

SECTION 1



**RESEARCH APPROACH,
PURPOSE OF STUDY &
COMMUNITY HOUSING OBSERVATIONS.**

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INTRODUCTION.

This **Housing Study with Strategies for Affordable Housing** provides statistical and narrative data identifying a **housing profile** and **demand analysis** for the **City of Grand Island, Nebraska**. The **Study** describes the past, present and projected demographics, economic and housing conditions in the County, as well as a “**Housing Action Plan**,” identifying recommended future housing projects and activities. This Housing Study recognizes housing development in the Community as both a “quality of life” issue and an important “economic development” event.

The **Housing Study** was conducted for **Grand Island Area Economic Development Corporation (GIAEDC)**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm, with the assistance of the GIAEDC Staff, Housing Committee and Area residents. Funding for this **Study** was provided by a **Housing Study Grant** from the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds from the **City of Grand Island, Nebraska, Community Development Block Grant (CDBG) program**. This **Community Housing Study** was also completed in conjunction with an **Analysis of Impediments to Fair Housing Choice for the City of Grand Island CDBG Program**.

The City of Grand Island has a progressive track record of conducting community planning and housing study activities. Recent housing studies were completed in 1982, following the 1980 tornado disaster and, more recently, in 2006, 2009 and 2014. Additionally, the City of Grand Island is currently preparing an updated 2019-2023 Consolidated Plan, to assess current affordable housing and community development needs. Each of these housing study activities, in conjunction with local comprehensive planning, human services planning and redevelopment planning has allowed the City to keep pace with local housing needs. A Downtown Housing & Redevelopment Study has also produced a residential development initiative for the Central Business District.

RESEARCH APPROACH.

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

To facilitate effective planning and implementation activities, housing demand projections were developed for a five year period. The implementation period for this Housing Study will be August, 2019 to August, 2024.



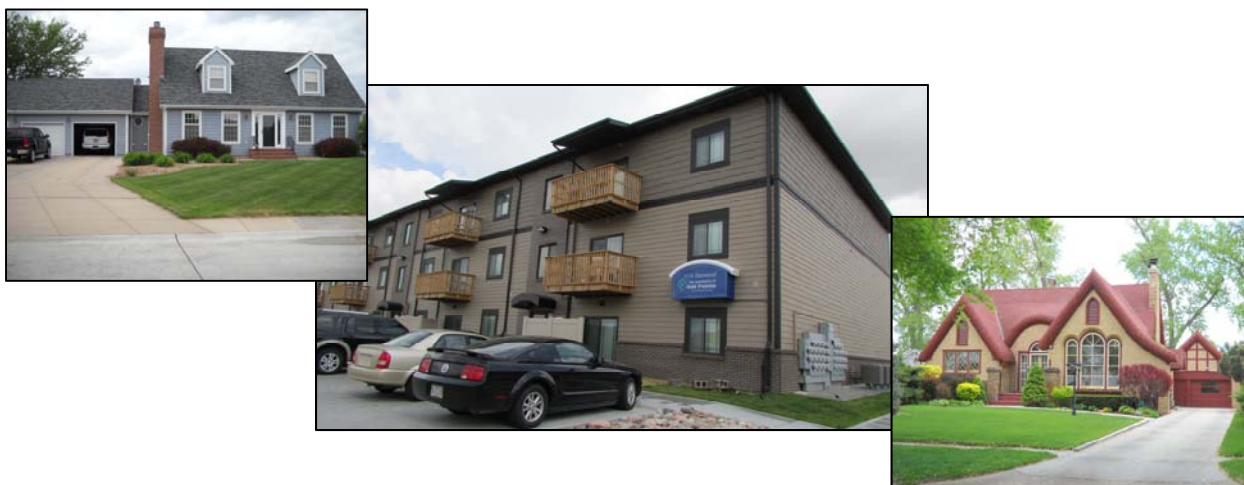
PURPOSE OF STUDY.

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

The primary **Objectives** of the **Housing Study** include:

- (1) **analyze the recent past and present housing situation** in Grand Island, with emphasis on determining the need for workforce, elderly and both rental and owner housing options;
- (2) **provide a process for educating and energizing the leadership and organizing pertinent housing stakeholder partnerships** in Grand Island to take an active role in improving and creating modern and safe, both market rate and affordable, housing options;

- (3) **identify the overall future housing target need and demand** for Grand Island;
- (4) design program-specific housing projects to address **the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs**;
- (5) continue a **Downtown Housing & Redevelopment Initiative** for Grand Island;
- (6) **introduce new and innovative housing programs** that are a “fit” for Grand Island, to address both **immediate and long-term housing needs**.
- (7) address and **eliminate any impediments and/or barriers to fair housing opportunities** for all citizens of Grand Island;



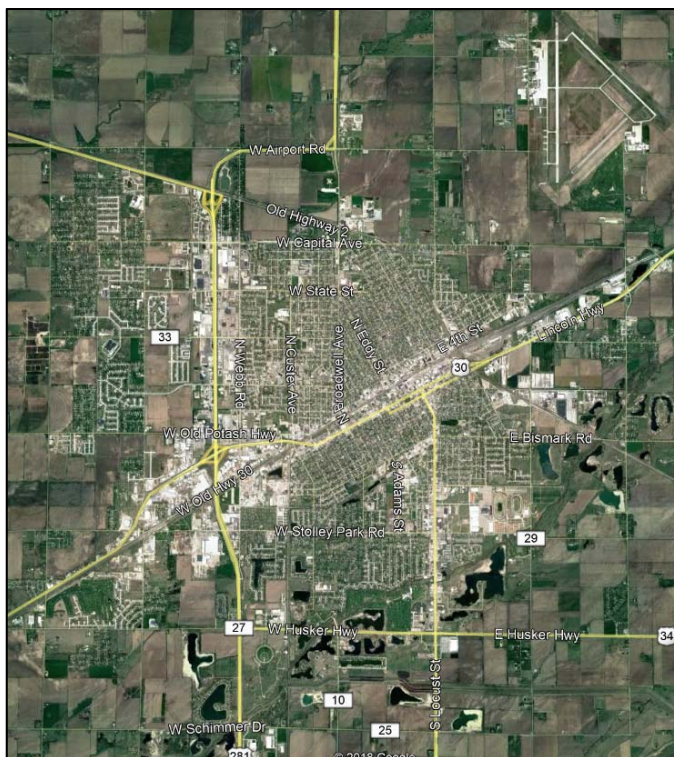
This **Housing Study** included both quantitative and qualitative research activities. The **Qualitative activities** included a comprehensive Community citizen participation program consisting of a Housing Survey, Housing Focus Group “Listening Sessions” with key Community organizations, and meetings with the Grand Island Housing Steering Committee, comprised of Community citizens, business and government leadership and housing stakeholders. The purpose of these qualitative activities is to maximize opportunities for citizen participation.

Quantitative research activities included the collection of multiple sets of statistical and field data for Grand Island. The collection and analysis of this data allowed for the projection of the local population and household base, income capacity and housing demand.

COMMUNITY HOUSING OBSERVATIONS.

About Grand Island.

The City of Grand Island is located in east central Hall County, in Central Nebraska, approximately four miles north of the Interstate 80 Corridor. The City is served by Highways 2, 30, 34 and 281. Highway 281, dual-listed with Highway 34, generally travels north to south and serves as a western bypass to Grand Island, but has access to many of Grand Island's highway commercial businesses. Highway 30 travels northeast to southwest and passes through Downtown Grand Island. Highway 2 enters the Community to the southeast and exits through the northwest via the Highway 34/281 Corridor.

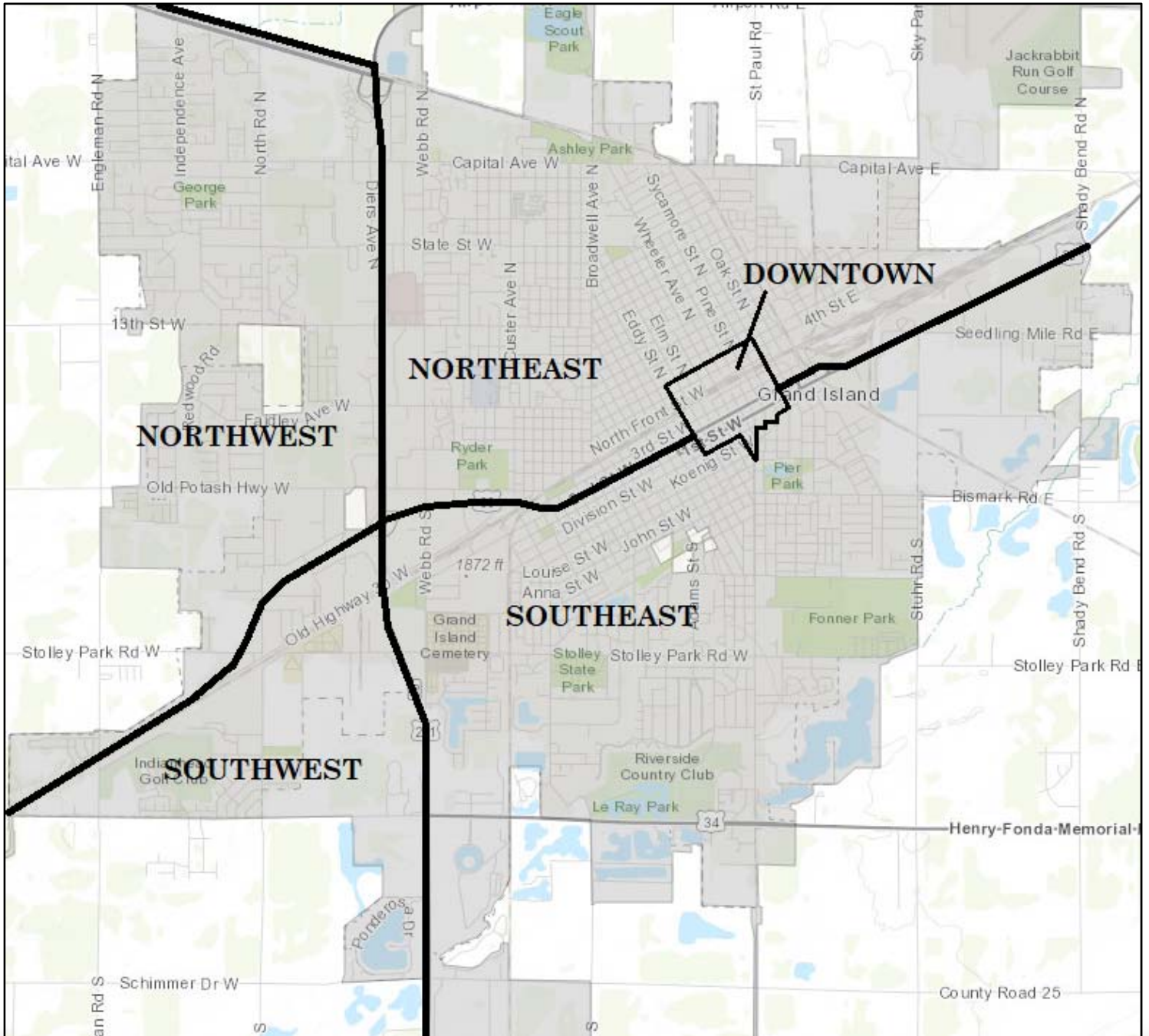


Rail and air services are also available to the Community. The Central Nebraska Regional Airport, located in northeast Grand Island, provides flights to and from various destinations throughout the United States. The Burlington Northern Santa Fe and Union Pacific Railroad Corridors serve the Community of Grand Island.

Grand Island is the “Principal City” of the Grand Island Metropolitan Statistical Area (GIMSA), which includes Hall, Howard, Merrick and Hamilton Counties. The GIMSA provides a benefit to the City of Grand Island as it relates to additional community and economic development activities and opportunities for business growth, housing development and employment opportunities.

The Illustration on Page 1.5 highlights the five sectors/neighborhoods of the City of Grand Island, as studies for the purposes of this Community Housing Study.

COMMUNITY OBSERVATION SECTORS/NEIGHBORHOODS
GRAND ISLAND, NEBRASKA



The following **housing observations** highlight various aspects of housing in Grand Island, including housing condition, development trends and key housing development projects that not only serve a specific neighborhood, but the Community as a whole. The City was divided into five segments: Northwest, Northeast, Southwest, Southeast and Downtown. These areas are defined by major arterial roads and highways that traverse through Grand Island.

Northwest.

- Northwest Grand Island consists of land west of the Highway 34/281 Corridor between Highways 2 (North) and 30 (South).
- A significant amount of Grand Island’s new housing development has taken place in this portion of the Community, mostly consisting of market rate single family housing and apartment complexes.
- Several new subdivisions are currently being developed or platted in this portion of Grand Island, most supporting housing priced well above affordable housing price points.
- New housing subdivisions are mixing in with existing, built-out subdivisions. These older subdivisions contain housing ranging in age from 20 to 30 years or older.



- Conditions of homes are generally in good to excellent condition, with only minimal maintenance and upkeep required.
- Townhome and duplex/triplex development projects are also scattered throughout northwest Grand Island. This includes Woodland Park Townhomes located along Pennsylvania and New York Avenues, as well as projects along Norseman Lane and Ebony lane. Windridge Townhomes and Stonewood Townhomes are large scale duplex housing development projects located in this portion of Grand Island.

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- Large tracts of undeveloped land separate most of the residential developments from the commercial businesses that run parallel to the Highway 34/281 Corridor. These land areas are some of the most suitable areas for new housing development in the Community.
- The Northview and Copper Creek Estates (pictured below) subdivisions are two active developments taking place in northwest Grand Island.



- The Residences at Oak Pointe, Cedar Ridge and Sterling Apartments are three examples of large multifamily housing complexes located in this portion of Grand Island. These programs consist mostly of market rate apartment housing.
- Elderly housing opportunities are also available in Northwest Grand Island. These include, but are not limited to Primrose Retirement Community (featuring independent living and assisted living and memory care housing options) and the Heritage at Sagewood. Heritage at Sagewood is Grand Island's newest elderly housing facility, providing assisted living and memory care units for seniors.



Northeast.

- Northeast Grand Island is generally bound by the Highway 34/281 (west) and Highway 30 (south) Corridors.
- This portion of Grand Island supports both the largest segment of the Community's population and housing units. Some of Grand Island's oldest and most historic homes are located here, generally in the south and southeast portion of this area of the City.
- Major thoroughfares include the Highway 30 Corridor, North Broadwell Avenue, North Webb Road and West/East Capital Avenue. Streets in Northeast Grand Island, east of North Broadwell Avenue, are laid out parallel and perpendicular to the Union Pacific Railroad Corridor, while streets to the west are laid out in true-north style.
- Specialized services in Northeast Grand Island include CHI Health-St. Francis Hospital, Central Nebraska Regional Airport, VA Medical Center, Salvation Army and the main office of the Hall County Housing Authority.
- A master development plan has been created for a large, undeveloped tract of land located to the north and west of the former Grand Island Veteran's Home, along West Capital Avenue. The plan includes a variety of commercial business, recreation and mixed land uses while leaving the historic veterans home campus intact. The implementation of this master development plan could have a major impact on single and multifamily residential development not only in Northeast Grand Island, but the entire City.



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- Several opportunities are available in this area of the Community for housing developers and contractors to purchase, rehabilitate and resell or re-rent vacated housing. A high number of vacant properties exists along North Broadwell Avenue and between 4th and 10th Streets.
- Several large homes in Northeast Grand Island, generally west of North Broadwell Avenue, that once served as single family homes have been broken up into several small apartments and serve as a multifamily rental housing opportunity. Many of these houses are in need of moderate to substantial rehabilitation.

- Victory Place Apartments, located on the VA Medical Center campus, provides housing for local Veterans experiencing homelessness or near-homelessness.



- A new multifamily residential development program, consisting of affordable two-story townhomes is scheduled to begin during the Spring, 2020, in the Orchard Subdivision south of Capital Avenue and west of the Central Nebraska Railroad Corridor. Construction of the townhomes is projected to be completed by January, 2021. Undeveloped tracts of land are located east of this residential development program that could potentially support new housing construction.
- A large senior retirement and affordable multifamily housing campus exists along West Faidley Avenue, generally between White Avenue and Custer Avenue North. Housing to support a variety of senior care needs, including Regency Retirement Residences and Country House Assisted Living are available. Affordable multifamily rental housing options and the main office of the Hall County Housing Authority are also located at this site.
- Additional elderly housing programs in Northeast Grand Island include Chrysalis Lutheran Homes, Edgewood Vista Senior Living and Tiffany Square Retirement Home. Each of these properties are located in close proximity to CHI Health-St. Francis Medical Center.

Southwest.

- Southwest Grand Island consists of land south of Highway 30 and west of Highway 34/281.
- The Wood River Diversion Channel has taken much of this portion of Grand Island out of the floodplain, making land suitable for residential development.
- Some of Grand Island’s most expensive homes are located in Southwest Grand Island, specifically in the Ponderosa Subdivision. This neighborhood features homes priced at or above \$475,000.



- Most of Southwest Grand Island’s new housing development projects are taking place around the Indian Head Golf Course & Country Club, located along Highway 30. New homes are being developed and selling for approximately \$300,000. An elderly duplex/townhome development project is located north of the Golf Course along Rolling Green Drive in the Good Samaritan Subdivision.
- Good Samaritan Society-Grand Island Village is also located near the Golf Course and provides a variety of senior living options in a “continuum of care” campus style setting.



- Riverbend Apartments, located near the intersection of Highway 34/281 and West Husker Highway, is the only multifamily housing development in Southwest Grand Island.
- One of Grand Island’s current major development projects in progress is the construction of the new Grand Island Regional Hospital, southwest of the Highway 34/281 and West Husker Highway intersection. The new hospital should serve as a catalyst to new housing development, especially for senior and elderly populations, once completed.

Southeast.

- Southeast Grand Island is generally bound by the Highway 34/281 (west) and Highway 30 (north) Corridors.
- Major thoroughfares through Southeast Grand Island include West Husker Highway, West Stolley Park Road, and South Locust Street, which travels into Downtown Grand Island.
- Southeast Grand Island is home to several unique amenities that serve the Community, including Central Community College, Stuhr Museum, Fonner Park and the Nebraska State Fairgrounds.
- This area of the Community features a wide range of housing types, ages and conditions and neighborhoods in various stages of development and maturity. The oldest neighborhoods are located along and south of the Highway 30 Corridor and along the northern portions of South Locust Street.
- Northern portions of Southeast Grand Island have streets and neighborhoods platted and developed parallel to the Union Pacific Railroad Corridor, while the remainder of this area experienced development in a “true north” fashion.
- The oldest housing is located in close proximity to the Union Pacific Railroad Corridor and generally north of East Fonner Park Road and Lamar Avenue. A large portion of existing housing in this portion of Southeast Grand Island are in need of some level of moderate to substantial rehabilitation.
- Hope Harbor Service Center is a social services organization, located in Southeast Grand Island that assists the homeless and near-homeless secure appropriate housing.



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- Multifamily rental housing programs in Southeast Grand Island include, but are not limited to Normandy Townhouses & Apartments, Picadilly Square Apartments, South Lawn I and II Apartments, French Village Apartments and Cherry Park I and II Apartments. Talon Apartments, located at the northwest corner of South Locust Street and East Husker Highway, is one of the Community's newest rental housing programs.



- Elderly Housing opportunities are available in Southeast Grand Island. They include Riverside Lodge Retirement Community, Grand Island Lakeview Care & Rehabilitation, Bickford of Grand Island and Lebensraum Assisted Living. All of the identified programs are located in the newer residential developments of Southeast Grand Island.



- Tracts of undeveloped land exist in the southwest portion of Southeast Grand Island that could potentially be suitable for new residential single family and multifamily development. These tracts are located west of South Locust Street, between West Husker Highway and West Stolley Park Road. Additional undeveloped land is located near Fonner Park and adjacent the site of the Super Bowl Bowling Alley.

Downtown.

- Downtown Grand Island consists of the Community's central business district, generally bordered by North Eddy Street (West), West Fifth Street (North), North Kimball Avenue (East), and West Division Street (South), as well as the intersection of south Walnut and South Locust Streets.
- Downtown Grand Island is the location of Grand Island City Hall and the Hall County Courthouse. Several City and County-related offices are also located in Downtown.
- The Downtown is served by the Highway 30 and Union Pacific Railroad Corridors that split Downtown Grand Island almost in half.
- Housing opportunities are generally found in the upper floors of existing commercial buildings. Opportunities to utilize Community Development Block Grant and Tax Increment Financing dollars are prevalent in Downtown.
- Over 50 upper-level housing units have been planned and/or developed since the completion of the 2014 Grand Island Community Housing Study. These include, but are not limited to the Masonic Temple Building (5 apartments completed), Beltzer Center for Business (five apartments in progress), Hedde Building (20 apartments in progress), Michelson Loft Apartments (6 apartments completed) and the Labor Temple Building (11 apartments completed).
- The Grand Island Community Redevelopment Authority has maintained an upper level residential development program in Downtown Grand Island. Although the program sunsets this year, it is up for possible future consideration.
- The southern portion of Downtown Grand Island is included within the boundaries of the newly established Railside Business Improvement District (RBID). Although mostly focused on establishing business development opportunities and rehabilitation investment in Downtown, the RBID's efforts could have an effect on the desirability of residents to find housing in Downtown Grand Island, via upper-level units in newly renovated buildings.

