

# SECTION 8



**GRAND ISLAND FIVE-YEAR  
HOUSING ACTION PLAN.**

## **SECTION 8:** **GRAND ISLAND** **FIVE-YEAR HOUSING ACTION PLAN.**

### **INTRODUCTION.**

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The greatest challenge for the Community of Grand Island, during the next five years, will be to develop housing units for low- to moderate-income families, the elderly and special population households, with special attention given to workforce households. In total, the Community should target up to **1,631 new units; 740 owner units and 621 rental units, by 2024.**

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

Important to the successful implementation of the Grand Island Five-Year Housing Action Plan will be the creation of **Community Housing Partnerships (CHPS)**, as detailed in **Section 5** of this **Housing Study**. **CHPS** should be created to “fit” each proposed housing program. **CHPS** should include an appropriate mix of both public and private partners to balance, as well as expedite the implementation of housing development.

## **PLACE-BASED DEVELOPMENT COMPONENTS.**

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

### **ACCESS AND LINKAGES:**

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

### **COMFORT AND IMAGE:**

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

### **USES AND ACTIVITIES:**

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

### **SOCIABILITY:**

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

## **HOUSING DEVELOPMENT PROGRAMS.**

The following **Housing Action Plan** presents a listing of **Housing Programs** recommended for Grand Island during the next five years. Programs include activities associated with the organizational or operational requirements of the Community to insure housing development exists as both an ongoing community and economic development process, producing housing units for both elderly and non-elderly households, local workforce, and persons with special needs and address the preservation or rehabilitation of Grand Island’s existing housing stock. The **Plan** defines a purpose, estimated housing program costs and, where relevant, estimated cost subsidy for each **Housing Program**.

**This Housing Action Plan should be monitored on a continuous basis and reviewed annually for necessary changes and/or modifications.**





## **ORGANIZATIONAL/OPERATIONAL PROGRAMS.**

	<b><u>Program.</u></b>	<b><u>Purpose of Program.</u></b>	<b><u>Est. Total Cost.</u></b>
1.	Create <b>Community Housing Partnerships (CHPS)</b> , under the direction of the <b>Grand Island “Housing Improvement Partnership (HIP),”</b> to conduct housing project “specific” activities.	Under the direction and guidance of <b>HIP</b> , create <b>CHPS</b> from selected pertinent local, both public and private housing stakeholders and providers to establish programs of housing awareness and education, as well as housing project “specific” developments, in Grand Island.	Estimated Annual Cost: \$25,000.
2.	Develop a <b>Grand Island Workforce Housing Initiative/ Employers Assistance Program.</b>	To encourage major employers of Grand Island to be actively involved in <b>CHPS</b> to assist the Community in developing workforce and other housing programs identified in the Five-Year Housing Action Plan, including the City’s first-time homebuyer, down payment assistance and immediate need housing.	\$515,000 five-year contribution from major employers would be requested.




## ORGANIZATIONAL/OPERATIONAL PROGRAMS (Continued).

	<u>Program.</u>	<u>Purpose of Program.</u>	<u>Est. Total Cost.</u>
3.	Maintain the <b>Grand Island Continuum of Care Program.</b>	Establish a program-specific <b>CHPS</b> to provide housing assistance to address all facets of <b>housing needs for elderly and special populations</b> including housing for persons with a disability needing special accommodations, Veterans, frail elderly, homeless and near-homeless, etc.	\$180,000 annual contribution from public and private funding sources.
4.	Create a <b>Grand Island Community Land Bank Program, via locally-based organizations.</b>	Establish a program-specific <b>CHPS</b> to create a Land Bank to ensure the availability of land for future housing developments as well as securing land via a dilapidated housing acquisition program. The organizations of local housing developers and funders with the ability to purchase lots in Grand Island will be key to a successful Land Bank organization.	\$470,000 five-year contribution from public and private funding sources.
5.	Plan and implement an <b>annual Grand Island Housing Summit.</b>	<b>GIAEDC</b> , with the assistance of local funding and <b>established CHPS</b> , conduct an annual presentation of housing accomplishments and opportunities in the Community of Grand Island.	Estimated Annual Cost: \$4,500.



## HOUSING PRESERVATION.

	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
6.	<b>Housing Code Inspection and Rental Licensing Program</b> , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a <b>nuisance abatement program and nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.</b>	\$255,000 (five-year).	30% or \$76,500.	
7.	Target the <b>purchase and Demolition of 70 substandard, dilapidated housing units</b> in Grand Island, by 2024 and establish a Land Bank of property (lots) for redevelopment purposes. <b>Can be combined with a nuisance or neglected buildings ordinance that targets vacant and dilapidated housing structures.</b>	\$7,700,000.	90% or \$6,930,000.	
8.	<b>Single Family Owner Housing Rehabilitation Program, target up to 175 Units</b> , moderate rehabilitation at \$30,000 to \$42,000 per unit in Grand Island, by 2024, to meet the needs of low- to moderate-income households.	\$5,950,000.	70% or \$4,165,000.	
9.	<b>Single Family Purchase-Rehab-Resale/Re-Rent Program, target up to 60 Units</b> , 3+ bedroom houses, standard amenities in Grand Island, by 2024, to meet the affordable homeowner/renter needs of low- to moderate-income households (31% to 80% AMI).	\$10,800,000.	60% or \$6,480,000.	

## HOUSING FOR ELDERLY & SENIOR POPULATIONS.

	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
10.	<b>Elderly Rental Housing Program, target up to 80 Units,</b> scattered site and/or “retirement campus”, mixed income, 1- and 2-bedroom duplex and triplex units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (0% to 80% AMI).	\$17,000,000.	65% or \$11,000,000.	
11.	<b>Elderly Rental Housing Program, target up to 150 Units,</b> scattered site and/or “retirement campus”, mixed income, 2- and 3-bedroom duplex and triplex units, standard amenities, to meet the rental housing needs of low- to moderate- mixed-income elderly households (81%+ AMI).	\$32,500,000.	30% or \$9,750,000.	
12.	<b>Elderly Homeownership Initiative, target up to 200 Units,</b> scattered site and/or new subdivision, mixed income, 2- & 3-bedroom single family, patio home, duplex and town home units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).	\$67,500,000.	20% or \$13,500,000.	

## HOUSING FOR ELDERLY & SENIOR POPULATIONS.





	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
13.	<b>Housing Rehabilitation/ Modification Program, target up to 40 Units</b> , standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), Including <i>Elderly and Special Population Households</i> , with a Person(s) with a Disability.	\$1,700,000.	90% or \$1,530,000.	
14.	<b>Target up to 80 additional licensed assisted living units</b> with supportive/specialized services for near-independent and frail-elderly residents of Grand Island.	\$9,600,000.	40% or \$3,840,000.	





## HOUSING FOR FAMILIES.

	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
15.	<b>Single Family Rental, CROWN Rent-To-Own Program, target up to 60 Units</b> , scattered site, mixed income, 3+-bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (31% to 80% AMI).	\$14,700,000.	70% or \$4,689,000.	
16.	<b>General Rental Housing Program, target up to 190 Units</b> , scattered site, mixed income, consisting of 2- & 3-bedroom units with standard amenities, to meet the affordable rental housing needs of moderate-income workforce households (81%+ AMI).	\$29,450,000.	40% or \$11,780,000.	
17.	<b>Affordable Rental Housing Program, target up to 40 Units</b> , scattered site or multifamily apartment complex development, to meet the affordable rental housing needs of very low- to moderate-income workforce households (0% to 80% AMI).	\$23,000,000	70% or \$16,100,000.	
18.	<b>Family Homeownership Initiative, target up to 480 Units</b> , scattered site, mixed income, single family, patio home and town home, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). <b>Both New Construction and Purchase-Rehab-Resale or Re-rent Program.</b>	\$149,000,000.	40% or \$59,600,000.	

## HOUSING FOR FAMILIES (Continued).

<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
<p>19. <b>Single Room Occupancy Housing Program, target up to 30 rooms</b>, three buildings, in the Community, to meet the needs of low- to moderate-income, single person workforce households (35% to 80% AMI).</p>	\$3,500,000.	55% or \$1,925,000.	
<p>20. <b>Owner/Rental Housing Initiative for Special Needs Populations, target up to 81 Units (36 owner, 45 rental)</b>, scattered site, 1-, 2- &amp; 3-bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 125% AMI).</p>	\$19,440,000.	60% or \$11,664,000.	
<p>21. Target up to <b>30 units</b> for very low- to low-income populations <b>experiencing a disability and in need of special accommodations</b>, including temporary shelter and group home housing.</p>	\$6,000,000.	90% or 5,400,000.	
<p>22. Target up to <b>20 units</b> of short-term and long-term housing for persons experiencing <b>homelessness and near-homelessness</b>, including an overnight shelter and group home housing.</p>	\$4,100,000	90% or \$3,700,000.	

## HOUSING FOR FAMILIES (Continued).

	<u>Programs.</u>	<u>Est. Total Cost.</u>	<u>Est. Required Cost Subsidy.</u>	<u>Examples.</u>
23.	<b>Downtown Owner Units, target up to 24 Units</b> , mixed income, scattered site, 1- & 2-bedroom units. Units could include rehabilitation of upper-level commercial structures.	\$6,600,000.	30% or \$1,980,000.	
24.	<b>Downtown Rental Units, target up to 46 Units</b> , mixed income, scattered site, 1- & 2-bedroom apartments. Units could include rehabilitation of upper-level commercial structures.	\$8,700,000	50% or \$4,350,000.	
25.	<b>Immediate Housing Initiative</b> – Target up to <b>40 units</b> of rental housing, via alternative housing types, either existing or new housing, either permanent or transitional units for families/individuals, or as rental properties.	\$2,800,000	60% or \$1,680,000.	