtown revitalization, energy conservation and transportation; environmental, heritage tourism, and historic preservation studies; and pre-engineering studies for publicly owned water/wastewater projects. Maximum grant amounts are $30,000 for community/unincorporated county projects and $50,000 for multi-community, countywide or regional projects. A 25 percent match is required.	Statewide	Nebraska incorporated municipalities under 50,000 population and Nebraska counties.	As funds are available. Refer to Web site for current deadline	Nebraska Department of Economic Development P.O. Box 94666 301 Centennial Mall South Lincoln, NE 68509-4666 402.471.3760 paula.rhian@nebraska.gov	http://www.neded.org

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
	Capital; Program	Increases the supply and improves the quality of affordable housing in Nebraska, to improve the ability of communities to maintain and develop viable and stable economies. Funds may be used for repair, rehabilitation or reconstruction of owner-occupied homes; acquisition and/or rehabilitation or new construction of homes or affordable rental housing; and organizational operating expenses to increase the capacity of the organization to produce and develop affordable housing. Created as a lease-to-own housing program developed to bring home ownership within reach of very low-income households while assisting local governments in revitalizing neighborhoods.	Statewide	Community-based organizations, local jurisdictions, local/regional housing authorities, community action agencies, reservation-based nonprofit organizations and for-profit entities.	Pre-applications are available in the Spring.	Nebraska Department of Economic Development P.O. Box 94666 301 Centennial Mall South Lincoln, NE 68509-4666 402.471.3760 paula.rhian@nebraska.gov	http://www.neded.org
Nebraska Investment Finance Authority (NIFA)	Capital	Created as a lease-to-own housing program developed to bring home ownership within reach of very low-income households while assisting local governments in revitalizing neighborhoods. Seeks to construct housing that is decent, safe, and permanently affordable for low-income residents. CROWN utilizes the Low-Income Housing Tax Credit program as one financing tool as well as HOME funds, Affordable Housing Trust funds, Federal Home Loan Bank funds, local government grants and loans, and traditional development financing sources.	Statewide	Developers of projects that create lots suitable for affordable housing targeting incomes at or below 60% of area median income.	On-going	Nebraska Investment Finance Authority Lincoln Office (headquarters) 1230 'O' Street, Suite 200 Lincoln, NE 68508-1402 402.434.3900 1.800.204.NIFA (6432) robin.ambroz@nifa.org	https://www.nifa.org
	Capital	Meets on a Friday of each month in a different community to identify and prioritize the housing and community development needs facing citizens. Local government, community and business leaders are invited to attend and participate in a discussion focused specifically on the host community. In partnership with other housing and community development resource providers, a customized presentation is given on potential local, state and federal resources that are available to meet the community's needs.	Statewide	Developers, cities, counties and non-profit organizations	On-going	Nebraska Investment Finance Authority Lincoln Office (headquarters) 1230 'O' Street, Suite 200 Lincoln, NE 68508-1402 402.434.3900 1.800.204.NIFA (6432) robin.ambroz@nifa.org	https://www.nifa.org
	Capital	Meets on a Friday of each month in a different community to identify and prioritize the housing and community development needs facing citizens. Local government, community and business leaders are invited to attend and participate in a discussion focused specifically on the host community. In partnership with other housing and community development resource providers, a customized presentation is given on potential local, state and federal resources that are available to meet the community's needs.	Statewide	Community organizations or local governments	On-going	Nebraska Investment Finance Authority Lincoln Office (headquarters) 1230 'O' Street, Suite 200 Lincoln, NE 68508-1402 402.434.3900 1.800.204.NIFA (6432) robin.ambroz@nifa.org	https://www.nifa.org

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
	Capital; technical	Provides low-interest rate financing for manufacturing facilities, certain farm property, health care facilities, residential rental properties, housing rehabilitation, homeownership, and wastewater treatment and safe drinking water facilities. Has authority to provide financing for public safety communications projects and administer the Federal Low Income Housing Tax Credit program for residential rental property development.	Statewide	Housing or economic development entity, profit or nonprofit, without direct access to property tax revenue streams	Refer to website for current deadlines	Nebraska Investment Finance Authority Lincoln Office (headquarters) 1230 'O' Street, Suite 200 Lincoln, NE 68508-1402 402.434.3900 1.800.204.NIFA (6432) robin.ambroz@nifa.org	http://www.nifa.org
	Capital	Responding to a slowdown in infrastructure development and lot production for affordable units, NIFA created the Infrastructure Loan Guarantee Program in 1996. The program is not a direct loan program; rather, it provides a loan guarantee on all or part of a conventionally originated loan for the development of affordable, targeted lots. A loan guarantee reduces the risk to the private lender, thereby increasing the availability of funding for these types of projects	Statewide	Developers of projects that create lots suitable for affordable housing targeting incomes at or below 150% of area median income.	On-going	Nebraska Investment Finance Authority Lincoln Office (headquarters) 1230 'O' Street, Suite 200 Lincoln, NE 68508-1402 402.434.3900 1.800.204.NIFA (6432) robin.ambroz@nifa.org	https://www.nifa.org
Ron and Carol Cope Foundation	Capital; Program	Supports charitable, educational, cultural and civic community programs for the residents of Nebraska, with particular interest in the community of Kearney	Contact for details regarding geographic areas of focus.	No application form required. Preference given to nonprofit cultural organizations and public agencies.	Proposals are accepted year round.	Lynne Werner Ron and Carol Cope Foundation P.O. Box 1768 Grand Island, NE 68802-1768	
Shell Oil Company Foundation	Program	Supports organizations involved with arts and culture, education, the environment, health, children and youth, human services, community development, civic affairs, disabled people, minorities and economically disadvantaged people. Special emphasis is directed toward specific educational, environmental and quality-of-life programs that are aligned with clearly defined educational and social concerns. Giving is provided on a national basis in areas of company operations	Statewide	Nonprofit, tax-exempt organizations.	Contact for information	Shell Oil Company P.O. Box 2463 Houston, TX 77252 713.241.6161	Request for a Grant from Shell | Shell United States
Slosburg Family Charitable Trust	Capital; Program	Focuses contributions in areas of arts, culture, humanities, civil rights and liberties, community improvement and development, education, environmental quality and protection, disease prevention, health improvement and youth development.	Statewide	No application form required. Funding directed to a variety of nonprofit organizations active in charitable activities.	Letters of inquiry may be submitted any time.	D. David Slosburg 10040 Regency Circle Suite 200 Omaha, NE 68114 402.391.7900	

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Bancorp	Capital; technical	Provides cash contributions to nonprofit organizations in priority areas of affordable housing and economic opportunity, education and artistic and cultural enrichment. Support goes to communities where U.S. Bancorp is located and organizations in the community development sector.	Statewide	Section 501(c)(3) nonprofit organizations, schools and	October 1	Contact Community Relations at the closest branch	
US Department of Agriculture (USDA)	Capital; Planning; Technical	Administers rural business, cooperative, housing, utilities and community development programs. Rural Development offers financial programs to support essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities and electric and telephone service. Rural Development also promotes economic development by offering loans to businesses through banks and community-managed lending pools. Rural Development also offers technical assistance and information to agricultural cooperatives and rural communities.	Statewide	Rural communities with a population of less than 50,000 people and their community partners.	Programs operated continuously. Contact local office for details	USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
	Capital	Funds, primarily in the form of loans to assist communities to construct, enlarge, extend or improve community facilities providing essential services to rural residents. These services include, fire and emergency, transportation and others. Day care facilities and assisted living centers are also eligible projects. Funds are allocated on the basis of poverty level. Applicants must have the legal authority to borrow and repay loans, to pledge security for loans and to construct, operate and maintain the facilities. They must also be financially sound and able to organize and manage the facility effectively.	Statewide .	Public entities such as municipalities, counties and special-purpose districts, as well as nonprofit, tax-exempt organizations and tribal governments in communities less than 20,000 people.	On-going	USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
	Technical; Capital	Assists current multi-family housing loan borrowers and their tenants, single-family housing loan borrowers and grant recipients, community facilities loan borrowers and business owners who are victims of a disaster. Utility assistance for communities is also available. Funding is provided through regular USDA Rural Development programs as well as dedicated disaster-related .	Presidential disaster areas	Must be currently borrowing or receiving support from USDA Rural Development. Refer to the Web site to verify your county is covered under current programming.	Offered as required	USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Agriculture (USDA)	Capital	Provides capital financing for the development of housing for domestic farm laborers. Typically, loan applicants are unable to obtain credit elsewhere, but in some instances, farmers able to get credit elsewhere may obtain loans at a rate of interest based on the cost of federal borrowing. Funds may be used in urban areas for nearby farm labor. This is the only exception to the Housing and Community Facilities Programs rural service area guidelines.	Statewide	Farmers, associations of farmers, family farm corporations, federally recognized tribes, nonprofit, tax-exempt organizations, public agencies and associations of farm workers.	On-going	Administered through the local state office: USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
	Capital	Helps rural communities and individuals by providing loans and grants for housing and community facilities. Funding can be provided for single family homes, apartments for low-income persons or the elderly, housing for farm laborers, childcare centers, fire and police stations, hospitals, libraries, nursing homes, schools and much more	Statewide	Public entities such as municipalities, counties and special-purpose districts, as well as nonprofit, tax-exempt organizations and tribal governments.	Ongoing - refer to Web site for current application deadlines.	Administered through the local state office: USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
	Capital	Provides grants to sponsoring organizations for the repair or rehabilitation of low- or very low-income housing. The grants are competitive and are made available in areas where there is a concentration of need.	Statewide .	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	Ongoing - refer to Web site for current application deadlines.	Administered through the local state office: USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
	Capital; Planning; Technical	Targets technical assistance to help communities through strategic planning or leadership development, developing and strengthening partnerships and finding financial resources. Combines an array of resources to meet the community's needs as opposed to expecting the community to fit into a government program. Technical assistance involves helping a community bring all of their community development components (i.e., business, housing, medical, education, infrastructure, recreation, etc.) together as a team to build the community successfully.	Presidential disaster areas	Must be currently borrowing or receiving support from USDA Rural Development. Refer to the Web site to verify your county is covered under current programming.	Offered as required	Administered through the local state office: USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Agriculture (USDA)	Capital	Provides housing assistance to very low- and low-income applicants to purchase, build or rehabilitate a home in a rural area. Payment assistance is available to eligible applicants and may lower the effective interest rate on a mortgage to as little as one percent. For the RHS Section 502 Guaranteed Loan Program - the goal is to provide credit assistance to applicants whose income does not exceed 115 percent of the area median income. All loan processing is done in Rural Development field offices. For the Guaranteed Loan Program - the goal is to provide assistance to low- and moderate-income rural families unable to obtain credit from other sources. Loan applications are processed by private lenders, with RHS guaranteeing the lender against loss. Loans are financed at a market rate determined by the lender and have a term of 30 years.	Nationwide	Very low- and low-income rural families unable to obtain credit from other sources. .	On-going	USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
US Department of Agriculture (USDA)	Capital	Provides housing assistance to very low- and low-income applicants to purchase, build or rehabilitate a home in a rural area. Payment assistance is available to eligible applicants and may lower the effective interest rate on a mortgage to as little as one percent. For the RHS Section 502 Guaranteed Loan Program - the goal is to provide credit assistance to applicants whose income does not exceed 115 percent of the area median income. All loan processing is done in Rural Development field offices. For the Guaranteed Loan Program - the goal is to provide assistance to low- and moderate-income rural families unable to obtain credit from other sources. Loan applications are processed by private lenders, with RHS guaranteeing the lender against loss. Loans are financed at a market rate determined by the lender and have a term of 30 years.	Nationwide	Very low- and low-income rural families unable to obtain credit from other sources. .	On-going	USDA Rural Development Nebraska State Office Room 152, Federal Building 100 Centennial Mall North Lincoln, NE 68508 Toll Free: 1.800.670.6553 402.437.5551	http://www.rurdev.usda.gov
US Department of Energy	Technical	Works with state partners, industry professionals and manufacturers to improve the energy efficiency of new and existing buildings.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	U.S. Department of Energy Energy Efficiency and Renewable Energy PA.20/Forrestal Building 1000 Independence Avenue SW Washington, D.C. 20585 Toll Free: 1.877.337.3463	http://www1.eere.energy.gov
	Technical	Provides technical assistance to encourage cost -effective, durable and energy-efficient building reconstruction in the wake of disasters. The application of proven building technologies and designs can make a long-term difference in areas vulnerable to natural disasters, resulting in safer, healthier, more economically viable communities that are less susceptible to disaster.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	U.S. Department of Energy Energy Efficiency and Renewable Energy PA.20/Forrestal Building 1000 Independence Avenue SW Washington, D.C. 20585 Toll Free: 1.877.337.3463	http://www1.eere.energy.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Energy	Technical	Provides technical assistance and works with states and regions to provide technical assistance and analysis support for policies, market mechanisms and programs that facilitate competitive, reliable, environmentally-sensitive, customer-friendly electric markets.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	U.S. Department of Energy Energy Efficiency and Renewable Energy PA.20/Forrestal Building 1000 Independence Avenue SW Washington, D.C. 20585 Toll Free: 1.877.337.3463	http://www1.eere.energy.gov
	Technical	Works with state partners, industry professionals and manufacturers to improve the energy efficiency of new and existing buildings.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	U.S. Department of Energy Energy Efficiency and Renewable Energy PA.20/Forrestal Building 1000 Independence Avenue SW Washington, D.C. 20585 Toll Free: 1.877.337.3463	http://www1.eere.energy.gov
	Technical	Provides technical assistance to encourage cost -effective, durable and energy-efficient building reconstruction in the wake of disasters. The application of proven building technologies and designs can make a long-term difference in areas vulnerable to natural disasters, resulting in safer, healthier, more economically viable communities that are less susceptible to disaster.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	U.S. Department of Energy Energy Efficiency and Renewable Energy PA.20/Forrestal Building 1000 Independence Avenue SW Washington, D.C. 20585 Toll Free: 1.877.337.3463	http://www1.eere.energy.gov
	Technical	Provides technical assistance and works with states and regions to provide technical assistance and analysis support for policies, market mechanisms and programs that facilitate competitive, reliable, environmentally-sensitive, customer-friendly electric markets.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	U.S. Department of Energy Energy Efficiency and Renewable Energy PA.20/Forrestal Building 1000 Independence Avenue SW Washington, D.C. 20585 Toll Free: 1.877.337.3463	http://www1.eere.energy.gov
US Department of Health and Human Services (HHS)	Capital; Technical	Promotes and supports projects that address economic self-sufficiency for low-income persons and distressed communities by awarding funds to community development corporations (CDCs) to create employment and business development opportunities. Grants are awarded to cover project costs for business start -up or expansion and the development of new products and services. Funded projects are to create new employment or business opportunities for low-income individuals.	Statewide - targeted towards low-income communities. .	Private, nonprofit CDCs experienced in developing and managing economic development projects.	Ongoing.	U.S. Department of Health and Human Services Administration for Children and Families Office of Community Services Community Economic Development Program 370 L'Enfant Promenade SW 5th Floor Washington, D.C. 20447 202.401.5663	http://www.acf.hhs.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Health and Human Services (HHS)	Capital; Technical	Supports community development corporations to assist businesses that create jobs for low-income individuals. Allocations of grants are based on a formula equation for low-income persons. Projects may include manufacturing, technology, retail, agriculture and construction sectors. Grant projects must be located in low-income communities and attract other private and public capital investment. The long-term goal is to revitalize communities through the creation of jobs for low-income individuals.	Statewide - targeted towards low-income communities. .	Eligibility is restricted to private, locally initiated, nonprofit community development corporations (or affiliates of such corporations) governed by residents of the community and business and civic leaders. These corporations must have as a principle purpose the planning, implementation and maintenance of low-income housing or community development activities.	Ongoing.	U.S. Department of Health and Human Services Administration for Children and Families Office of Community Services Community Economic Development Program 370 L'Enfant Promenade SW 5th Floor Washington, D.C. 20447 202.401.5663	http://www.acf.hhs.gov
	Capital; Technical	Provides training and technical assistance to low -income rural communities in developing and managing affordable, safe water and wastewater treatment facilities. Activities include improving coordination among federal, State and local agencies in water waste management and providing assistance in obtaining funding for construction, upgrade and repair of facilities.	Statewide - targeted towards low-income communities. .	Multi-state, regional, private, nonprofit 501(c)(3) tax-exempt organizations.	Ongoing.	U.S. Department of Health and Human Services Administration for Children and Families Office of Community Services Community Economic Development Program 370 L'Enfant Promenade SW 5th Floor Washington, D.C. 20447 202.401.5663	http://www.acf.hhs.gov
US Department of Homeland Security	Technical	Provides technical assistance to encourage cost -effective, durable and energy-efficient building reconstruction in the wake of disasters. The application of proven building technologies and designs can make a long-term difference in areas vulnerable to natural disasters, resulting in safer, healthier, more economically viable communities that are less susceptible to disaster.	Nationwide	States capable of performing floodplain management activities.	On-going	Federal Emergency Management Agency (Region VII) 9221 Ward Parkway, Suite 300 Kansas City, MO 64114-3372 816.283.7063	http://www.fema.gov
	Program; Technical	Supports disaster legal services that address: free legal advice and referrals, assistance with insurance claims, counseling on landlord/tenant problems, assistance with home repair contracts, assistance in consumer protection matters, counseling on mortgage foreclosure problems, replacement of wills and other important legal documents, drafting powers of attorney, estate administration, preparation of guardianships and conservatorships and referrals to local and state agencies for additional assistance.	Members of local communities impacted by Presidential declared disasters.	Victims of Presidential declared disasters who are unable to secure legal services and advice as a result of the disaster. No formal application needed. A referral is made when a victim expresses interest or need during FEMA Registration Intake or at a Disaster Recovery Center.	On-going	Federal Emergency Management Agency (Region VII) 9221 Ward Parkway, Suite 300 Kansas City, MO 64114-3372 816.283.7063	http://www.fema.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Homeland Security	Technical	Provides financial payments and/or direct services, when appropriate, when there is disaster-related damage to an individual's dwelling (structural property) making the dwelling unsafe, unsanitary and unfit to occupy. Housing assistance can be used for renting a different place to live and/or repairing/replacing the damaged dwelling. (Note: FEMA may provide direct services in the form of manufactured housing units if rental resources are limited in the disaster area). Other needs: financial payments may be provided when there is disaster-related damage to an individual's property (personal property, transportation, etc.) and/or there is a disaster-	Presidential disaster areas.	Applicants must sign a declaration stating that they are U.S. citizens, non-citizen nationals or qualified aliens to be considered for IHP assistance. The individual and/or household must also provide proof, when applicable, that they have a loss in an area that has been declared a disaster area by the President. Other disaster-specific eligibility criteria may also apply.	On-going	In Nebraska, contact: Federal Emergency Management Agency (Region VII) 9221 Ward Parkway, Suite 300 Kansas City, MO 64114-3372 816.283.7063	http://www.fema.gov
	Capital	Enables individuals to purchase insurance against losses from physical damage to or loss of buildings and/or contents therein caused by floods, mudflow or flood-related erosion, and to promote wise floodplain management practices in the nation's flood-prone areas. In order for a community to participate in the NFIP, the community must agree to adopt and enforce floodplain management ordinances, particularly with respect to new construction. These measures take a variety of forms and generally include requirements for zoning, subdivisions or buildings and special-purpose floodplain ordinances.	States and communities located within identified floodplains	Communities that have adopted and enforce appropriate floodplain management ordinances.	On-going	In Nebraska, contact: Federal Emergency Management Agency (Region VII) 9221 Ward Parkway, Suite 300 Kansas City, MO 64114-3372 816.283.7063	http://www.fema.gov
US Department of Housing and Urban Development (HUD)	Technical	Provides technical assistance to encourage cost-effective, durable and energy-efficient building reconstruction in the wake of disasters. The application of proven building technologies and designs can make a long-term difference in areas vulnerable to natural disasters, resulting in safer, healthier, more economically viable communities that are less susceptible to disaster.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://portal.hud.gov
	Capital	Supports the rehabilitation and repair of single family properties and is an important tool for community and neighborhood revitalization and for expanding homeownership opportunities. Lenders use the Section 203(k) program in partnership with state and local housing agencies and nonprofit, tax-exempt organizations to rehabilitate properties. These lenders, along with state and local government agencies, tend to combine Section 203(k) with other financial resources, such as HUD's HOME, HOPE and Community Development Block Grant Programs, to assist borrowers. Several state housing finance agencies have designed programs, specifically for use with Section 203(k) and some lenders have also used the expertise of local housing agencies and nonprofit, tax-exempt organizations to help manage the rehabilitation processing.	Statewide	State agencies, units of local government, federally recognized tribes and nonprofit, tax-exempt organizations.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Housing and Urban Development (HUD)	Capital	Seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low and moderate income persons. CPD allocates block grant and disaster recovery funding to states, large cities (population greater than 50,000) and urban counties (greater than 200,000 outside large cities).	Nationwide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	Allocated by formula based on factors such as population, poverty and housing distress	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Provides funding for housing, economic development, public facilities and public services that primarily benefit low- and moderate-income persons, eliminate slum and blight or meet an urgent need; as determined by states, cities and urban counties. There are two CDBG programs available to local communities - Entitlement Community funding and State administered CDBG funds. Entitlement communities have populations larger than 50,000 and demonstrate funding needs for revitalizing neighborhoods, economic development activities and providing improved community facilities and services. State administered CDBG funds are available to cities with populations less than 50,000 or counties less than 200,000. Funding from HUD is allocated by a formula based on factors such as population, poverty and housing distress.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Provides funding, in the form of loans, to states, cities and counties that administer CDBG funds, based on their annual CDBG allocation, for economic development projects that create or retain jobs for low- and moderate-income persons. Allocated by formula based on factors such as population, poverty and housing distress.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Administers programming designed to improve the effectiveness of HUD grants and issues related to homelessness, affordable housing and finance and community and economic development. The intent of Community Planning and Development Programs Technical Assistance is to provide assistance for grassroots organizations that access and utilize HUD's programs and resources. Resources available from HUD enable neighborhoods and communities with the greatest need to achieve the highest level of performance and results in community development programming.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Housing and Urban Development (HUD)	Capital	dresses the housing needs of persons living with HIV/AIDS and their families. HOPWA makes grants to local communities, states and nonprofit, tax-exempt organizations for projects that benefit low -income persons medically diagnosed with HIV/ AIDS and their families.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	Allocated by formula based on factors such as population and housing distress.	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. NSP provides grants to every State and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	Contact for information	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Develops viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities. The state must ensure that 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one, two or three year time period. Under unique circumstances, states may also use their funds to meet urgent community development needs. The competitive program funds a variety of projects such as streets, sanitary sewers, water facilities, storm sewers, bridges and facilities for persons with disabilities.	Statewide	Cities with populations of less than 50,000 (except cities that are designated principal cities of Metropolitan Statistical Areas) and counties with populations of less than 200,000.	Contact for information	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Provides grants annually on a noncompetitive basis to "substantially equivalent" state and local fair housing enforcement agencies. FHAP-funded activities help protect families and individuals who believe they have been victims of discrimination on the basis of race, color, national origin, religion, sex, disability or familial status (i.e., the presence of children) in the sale, rental or financing of housing. The FHAP supports a variety of fair housing administrative and enforcement activities, including complaint processing, training, implementation of data and information systems and other special projects.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	As determined by HUD nationally.	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
US Department of Housing and Urban Development (HUD)	Capital	Makes technical assistance available to state and local agencies with civil rights concerns in HUD-assisted programs. Title VI provides for HUD's investigation and remediation of discrimination complaints.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units. Individuals who feel themselves to be a victim of housing discrimination on the basis of race, color or national origin in a program receiving HUD assistance may file a complaint.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital; Technical	Ensures safe, decent and affordable housing, creates opportunities for residents' self-sufficiency and economic independence and assures the fiscal integrity of all program participants. Programming by PIH supports nonprofit and governmental providers of public housing projects.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Capital	Awards grants to organizations and groups through a competitive process. Funding is announced through Notices of Funding Availability (NOFAs) that describe funding available and application procedure. Many of PIH's opportunities are found within HUD's annual SuperNOFA. Programs under the PIH are the HOPE VI program, Indian Community Development Block Grant (ICDBG) program and Resident Opportunities and Self Sufficiency (ROSS) program.	Statewide	States, units of general local government, federally recognized tribes, area-wide planning organizations and other qualified groups designated by or assisting one or more such governmental units.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Technical	Provides tenant-based rental assistance for eligible families in privately owned rental housing.	Statewide	Municipalities, HUD employees, representatives/ staff/owners of multi-family housing and public housing authorities.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov
	Technical	Gathers, validates, analyzes and scores data to assess the physical condition of all public housing and multi-family-assisted properties, financial soundness of public and assisted housing, customer satisfaction at HUD-assisted housing properties, management capabilities and income eligibility of rental subsidy recipients. (State and larger local government grantees of HUD can carry out assessment tasks and typically have local data.)	Statewide	Municipalities, HUD employees, representatives/ staff/owners of multi-family housing and public housing authorities.	On-going	Omaha Field Office Edward Zorinsky Federal Building Suite 329 1616 Capitol Avenue Omaha, NE 68102-4908 402.492.3100	http://www.hud.gov

FOUNDATION/ DEPARTMENT/ ORGANIZATION	TYPE OF SUPPORT	DESCRIPTION	TARGET AREA	ELIGIBILIY PROCESS	DEADLINE	CONTACT INFORMATION	WEB ADDRESS
United States Internal Revenue Service (Opportunity Zones)	Capital	An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.	Specifically Identified Areas	Previously designated Opportunity Zone	On-going		https://www.irs.gov

(8) The Council may reprimand or censure any of its members for improper behavior as Council Members.

(9) Any resolution, ordinance, or motion may be withdrawn by its introducer or mover with consent of the Council Member seconding same, before same is voted upon.

(10) Motions to reconsider may only be made by a Council Member who voted with the majority, but such motion to reconsider must be made before the expiration of the third (3rd) regular meeting after the consideration of the same question.

(11) The presiding officer may reasonably limit the time during which any person not a member of the Council may address a Council meeting.

(12) The presiding officer may express their opinion on any subject being discussed or debated by the Council.

(13) When a blank is to be filled and different sums or times are proposed, the question shall be called on the largest sum and longest time first.

(14) When a question is under debate by the Council, no motion shall be made, entertained or seconded, except the following privileged motions: First, the previous question; second, to table; third, to adjourn. Each of the privileged motions shall be decided without any debate.

(15) Any rule of the Council may be suspended by a three-fourths (3/4) vote of the members present.

§2-109 Council Members; Rules of Conduct. Move to Article Two: Elected Officials

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The following rules are established for Council Members:

(1) **Act in the public interest**: Recognizing that stewardship of the public interest must be their primary concern, members (Council Members) will work for the common good of the people of Fremont and not for any private or personal interest and they will assure fair and equal treatment of all persons, claims and transactions coming before the Fremont City Council.

(2) **Intent regarding ethics:** Standards and best practices with regard to ethics will be followed.

(A) Intent. The citizens and businesses of Fremont are entitled to have fair, ethical and accountable local government that has earned the public's full confidence. In keeping with the City of Fremont's commitment to excellence, the effective functioning of democratic government therefore requires that:

(i) public officials, both elected and appointed, comply with the laws and policies affecting the operations of government;

(ii) public officials be independent, impartial and fair in their judgment and actions;

(iii) public office be used for the public good, not for personal gain; and

(iv) public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

(3) **Comply with the Law**: Members of the City Council shall comply with the oath taken when sworn into office. They shall support and defend the constitution of the United States and the State of Nebraska. They shall support the laws of these United States, the State of Nebraska and the City of Fremont, including, but not limited to: United States Constitution; Nebraska Constitution; the Fremont Municipal Code; Nebraska Political Accountability and Disclosure Act; laws pertaining open processes of government; and City ordinances, resolutions and policies. Members shall not advocate or be a member of any political party or organization that advocates the overthrow of the government of the United States or of Nebraska by force or violence.

(4) **Conduct of Members:** The professional and personal conduct of Council Members must be above reproach and avoid even the appearance of impropriety. Council Members shall refrain from abusive conduct, use of inappropriate language or profanity, personal charges or verbal attacks upon character or motives of other members of the Council, Boards, Commissions, staff or members of the public. Council Members shall exhibit respect for all people and shall be sensitive to different cultures, ethnicities and backgrounds.

Council Members recognize that they act collectively as a governing body during properly noticed public meetings. Council Members recognize that they do not have authority to make decisions or take individual actions on behalf of the City Council unless expressly directed to do so by the City Council.

(5) **Respect for Process:** Council Members shall perform their duties in accordance with the processes and rules of order established by the City Council, Boards and Commissions governing deliberation of public policy issues. Council Members shall encourage meaningful involvement of the public and implementation of policy decisions of the City Council by City staff.

Council Members shall respect the confidentiality of information concerning property, City personnel or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

When Council Members engage in conversation with residents, applicants, developers and officials of other governmental agencies, they shall be cautious not to make representations or promises about future actions of the Council, Boards and Commissions. Future actions of the City Council cannot be promised or predicted with certainty.

(6) **Conduct of Public Meetings:** Council Members shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the Council, Board or Commission, and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings. For purpose of establishing the public record and informing members of the public, they shall articulate reasons for policy decisions.

The City Attorney serves as advisory parliamentarian of the City and is available to answer questions or interpret situations according to parliamentary procedures. Final rulings on parliamentary procedure are made by the Mayor, subject to the appeal of full Council.

Council Members recognize that within the public setting surprises are counterproductive and agree not to spring a surprise on each other or staff during a public meeting. If in doubt, Council Members will meet with staff beforehand and Council Members will not ask staff a sensitive question in a public meeting to which they do not already know the answer.

Council Members recognize the importance of their attendance at meetings of their respective body. Council Members shall make it a priority to be in attendance at all meetings, arrive on time and stay for the duration of the meeting.

(7) **Conflict of Interest:** In accordance with the Nebraska Political Accountability and Disclosure Act and in order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest, or where they have an organizational responsibility or personal relationship, which may give the appearance of a conflict of interest.

Appearance of Conflict. If it could appear to a reasonable person, having knowledge of the relevant circumstances, that the Council Members judgment is impaired because of either (1) a personal or business relationship not covered under the foregoing paragraph, or (2) a transaction or activity engaged in by the Council Member, the Council Member shall make a public, written disclosure of the facts giving rise to the appearance of a conflict before participating in the matter.

If the Council Member is representing the City, the Council Member must support and advocate the official City position on the issue, not a personal viewpoint.

(8) **Gifts and Favors:** Council Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office, that are not available to the public in general. They shall refrain from accepting any gifts, favors or promises of future benefits, which might compromise their independence of judgment or action or give the appearance of being improper.

(9) **Use of Public Resources:** Council Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

Council Members shall not direct, order or make demands on any City employee, other than inquiries that can be answered routinely and without research.

(10) **Representation of Private Interests:** In keeping with their role as stewards of the public interest, Council Members shall not appear on behalf of the private interests of third parties before the Council or any Board or Commission or proceeding of the City, nor shall members of the Board or Commission appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

Council Members should not invest or hold any investment, directly or indirectly, in any financial business, commercial, or other private transaction that creates a conflict with their official duties.

Council members must not attempt to influence City staff on the making of appointments awarding of contracts, selecting of consultants, processing of development, applications or granting of City licenses and permits.

(11) **Advocacy:** Council Members shall represent the official policies of the City Council, Board or Commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions or positions, Council Members shall explicitly state they do not represent their body or the City of Fremont, nor will they allow the inference that they do.

Council Members shall leave decisions made at the public meetings at the meeting and shall refrain from disputing such decisions at a later date or later public meeting.

(12) **Policy Role Matters**: Council Members shall respect and adhere to the Mayor-Council-Administrator form of Fremont City government as outlined by the Municipal Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, Commissions, Boards and City staff.

(13) **Go through City Administration**: Except as provided in the Fremont Municipal Code, Council Members should not interfere with the administrative functions of the City or the professional duties of City staff; nor should Council Members impair the ability of staff to implement Council decisions.

Before sending correspondence, Council members should check with City Administrator to see if an official City response has already been sent or is in progress.

Requests for additional staff support – even in high priority or emergency situations – should be made to the City Administrator who is responsible for allocating City resources in order to maintain a professional, well-run City government.

(14) **Council conduct with the Media**: Council Members may be contacted by the media for background and quotes. The Mayor is the official spokesperson for the representative on City position. If an individual Council Member is contacted by the media, the Council Member should choose their words carefully and cautiously, and be clear about whether their comments represent the official City position or a personal viewpoint. Never go "off the record". One bad experience can be catastrophic. Comments taken out of context can cause problems. Words that are not said cannot be quoted.

(15) **Independence of Commissions and Boards:** Because of the value of the independent advice of Commissions and Boards to the public decision-making process, members of the Council shall refrain from using their position to unduly influence the deliberations of outcomes of Commission and Board proceedings. If the Board or Commission is conducting a public hearing, the Council Member shall remove themselves from the proceedings. Council Members should be sensitive to the way their participation could be viewed as unfairly affecting the process. Any public comments should be clearly made as individual opinion, and not as a representative of the entire City Council.

If the Council Member is representing the City, the Council Member must support and advocate the official City position on the issue, not a personal viewpoint.

It is inappropriate for a Council Member to contact a Board or Commission member to lobby on behalf of an individual, business, or developer. Council Members should contact City Administrator in order to clarify a position taken by the Board or Commission. The Boards and Commissions serve the community, not individual Council Members.

The Board and Commission members follow policy established by the Council, but the members do not report to individual Council Members, nor should Council Members feel they have the power or right to threaten Board and Commission members with removal if they disagree about an issue. Appointment and re-appointment to a Board or Commission should be based on such criteria as expertise, ability to work with staff and the public, and commitment to fulfilling official dates and not as a political “reward”.

(16) **Positive Work Place Environment:** Council Members shall support the maintenance of a positive and constructive work place environment for City employees and for citizens and businesses dealing with the City. Clear, honest communication that respects the abilities, experience and dignity of each individual is expected. Poor behavior towards staff is not acceptable. Council Members shall recognize their special role in dealings with City employees in order to not create the perception in inappropriate direction to staff.

Questions of City staff and/or requests for additional background information should be directed to the City Administrator, City Attorney or Department Heads. The City Administrator should be copied on or informed of any request.

Requests for follow-up or directions to staff should be made only through the City Administrator or City Attorney when appropriate. When in doubt about what staff contact is appropriate, Council Members should ask the City Administrator for direction. Materials supplied to a Council Member in response to a request will be made available to all members of the Council so that all have equal access to information.

Council Members should not disrupt City staff while they are in meetings, on the phone or engrossed in performing their job functions in order to have their individual needs met.

Council Members should never express concerns about the performance of a City employee in public, to the employee directly, or to the employee’s manager. Comments about staff performance should only be made to the City Administrator through private correspondence or conversation.

Neither the City nor any Council Member may take or threaten to take, directly or indirectly, official or personal action, including but not limited to discharge, discipline, personal attack, harassment, intimidation, or change in job, salary, or responsibilities, against any person because that person files a complaint.

§2-109~~10~~ Audience; Rules of Conduct.

The following rules are established for audience members at a Council meeting:

(1) At the discretion of the presiding officer, any person may address the Council, on any agenda item; however, questions to City officials or staff, other speakers, or members of the audience are not permitted and will not be answered.

(2) Any person wishing to address the Council shall first state their name and address

City of La Vista Code of Conduct

Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members (Council Members as well as Board and Commission Members) will work for the common good of the people of La Vista and not for any private or personal interest and they will assure fair and equal treatment of all persons, claims and transactions coming before the La Vista City Council or a La Vista Board or Commission.

Comply with the Law

Members of the City Council shall comply with the oath taken when sworn into office. They shall support and defend the constitution of the United States and the State of Nebraska. They shall support the laws of these United States, the State of Nebraska and the City of La Vista including, but not limited to: United States Constitution; Nebraska Constitution; the La Vista Municipal Code; Nebraska Political Accountability and Disclosure Act; laws pertaining open processes of government; and City ordinances, resolutions and policies. Members shall not advocate or be a member of any political party or organization that advocates the overthrow of the government of the United States or of Nebraska by force or violence.

Conduct of Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, use of inappropriate language or profanity, personal charges or verbal attacks upon character or motives of other members of the Council, Boards, Commissions, staff or members of the public. Members shall exhibit respect for all people and shall be sensitive to different cultures, ethnicities and backgrounds.

Members recognize that they act collectively as a governing body during properly noticed public meetings. Members recognize that they do not have authority to make decisions or take individual actions on behalf of the City Council unless expressly directed to do so by the City Council.

Respect for Process

Members shall perform their duties in accordance with the processes and rules of order established by the City Council, Boards and Commissions governing deliberation of public policy issues. Members shall encourage meaningful involvement of the public and implementation of policy decisions of the City Council by City staff.

Adopted: November 20, 2004
Amended:
Resolution No: 04-015

Members shall respect the confidentiality of information concerning property, City personnel or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

When members or staff engage in conversation with residents, applicants, developers and officials of other governmental agencies, they shall be cautious not to make representations or promises about future actions of the Council, Boards and Commissions. Future actions of the City Council cannot be promised or predicted with certainty.

Conduct of Public Meetings

Members shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the Council, Board or Commission, and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings. For purpose of establishing the public record and informing members of the public, they shall articulate reasons for policy decisions.

Members recognize that within the public setting surprises are counterproductive and agree not to spring a surprise on each other or staff during a public meeting. If in doubt, members will meet with staff beforehand and members will not ask staff a sensitive question in a public meeting to which they do not already know the answer.

Members recognize the importance of their attendance at meetings of their respective body. Members shall make it a priority to be in attendance at all meetings, arrive on time and stay for the duration of the meeting.

Conflict of Interest

In accordance with the *Nebraska Political Accountability and Disclosure Act* and in order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest, or where they have an organizational responsibility or personal relationship, which may give the appearance of a conflict of interest.

Gifts and Favors

Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office that are not available to the public in general. They shall refrain from accepting any gifts, favors or promises of future benefits, which might compromise their independence of judgment or action or give the appearance of being compromised.

Adopted: November 20, 2004
Amended:
Resolution No: 04-015

Use of Public Resources

Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

Members shall not direct, order or make demands on any City employee, other than inquiries that can be answered routinely and without research.

Representation of Private Interests

In keeping with their role as stewards of the public interest, Council Members shall not appear on behalf of the private interests of third parties before the Council or any Board or Commission or proceeding of the City, nor shall members of the Board or Commission appear before their own bodies or before the Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

Advocacy

Members shall represent the official policies of the City Council, Board or Commission to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions or positions, members shall explicitly state they do not represent their body or the City of La Vista nor will they allow the inference that they do.

Members shall leave decisions made at the public meetings at the meeting and shall refrain from disputing such decisions at a later date or later public meeting.

Policy Role Matters

Members shall respect and adhere to the Mayor-Council-Administrator form of La Vista City government as outlined by the Municipal Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, Commissions, Boards and city staff.

Go through City Administration

Except as provided in the La Vista Municipal Code, members should not interfere with the administrative functions of the City or the professional duties of City staff; nor should members impair the ability of staff to implement Council decisions.

Independence of Commissions and Boards

Because of the value of the independent advice of Commissions and Boards to the public decision-making process, members of the Council shall refrain from using their position to unduly influence the deliberations of outcomes of Commission and Board proceedings.

Positive Workplace Environment

Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees in order to not create the perception in inappropriate direction to staff.

Implementation

As an expression of the standard of conduct for members expected by the City, the La Vista Code of Conduct is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

For this reason, standards of conduct shall be included in the regular orientations for candidates for City Council, applicants to Commissions and Boards and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of La Vista Code of Conduct.

Adopted: November 20, 2004
Amended:
Resolution No: 04-015

Acknowledgement of Code of Conduct statement

I__________________________________do hereby affirm that I have received a copy of the City of La Vista Code of Conduct and that I have read and understand the contents therein.

____

Signature

____

Date

DRAFT

RESOLUTION NO. R19-102

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTING THE RULES OF THE CITY COUNCIL IN ACCORD WITH SECTION 30.20 OF CHAPTER 30 OF TITLE III OF ORDINANCE NO. 05-47 (COLUMBUS CITY CODE); AND TO REPEAL ALL RESOLUTIONS OR PORTIONS THEREOF IN CONFLICT HEREWITH.

WHEREAS, Section 30.20 of Chapter 30 of Title III of Ordinance No. 05-47 (Columbus City Code) states that the city council shall, by resolution, pass and adopt city council rules of procedure and order of business at the first meeting in July following any general and regular city election; and

WHEREAS, the Committee of the Whole reviewed the Rules of the City Council at their meeting on May 20, 2019, with amendments and additions recommended as follows:

1. Section IV. Decorum and Debate, No. 7 – Amend to read as follows: No member shall absent himself or herself from the service of the council, unless he or she is on leave, is sick, or unable to attend. If any council member shall neglect or fail to attend five consecutive regular meetings of the council, unless the absences are excused by a majority vote of the remaining Council Members, he or she shall be deemed guilty of misconduct and his or her office shall be declared vacant by the council. The vacancy shall be filled by appointment of the mayor, by and with the consent of the council, as provided by state statute.

2. Section V. Miscellaneous, No. 2 – Change the edition of Robert's Rules of Order governing the Council to the Eleventh Edition.

WHEREAS, the City Council adopted the report of the Committee of the Whole at their meeting on May 20, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the Rules of the City Council, a copy of which is attached hereto and incorporated herein by this reference, are adopted.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER ______________________________

PASSED AND ADOPTED THIS ____ DAY OF ____________________, 2019.

____

MAYOR

ATTEST:

____
CITY CLERK

APPROVED AS TO FORM:

____
CITY ATTORNEY

RULES OF THE CITY COUNCIL
OF THE
CITY OF COLUMBUS, NEBRASKA

In accordance with Section 30.20 of the Columbus City Code, the following rules of procedures and order of business are adopted to ensure the orderly, efficient, and lawful conduct of the affairs of the City Council of Columbus, Nebraska.

I. ORGANIZATION OF THE COUNCIL

1. At the first regular meeting of the council in December following a regular city election, the newly elected members of the council who have qualified, as provided by law, together with the members of the council holding over, shall meet for the purpose of organization. They shall elect one of their members as "president of the council," who shall hold such office until the first regular meeting of the council in December of the ensuing year, at which time such office shall automatically become vacant. The incumbent shall be eligible for re-election. In the absence of both the mayor and president of the council, the chair of the Public Finance, Judiciary, and Personnel Committee shall serve as acting president of the council, with the identical duties and powers of the president.

2. The council shall, by resolution, establish such standing and special committees as it deems necessary. Permanent standing council committees shall be (1) the Committee of the Whole; (2) the Public Finance, Judiciary and Personnel Committee; and (3) the Public Property, Safety and Works Committee. The Committee of the Whole, consisting of all members of the city council, shall be presided over by the council president, or in the president's absence, by the chair of the Public Finance, Judiciary, and Personnel Committee. All other committees shall select their own chair and vice chair, each of whom shall serve for a term of one year, neither of which shall be the president of the council. The mayor shall at the first regular meeting in December submit to the council for their approval a list of council members to serve on each committee. Each committee shall have as its members one council member from each of the four Wards located in the City of Columbus. Changes on such committees may be made at any time by the mayor with the consent of the majority of all members of the council.

II. CONDUCT OF BUSINESS

1. Regular meetings of the council shall be held in the Council Chambers on the first and third Mondays of each month at 7:00 p.m. Special meetings of the council shall be held in the Council Chambers upon call by the mayor or two members of the council. The day, hour, and purpose of such meetings

shall be set forth in said call. No other business shall be transacted at such special meetings unless all members are present and consent thereto. Notice of every special meeting shall be given to the mayor and each council member by notifying the mayor and council members personally, by telephone, or by leaving a verbal message at the mayor's and council member's usual place of business or residence, or by email.

The council may, by motion, hold council meetings at such other locations and times as designated by a majority of the council.

Regular meetings of the city council may be rescheduled or cancelled by motion of the council.

2. In order for the council to conduct business, a majority of all members elected to the council must be present, but a lesser number may adjourn, from time to time, and compel the attendance of absent members. The quorum for the council committee meetings shall be a majority of the committee's members. The mayor's presence shall not be considered in a determination of a quorum.

3. All ordinances shall contain a title which shall briefly describe and explain the content of the respective ordinance and all ordinances shall contain no subject which shall not be clearly expressed in the title. All ordinances of a general or permanent nature shall be fully and distinctly read aloud, by title, on three (3) different days, unless three-fourths (3/4) of all members of the council vote to suspend this requirement, but only as permitted by state statute. In case such requirement shall be suspended, such ordinance shall be read by title or number and then moved for final passage. Three-fourths (3/4) of all members of the council may require any ordinance to be fully and distinctly read aloud in full before enactment under any of the procedures as set forth above.

4. All resolutions shall contain a title which shall briefly describe and explain the content of the respective resolution and all resolutions shall contain no subject which shall not be clearly expressed in the title. The resolution shall be read by title or number and then moved for final passage.

5. All ordinances and resolutions or orders for the appropriation or payment of money shall require for their passage or adoption the concurrence of a majority of all members elected to the council. The mayor may vote on any such matter when his or her vote will provide the additional vote required to create a number of votes equal to a majority of the number of the members elected to the council and the mayor shall, for the purpose of such vote, be deemed to be a member of the council.

6. The mayor shall have the power to approve or veto any ordinance passed by the city council and to approve or veto any order, bylaw, resolution, award of or vote to enter into any contract, or the allowance of any claim. If the mayor approves the ordinance, order, bylaw, resolution, contract, or claim, he or she shall sign it, and it shall become effective. If the mayor vetoes the ordinance, order, bylaw, resolution, contract, or any item or items of appropriations or claims, he or she shall return it to the city council stating that the measure is vetoed. The mayor may issue the veto at the meeting at which the measure passed or within seven calendar days after the meeting. If the mayor issues the veto after the meeting, the mayor shall notify the city clerk of the veto in writing. The clerk shall notify the city council of the mayor's veto by email. Any ordinance, order, bylaw, resolution, award of or vote to enter into any contract, or the allowance of any claim vetoed by the mayor, may be passed over his or her veto by a vote of two-thirds of all the members elected to the council, notwithstanding his or her veto. If the mayor neglects or refuses to sign any ordinance, order, bylaw, resolution, award of or vote to enter into any contract, or the allowance of any claim, but fails to veto the measure within the time required by this section, the measure shall become effective without his or her signature. The mayor may veto any item or items of any appropriation bill or any claims bill, and approve the remainder thereof, and the item or items so vetoed may be passed by the council over the veto as in other cases.

7. The city administrator shall prepare the agenda for all meetings of the city council and its committees and a preliminary agenda shall be sent to the mayor. The city council shall, by motion, set a deadline for the submission of all items for the agenda. The mayor or a council member shall have the right to place a matter on the agenda of any regular or special meeting of the council or on the agenda of any committee of the city council by delivering a written request or by emailing a request to the city administrator with sufficient detail so as to fully comply with the Nebraska Open Meetings Act.

8. For purposes of various actions to be taken by the council, the following guidelines as to the number of votes required for various actions are as follows:

   a. A majority of the council members present, or four votes, whichever number is greater, are required to transact business, except for specified exceptions.

   b. Five votes of the council members are required to spend money, enter into a contract or pass a resolution.

c. Six votes of the council members are required to override a mayoral veto.

d. Six votes of the council members are required to suspend the rules for passage of an ordinance.

e. A vote of two-thirds (2/3) of the council members present is required to suspend the council rules that require a council member to leave the council chambers when abstaining from discussion and vote.

f. Six votes of the council members are required to adopt an ordinance creating a water or sewer district.

g. Five votes of the council members are required to enter into closed session.

h. Five votes of the council members are required to adopt an ordinance, except following the veto of a mayor.

i. Five votes of the council members are required to bring an item from the table.

j. The mayor may vote on any such matter when his or her vote will provide the additional vote required to create a number of votes equal to a majority of the number of members elected to the council, and the mayor shall, for the purpose of such vote, be deemed to be a member of the council.

9. When at all possible, council members shall avoid motions containing negative statements.

10. A council member shall have the absolute right to change their vote up to the time the result of the vote is announced and the authority to change their vote with permission of five (5) members of the city council up to the time the meeting is adjourned.

III. ORDER OF BUSINESS

Unless otherwise approved by the city council at the operative meeting, the Order of Business will be conducted in the following order:

- Oath of Office. (When necessary/required.)
- Statement of compliance with Open Meetings Act and Roll Call.
- Prayer.
- National Anthem and Pledge of Allegiance.
- Appointment of City Officers. (When necessary/required.)

- Election of Council President. (When necessary/required.)
- Appointment of Council Members to Public Finance, Judiciary, and Personnel Committee and Public Property, Safety, and Works Committee. (When necessary/required.)
- Consent Agenda.
- Minutes.
- Special Presentations.
- Public Hearings.
- Petitions and Communications.
- Reports of City Offices.
- Reports of Council Committees.
- Reports of Special Committees.
- Reports on Legislation.
- New Business.
- Resolutions.
- Ordinances on First Reading.
- Ordinances on Second Reading.
- Ordinances on Third Reading.
- Consideration of Payroll and Bills on File.
- Unfinished Business.
- Adjournment.

This order of business may be changed from time to time by a motion duly made by a council member and a vote of the majority of members present at the council meeting. Further, items may be taken from this order of business and included for consideration in a consent agenda of "routine" items submitted for approval.

At the conclusion of all public hearings, a motion shall be made, seconded, and voted on to conclude the public hearing, continue it to a later date and time, or remove from the agenda. If the hearing is concluded, the council may immediately proceed to act on the issue of the hearing by approving, denying, or amending either a motion, a resolution, or an ordinance, as required.

IV. DECORUM AND DEBATE

1. The mayor shall preside at all meetings of the council. The mayor shall call the body to order at the hour provided by ordinance, preserve order and decorum, and decide all questions of order, subject to an appeal to the council. The mayor shall have supervision of the Council Chambers and in case of any disturbance or disorderly conduct, shall have the power to order the same cleared.

2. When any member is about to speak in debate or deliver any matter to the council, such member shall respectfully address the mayor, shall confine

himself or herself to the question under debate, and avoid references to personal traits of any individual.

3. If a member be called to order for words spoken in debate, the member so calling shall repeat the words excepted to and they shall be taken in writing; and if, in the judgment of the council, the words excepted to are objectionable and the member uttering them refuses to retract, such member shall be subject to the censure of the council.

4. Every member of the council present at a meeting when the question is put shall give his or her vote, unless the council, for special reasons, shall excuse him or her from voting. All motions to excuse a member from voting shall be made prior to the matter for which the council member is seeking to be excused is otherwise discussed, debated, or addressed. Any member requesting to be excused from voting shall make a brief verbal statement of the reasons for making such a request and ask to leave the Council Chambers, as required by law.

5. Every motion shall be reduced to writing upon the request of the mayor or any member of the council.

6. Upon calls of the council, or in taking the ayes and nays upon any question, the names of the members shall be called in regular order and so as to rotate the calling of the first name among the various members of the council, except when electronic balloting is used. All members of the council must vote on all issues unless excused from voting pursuant to the procedure set forth in Paragraph 4 above.

7. No member shall absent himself or herself from the service of the council, unless he or she is on leave, is sick, or unable to attend. If any council member shall neglect or fail to attend five consecutive regular meetings of the council, unless the absences are excused by a majority vote of the remaining Council Members, he or she shall be deemed guilty of misconduct and his or her office shall be declared vacant by the council. The vacancy shall be filled by appointment of the mayor, by and with the consent of the council, as provided by state statute.

8. The chief of Police, or any other police officer as designated by the chief of Police, shall be ex-officio Sergeant-at-Arms of the Council Chambers and it shall be that officer's duty to attend the council meeting, to execute the commands of the mayor and council as requested, and to serve such process or processes as may be issued by their authority.

9. Those individuals desiring to put an item or an issue on the agenda of a regular meeting of the city council shall submit such request in writing, completed on an approved "Topic for Consideration" form, to the city clerk's

office stating the nature of the item they wish to discuss with the city council, and the request shall be submitted prior to 5 p.m. on the Monday immediately preceding the council meeting. This deadline may be amended by the council by motion and majority vote of the city council. Determination of whether the item or issue will be placed on the agenda is left to the discretion of the city administrator and the requesting citizen will be informed of the decision by 5 p.m. on the Friday immediately preceding the council meeting. The council shall not permit individuals to address the city council relative to topics and issues which are not included on the council agenda.

10. Each person desiring to address the City Council shall step up to the podium at the appropriate time; state his or her name and address for the record; state whom he or she is representing if such person represents an organization or other persons; and, limit his or her remarks to five (5) minutes, unless additional time is granted by the presiding officer or by a majority vote of the council. The presiding officer shall have the right to limit or exclude the presentation of information or testimony which is irrelevant or redundant. The presiding officer may reasonably limit the number of times during any meeting a person, not a member of the council, may address the council at the meeting.

V. MISCELLANEOUS

1. No standing rule of order of the council shall be rescinded, suspended, or amended, except by a vote of at least two-thirds (2/3) of the members present. Nor shall the order of business as established by the Rules of the city council be postponed or amended, except by a vote of at least two-thirds (2/3) of the members present.

2. The Rules of Parliamentary Practice, comprised in "Robert's Rules of Order," 11th Edition, shall govern the council in all cases where they are applicable and not inconsistent with these rules.

3. The mayor shall submit all appointments which he desires to have considered by the council not less than two weeks prior to the council meeting in which the appointment will be formally addressed. Provided, however, that if the appointment is a reappointment to the same or similar position, or is an appointment as a paid firefighter or paid police officer, this requirement shall be automatically waived without further action by the mayor or council. Additionally, the council may, upon motion being made, seconded, and approved, waive this requirement for other appointments at the council's discretion.

4. All committees previously appointed and approved by the mayor and council may appoint subcommittees consisting of the previously appointed members, or consisting of individuals not currently serving on the appointed Board, only

upon the mayor and council ratifying the creation of the subcommittee, its duties and the individuals chosen by the committee to serve.

5. No council member shall allow himself or herself to be subject to excessive lobbying.

6. All lobbying, other than minimal contact, shall be reported to the city administrator and the lobbying reported to the other council members before the item, the subject of the lobbying, is discussed.

DIVISION 3. CODE OF ETHICS*

***Editor's note--**Ord. No. 3625, §§ 1, 2, adopted February 21,1989, repealed §§ 2-81 -- 2-93 in their entirety and enacted new provisions therefor. Former §§ 2-81 -- 2-93 was concerned with similar provisions, and derived from Ord. No. 3529, § 2, adopted February 16, 1988.

Sec. 2-81. Declaration of policy.

It is the policy of the city that the proper operation of democratic government requires that public officials and employees be independent, impartial and responsible to the people; that governmental decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, a code of ethics for all city officials and employees is adopted.

This code has four (4) purposes: (1) to encourage high ethical standards in official conduct by city officials and employees; (2) to establish guidelines for ethical standards of conduct for all such officials and employees by setting forth those acts or actions that are incompatible with the best interests of the city; (3) to require disclosure by such officials and employees of private financial or other interests in matters affecting the city; and (4) to serve as a basis for disciplining those who fail to abide by its terms.

The provisions of this chapter shall not apply to political contributions, loans, expenditures, reports or regulation of political campaigns or the conduct of candidates in such campaigns.

The city council may adopt, amend, and rescind rules of procedure to carry out the provisions of this chapter. Such rules shall be consistent with this chapter and other applicable law.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-82. Definitions.

When used in this chapter, the following terms shall have the following meanings:

Affected in the case of a person, entity or property means reasonably likely to be subject to a direct economic effect or consequence, either positive or negative, as a result of the vote or decision in question. For instance, a person or entity owning real property, entering into a contract with the city, or seeking a permit or franchise is "affected" by votes or decisions such as zoning of the property, approval of the contract, or granting of the permit. "Affected" does not include those persons or entities who are subject to an indirect or secondary effect from official action. Creditors, independent contractors, or guarantors of a person "affected" by a vote or decision are not also deemed to be "affected" by virtue of their relationship with the affected person. The vote or decision need not be the only producing cause of the economic effect or consequence reasonably likely to result. In determining whether a person, entity or property is or was "affected by" a vote or decision, it shall not be necessary to prove the actual existence or occurrence of an economic effect or consequence if such effect or consequence would be reasonably expected to exist or occur. Additionally, a vote or decision to place a matter on a ballot is deemed to affect a person, entity or property to the same extent that the results of the election would effect the person, entity or property.

Business means any corporation, partnership, sole proprietorship, firm, enterprise, franchise, association, organization, self-employed individual, holding company, joint stock company, receivership, trust, activity or entity.

Business interest or business with which the individual is associated means a business: (1) in which the individual is a partner, director, officer; or (2) in which the individual or a member of the individual's immediate family is a stockholder of closed corporation stock worth one thousand dollars ($1,000) or more at fair market value or which represents more than a five (5) per cent equity interest, or is a stockholder of publicly traded stock worth ten thousand dollars ($10,000) or more at fair market value or which represents more than ten (10) per cent equity interest. This definition does not include an individual retained or otherwise employed by a client when the employment creates a confidential professional relationship protected by law, unless that individual is a regularly salaried employee for whom the business withholds income tax or pays social security. A partnership or professional corporation whose officers, directors or employees occupy a confidential professional relationship protected by law is also not included. This definition shall not apply to publicly traded stock under a trading account if the official reports the name and address of the stockbroker.

City employee or *employee* means any person employed by the City of Norfolk, but does not include independent contractors hired by the city.

City official or *official,* unless otherwise expressly defined, means the mayor, members of the city council, city administrator, all division and department heads, whether such person is salaried, hired or elected, and all other persons holding appointed positions designated by the City Code, as it may be amended from time to time. City official also includes individuals appointed by the mayor and city council to all city commissions, committees, boards, task forces, or other city bodies unless specifically exempted from this chapter by the city council.

Decision means any ordinance, resolution, contract, franchise, formal action or other matter voted on by the city council or other city board or commission, as well as the discussions or deliberations of the council, board or commission which can or may lead to a vote or formal action by that body. A "decision" of a city employee means any action in which the employee exercises discretionary authority, including but not limited to the issuance of permits, imposition or collection of fines or fees, authorizations for expenditures, and other non-ministerial acts.

Discretionary authority means the power to exercise any judgment in a decision or action.

Entity means a sole proprietorship, partnership, limited partnership, firm, corporation, professional corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business may be conducted.

Interest in real property means an interest in real property involving either an equitable or legal ownership interest regardless of value.

Ministerial act means an act performed in a prescribed manner and not requiring the exercise of any judgment or discretion.

Other interests. If a city official or employee with regard to a partnership, professional corporation or other entity's interest in a client, has personally acted within the preceding six (6) months in a professional or fiduciary capacity for the client.

Source: Ord. No. 3625, § 2, 2-21-89; Ord. No. 5080, § 3, 7-20-09

Sec. 2-83. Standards of conduct.

(a) No city official or employee shall transact any business in his official capacity with any entity in which he has a business interest.

(b) No city official or employee shall formally appear before the body of which the official or employee is a member while acting as an advocate for himself or any other person, group, or entity.

(c) No elected city official or employee shall represent, for compensation, any other private person, group or entity before any department, commission, board or committee of the city.

(d) No city official or employee shall represent, directly or indirectly, any other private person, group or entity in any action or proceeding directly against the interests of the city, or in any litigation in which the city or any department, commission, or board or committee thereof is a named party; provided, however, nothing herein shall limit an official from representing a court appointed criminal defendant or representing a party to a civil action where the city is named a party by way of its holding a lien interest for a special assessment where the validity of the special assessment is not an issue; and provided further, that nothing herein shall limit the authority of the city attorney and his staff to represent the city, its boards, commissions, committees and officers in the discharge of their duties.

(e) No city official or employee shall represent, directly or indirectly, any private person, group or entity in any action or proceeding in court which was instituted by a city official or employee in the course of official duties, except as provided in subsection (d) above.

(f) No city official shall represent any private person, group or entity in any action or proceeding in court which was instituted by or arising from a decision of a board, commission, committee, task force or other body on which the official serves.

(g) No city official or employee shall accept or solicit any gift or favor, that might reasonably tend to influence that individual in the discharge of official duties or that the official or employee knows or should know has been offered with the intent to influence or reward official conduct.

(h)

(1) No city official or employee shall solicit or accept other employment to be performed or compensation to be received while still a city official or employee, if the employment or compensation could reasonably be expected to impair independence in judgment or performance of city duties.

(2) If a city official or employee accepts or is soliciting a promise of future employment from any person or entity who has a substantial interest in a person, entity or property which would be affected by any decision upon which the official or employee might reasonably be expected to act, investigate, advise, or make a recommendation, the official or employee shall disclose that fact to the council, board or commission on which he serves or to his supervisor and shall take no further action on matters regarding the potential future employer.

(i) No city official or employee shall use his official position to secure a special privilege or exemption for himself or others, or to secure confidential information for any purpose other than official responsibilities.

(j) No city official or employee shall use city facilities, personnel, equipment or supplies for private purposes, except to the extent such are lawfully available to the public.

(k) City officials and employees shall not exceed their authority or breach the law or ask others to do so and they should work in full cooperation with other public officials and employees unless prohibited from so doing by law or officially recognized confidentiality of their work.

(l) No city official or employee in the course of his official duties shall grant any special consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen in the same circumstances.

(m) Preferential consideration of the request or petition of any individual citizen or group of citizens shall not be given. No person shall receive special advantages beyond that which are available to any other citizen.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-84. Prohibition on conflict of interest.

A city official or employee may not participate in a vote or decision on a matter affecting a person, entity, or property in which the business which the official or employee is associated is involved. Where the interest of a city official or employee in the subject matter of a vote or decision is remote or incidental, the city official or employee may participate in the vote or decision and need not disclose the interest.

Remote interest means an interest of a person or entity, including a city official or employee, who would be affected in the same way as the general public. The interest of a council-member in the property tax rate, general city fees, city utility charges, or a comprehensive zoning ordinance or similar decisions is incidental to the extent that the council member would be affected in common with the general public.

Incidental interest means an interest in a person, entity or property which has insignificant value, or which would be affected only in a de minimis fashion by a decision. This chapter does not establish dollar limits on the terms "insignificant value" and "de minimis," which shall have their usual meanings and be subject to interpretation on a case by case basis.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-85. Conflict of interest; disclosure.

(a) A city official shall disclose the existence of any business with which the official is associated involving a person, entity or property which would be affected by a vote or decision of the body of which the city official is a member or that he serves as a corporate officer or member of the board of directors of a nonprofit entity for which a vote or decision regarding funding by or through the city is being considered. City officials and employees of the city shall comply with applicable provisions of state law relative to conflicts of interest and generally regulating the conduct of public officials or employees.

(b) To comply with this section, any council member who has a conflict of interest, as set forth in subparagraph (a) above, in any matter before the city council, shall disclose such fact on the records of the city council and refrain from participating in any discussion or voting thereon, provided that such exceptions shall be observed as is permitted by law. This provision shall apply if a council member has disqualified himself or herself from voting.

(c) To comply with this section, any member of any official board, commission or committee who has a conflict of interest as defined herein, in any matter before the board, commission or committee, of which he is a member, shall disclose such fact on the records of such board, commission or committee and refrain from participating in any discussion or voting thereon, provided that such exceptions shall be observed as are permitted by law.

(d) To comply with this section, a city employee shall notify in writing his supervisor of any substantial interest he may have in a person, entity or property which would be affected by an exercise of discretionary authority by the city employee and a supervisor shall reassign the matter. In addition, any employee, who has a financial or other special interest in a matter before the city council or any board, commission, or committee, and who participates in discussion with or gives an official opinion to the council or to such board, commission or committee relating to such matter, shall disclose on the records of the council or such board, commission or committee, as the case may be, the nature and extent of such interest.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-86. Interest of spouse.

(a) A spouse of a city official or employee involved in a business with which he or she is associated shall be deemed to apply to that official or employee for the purposes of sections 2-84 and 2-85 concerning disclosure.

(b) A city official or a city employee may not participate in a vote or decision affecting a business with which an individual is associated if that individual is related in the first or second degree of consanguinity or affinity. For the purposes of this section, "business with which the individual is associated" shall be defined in section 2-82.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-87. Misuse of official information.

(a) No city official or employee shall wilfully and knowingly use confidential information for pecuniary gain to any other person confidential information acquired by him in the course of and by reason of his official duties, nor shall any public official or employee use any such information for the purpose of pecuniary gain.

(b) No former city official or former employee shall use any confidential information to which he had access by virtue of his official capacity and which has not been made public concerning the property, operations, policies, or affairs of the city.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-88. Financial disclosure.

All city officials shall file with the city clerk by the last Friday in March of each year, a public statement of financial information which shall cover the previous year which is defined as January 1 through December 31, as follows:

(1) Any business or business interest as defined by section 2-82 in which the official is associated, as well as the names and addresses of the clients or customers from whom the official received at least ten (10) per cent of his, her or its gross income during the reporting period.

(2) Any bonds issued by the City of Norfolk having a value exceeding five thousand dollars ($5,000.00). Said disclosure shall not require the amount of bonds so held by the official, only that said official holds bonds issued by the City of Norfolk in excess of five thousand dollars ($5,000.00).

(3) All boards of directors of which the official is a member and the offices or executive positions which the official holds in corporations, partnerships, limited partnerships, professional corporations or other entities, including non-business entities, stating for each the name of the entity and the position held. There shall be excluded from this item positions on corporations or other entities owned by the City of Norfolk or created by the city council.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-89. Financial disclosure by candidates.

(a) Nonincumbent candidates for election to city offices shall file a public statement of financial information as provided by section 2-88 with the city clerk within five (5) days after filing for their respective offices for the year prior to the date of filing. Incumbent candidates for election to city offices shall file a public statement of financial information with the city clerk within five (5) days after filing for their respective offices for the year prior to the date of filing; provided that if such financial statement for the appropriate reporting period has already been filed pursuant to section 2-88, such incumbent candidate shall not be required to refile an identical statement.

(b) Incumbent and nonincumbent candidates for election to city offices shall file the same information as is required by city officials under this chapter.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-90. Penalties.

Any violation of the provisions of sections 2-81 through 2-89 shall be subject to the general penalty section of this Code, which is found at section 1-10.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-91. Disposition of alleged violations; hearings.

In addition to the penalty set forth in section 2-91 for a violation of this chapter, complaints and alleged violations of this chapter shall be handled as follows:

(1) In the case of city employees, disciplinary action shall be maintained as provided in the city's personnel rules as the same may from time to time be amended.

(2) In the case of city officials, upon the complaint of any person filed with the city clerk's office or on its own initiative, the city council shall consider possible violations of this chapter.

(a) A complaint alleging a violation of this chapter must be filed with the city clerk within one year from the commission of the action alleged as a violation, and not afterward.

(b) Not later than five (5) working days after the city clerk receives a complaint, the city clerk shall acknowledge the receipt of the complaint to the complainant, and provide a copy of the complaint to the city administrator, the city attorney, and the city council and the person complained against. Not later than ten (10) working days after receipt of a complaint, the city council shall notify in writing the person who made the complaint and the person complained against of a date for a preliminary hearing.

(c) The city council may consider possible violations of this chapter on its own initiative. Within five (5) working days of the city council's decision to consider a possible violation of this chapter, the city council shall draft a written complaint specifying the section(s) of this chapter alleged to have been violated and shall file a copy with the city clerk, and provide a copy to the city administrator, the city attorney and the person complained against. Not later than ten (10) working days after the filing of the complaint with the city clerk, the city council shall notify in writing the person complained against of the date for the preliminary hearing.

(d) The hearing before the city council may be either in public or in private. All hearings shall be in public, unless the person complained against shall notify the city clerk in writing of his or her desire to have a private hearing at least seventy-two (72) hours prior to the time set for said hearing.

(3) Preliminary hearing.

(a) The issue at a preliminary hearing shall be the existence of reasonable grounds to believe that a violation of this chapter has occurred. The person filing a complaint, or the legal counsel for the city council in cases considered upon the city council's own initiative, shall state the alleged violation and shall describe in narrative form the testimony and other evidence which would be presented to prove the alleged violation as stated in the written complaint. Statements at a preliminary hearing shall be under oath, but there shall be no cross-examination or requests for persons or evidence issued for the hearing. Members of the city council may question the complainant, legal counsel for the city council, or the city official named in the complaint.

(b) The city official named in the complaint shall have the opportunity to respond, but is not required to attend or make any statement. The official may describe in narrative form the testimony and other evidence which would be presented to disprove the alleged violation. If the official agrees that a violation has occurred, he may so state and the city council may consider the appropriate sanction or prosecution.

(c) The complainant and the city official named in the complaint shall have the right of representation by counsel.

(d) At the conclusion of the preliminary hearing, the city council shall decide whether a final hearing should be held. If the city council determines that there are reasonable grounds to believe that a violation of this chapter has occurred, it shall schedule a final hearing.

If the city council does not determine that there are reasonable grounds to believe that a violation of this chapter has occurred, the complaint shall be automatically dismissed. A decision to conduct a final hearing is not a finding that a violation has occurred.

(e) The city council, at any time during the preliminary hearing, may also dismiss a complaint if the complaint does not allege conduct which would be a violation of this chapter. Before a complaint is dismissed for failure to allege a violation, the complainant or the legal counsel for the city council shall be permitted one opportunity, within a period to be specified by the city council, to revise and resubmit the complaint.

(f) The complainant, legal counsel for the city council, and the city official named in the complaint may ask the city council at a preliminary hearing to request certain persons and evidence for a final hearing, if one is scheduled pursuant to the city council's subpoena power granted under Section 16-406, N.R.S. 1943, as amended.

(4) Final hearing.

(a) The final hearing shall be held as expeditiously as possible following the determination by the city council that there are reasonable grounds to believe that a violation of this chapter has occurred, but in no event shall it be held more than thirty (30) days after said determination. The city council may grant one postponement, not to exceed fifteen (15) days each, upon the request of the city official named in the complaint or the complainant.

(b) The issue at a final hearing shall be whether a violation of this chapter has occurred. The city council shall make its determination based on the preponderance of the credible evidence in the record. All witnesses shall make their statements under oath. If the city council determines that a violation has occurred, it shall state its findings in writing, shall identify the particular section(s) of this chapter which have been violated, and within five (5) working days shall deliver a copy of the findings to the complainant, if any, the person named in the complaint and the city clerk. Said findings shall constitute a public record for the purpose of access by the public.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-92. Oaths and requests for information.

If a complaint proceeds to a final hearing, the city council may subpoena witnesses to attend and testify, administer oaths and affirmations, take evidence and request the production of books, papers, records, or other evidence needed for the performance of the city council's duties or exercise of its powers, including its duties and powers of investigation. All hearings of the city council under this chapter shall be recorded by means of a mechanical recording device or by a certified court reporter.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-93. Sanctions.

(a) If the city council determines that a violation of this chapter has occurred, it shall proceed directly to determination of the appropriate sanction(s). The city council may receive additional testimony or statements before considering sanctions, but is not required to do so. If the city official named in the complaint acted in reliance upon a public written opinion of the city attorney, the city council shall consider that fact.

(b) If the city council determines that a violation has occurred, it may impose the following sanctions:

(1) A letter of notification shall be the appropriate sanction when the violation is clearly unintentional, or when the official's conduct complained of was made in reliance on a public written opinion of the city attorney. A letter of notification shall advise the official or employee to whom it is directed of any steps to be taken to avoid future violations. The city council may direct a letter of notification to any official or employee covered by this chapter.

(2) A letter of admonition shall be the appropriate sanction in those cases in which the city council finds that the violation is minor and/or may have been unintentional, but calls for a more substantial response than a letter of notification. The city council may admonish any official covered by this chapter.

(3) A reprimand shall be the appropriate sanction when the city council finds that a violation has been committed intentionally or through disregard of this chapter. The city council may reprimand any official covered by this chapter.

(4) A letter of censure shall be the appropriate sanction when the city council finds that a serious or repeated violation(s) of this chapter has been committed intentionally or through culpable disregard of this chapter by an elected city official. A letter of censure directed to an elected city official shall be transmitted to the city clerk, and published in a newspaper of general circulation within the city.

Source: Ord. No. 3625, § 2, 2-21-89

Sec. 2-94. Officer defined.

For the purposes of sections 2-94 through 2-100 of this division, "officer" shall mean a member of any board or commission of the city which spends and administers its own funds, who is dealing with a contract made by such board or commission; or any elected city official. For the purpose of sections 2-94 through 2-100, volunteer firefighters and ambulance drivers shall not be considered officers with respect to their duties as firefighters and ambulance drivers.

Source: Ord. No. 3152, § 1, 9-7-83; Ord. No. 3220, § 1, 5-21-84; Ord. No. 3626, § 1, 2-21-89

Sec. 2-95. Officers' interest in contracts -- Prohibited.

Except as provided by Sections 49-1499.01 and 70-624.04, N.R.S., 1943, no officer may have an interest in any contract to which the city or anyone for its benefit, is a party. The existence of such an interest in any contract renders the contract voidable by decree of a court of proper jurisdiction as to any person who entered into the contract or took assignment thereof with actual knowledge of the prohibited conflict. An action to have a contract declared void under this section may be brought by the city or any resident thereof, and must be brought within one year after the contract is signed or assigned. The decree may provide for the reimbursement of any person for the reasonable value of all money, goods, material, labor or services furnished under the contract, to the extent the city has benefited thereby. This prohibition shall apply only when the officer or his or her parent, spouse or child has a business association as defined by Section 49-1408, N.R.S., 1943, as amended or will receive a direct pecuniary fee or commission as a result of the contract.

Source: Ord. No. 3152, § 2, 9-7-83; Ord. No. 3220, § 2, 5-21-84; Ord. No. 3626, § 2, 2-21-89

Sec. 2-96. Same -- Exceptions.

The provisions of section 2-95 shall not apply if the interested officer:

(1) Makes a declaration on the record to the governmental body responsible for approving the contract regarding the nature and extent of his or her interest, prior to official consideration of the contract;

(2) Does not vote on the matter of granting the contract, except that if the number of members of the governmental body declaring an interest in the contract would prevent the governmental body, with all members present, from securing a quorum on the issue, then all members may vote on the matter;

(3) Does not act for the city, which is a party to the contract as to inspection or performance under the contract in which he or she has an interest.

An officer who has no business association as defined in Section 49-1408, N.R.S., 1943, as amended with the business involved in the contract or will not receive a pecuniary fee, as prescribed in section 2-95, shall not be deemed to have an interest within the meaning of this chapter.

Source: Ord. No. 3152, § 3, 9-7-83; Ord. No. 3220, § 3, 5-21-84; Ord. No. 3626, § 3, 2-21-89

Sec. 2-97. Certain transactions not considered contracts.

The receiving of deposits, cashing of checks, and buying and selling of warrants and bonds of indebtedness of the city by a financial institution shall not be considered a contract under sections 2-94 through 2-100 of this division. The ownership of less than five (5) per cent of the outstanding shares of a corporation shall not constitute an interest within the meaning of this section.

Source: Ord. No. 3152, § 4, 9-7-83; Ord. No. 3220, § 4, 5-21-84; Ord. No. 3626, § 4, 2-21-89

Sec. 2-98. Permitted contracts with officers not exempt from competitive bidding, etc., requirements.

(1) Notwithstanding the provisions of sections 2-94 through 2-100, if an officer's parent, spouse, or child is an employee of the city, the officer may vote on all issues of the contract which are generally applicable to all employees or all employees within a classification and do not single out his or her parent, spouse, or child for special action.

(2) If an officer or employee has the power to employ personnel and he or she hires his or her parent, spouse, or child, or recommends or supervises the same, such officer or employee shall disclose the hiring pursuant to section 14-1449.01 N.R.S. 1943, as amended; except, that if the parent, spouse, or child is already employed in the position at the time the officer takes office or the employee with the power to employ becomes employed, no disclosure need be made.

Source: Ord. No. 3152, § 5, 9-7-83; Ord. No. 3220, § 5, 5-21-84; Ord. No. 3626, § 5, 2-21-89; Ord. No. 3782, § 9, 2-19-91

Sec. 2-98.1. Competitive bidding.

Notwithstanding any other provision of this section, any contract entered into with an interested officer of the city shall be subject to applicable competitive bidding requirements and shall be fair and reasonable to the city.

Source: Ord. No. 3220, § 6, 6-21-84; Ord. No. 3626, § 6, 2-21-89

Sec. 2-99. Contract ledger to be maintained by city clerk.

The city clerk shall maintain, separately from other records, a ledger containing the information listed in subsections (1) to (5) of this section about every contract entered into by the city in which an officer or employee of the city has an interest and for which disclosure is required under sections 14-1499.01 or 49-14, 103.01, N.R.S. 1943, as amended, and as provided in section 2-95 of this Code and for which disclosure is made as provided in section 2-96 of this Code. Such information shall be kept in the ledger for five (5) years from the date of the officer or employee's last day in office or on the job, and shall include the following:

(1) Names of the contracting parties;

(2) Nature of the interest of the officer or employee in question;

(3) Date that the contract was approved by the city;

(4) Amount of the contract; and

(5) Basic terms of the contract.

The information supplied related to the contract shall be provided to the clerk no later than ten (10) days after the contract has been signed by both parties. The ledger kept by the city clerk shall be available for public inspection during normal working hours.

Source: Ord. No. 3152, § 6, 9-7-83; Ord. No. 3320, § 7, 5-21-84; Ord. No. 3626, § 7, 2-21-89; Ord. No. 3782, § 10, 2-19-91

Sec. 2-100. Open account deemed a contract.

An open account established for the benefit of the city or entity thereof, with a business in which an officer has an interest, shall be deemed a contract subject to the provisions of Sections 49-14,103.01 to 49-14,103.06, N.R.S., 1943, as amended and, sections 2-94 through 2-100. The statement required to be filed pursuant to section 2-99 shall be filed within ten (10) days after such account is opened. Thereafter, the city clerk shall maintain a running account of all amounts purchased on the open account. Purchases made from petty cash or a petty cash fund shall not be subject to the provisions of Sections 49-14,103.01 to 49-14,103.06, N.R.S., 1943, as amended, and sections 2-94 through 2-100. (Ord. No. 3152, § 7, 9-7-83; Ord. No. 3220, § 8, 5-21-84; Ord. No. 3626, § 8, 2-21-89)