



# **Community Redevelopment Authority (CRA)**

**Wednesday, July 13, 2022  
Regular Meeting**

## **Item G1**

**Consideration of Other Projects Grant Request from Hope Harbor  
for acquisition and demolition of properties in CRA Area 2**

**Staff Contact:**



# GRANT REQUEST 2022



Community Redevelopment Authority  
Chad Nabity  
100 East First Street  
Grand Island, NE 68801

Hope Harbor has been serving Grand Island and surrounding communities since 1994. Beginning as a hotel voucher program, our organization has experienced significant growth over the past 28 years. We serve the community through three main programs: Emergency & Transitional Shelter, Community Assistance, and Housing Assistance. These programs assist families and individuals experiencing homelessness and hear homelessness through providing basic needs.

We are excited to pursue our next expansion: the acquisition of the adjacent properties with the purpose of building affordable housing units and supportive housing for the chronically homeless. As you'll see in this proposal and as you know from workforce recruitment, safe and affordable housing is an urgent need for our community. The properties are in Blighted Area 2 and the houses on the two lots display physical deterioration. Our future plans include a new development on these lots, which will take this corner from a eyesore to a community asset.

We are asking for a grant of \$50,000. We hope you'll consider this request. I'm happy to answer any further questions you may have.

Liz Mayfield  
Executive Director  
Hope Harbor, Inc.

# WHO WE ARE



## History of Quality Service

Hope Harbor has been serving Grand Island and the surrounding communities since 1994.



## Strong Community Support

Hope Harbor has a 15-person board of directors. Our programs are strongly supported by community donations. We are a United Way Partner agency and an NHAP grant recipient.



## Committed Staff

Hope Harbor has 17 staff members and our shelter is staffed 24/7. We work to recruit based on our trauma-informed care model.

## 2021 STATS



**326 clients**

Emergency Shelter Unduplicated Clients

**232 clients**

Transitional Shelter Unduplicated Clients



**2,847 services**

Food Pantry Boxes



**122 households**

Received Rental Assistance  
or ERA assistance



## 2026 STRATEGIC PLAN

Our grant request reflects our organization's strategic plan to address housing issues as clients gain self-sufficiency

### Moving People Forward

A key tenet in our strategic plan. Aligned with our mission, we need to address roadblocks to safe & affordable housing.

### Stabilizing, Empowering, Connecting

We have created programming to stabilize families and individuals but our vision is to take it further with empowering & connecting. Housing is one aspect of that plan.



## ADDRESSING COMMUNITY HOUSING



### Housing Study

Study resulted in initiatives that include development of up to 210 units for persons of extremely low, very low, and low-income housing AND the development of housing for special populations including supportive housing



### Qualitative Data

As the housing market changes, the competition for safe and affordable rentals becomes more competitive. Credit history, evictions, criminal history quickly become barriers



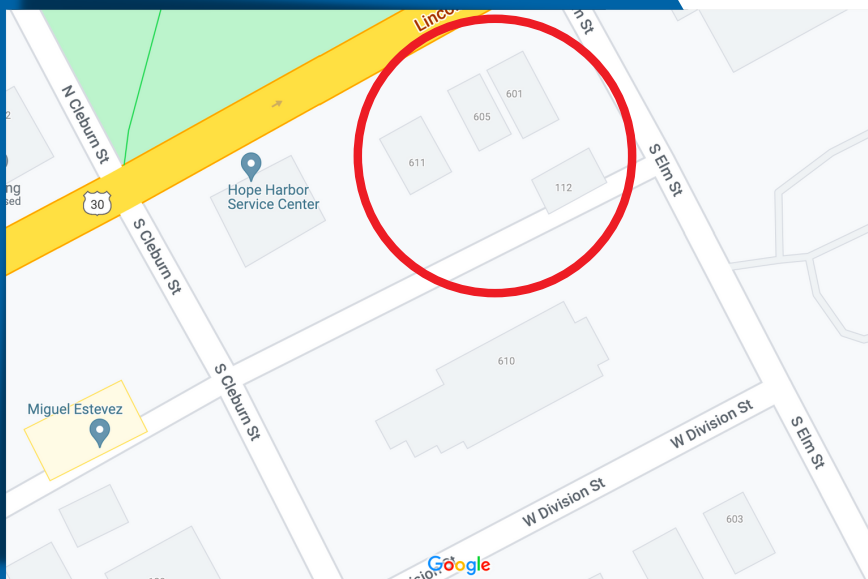
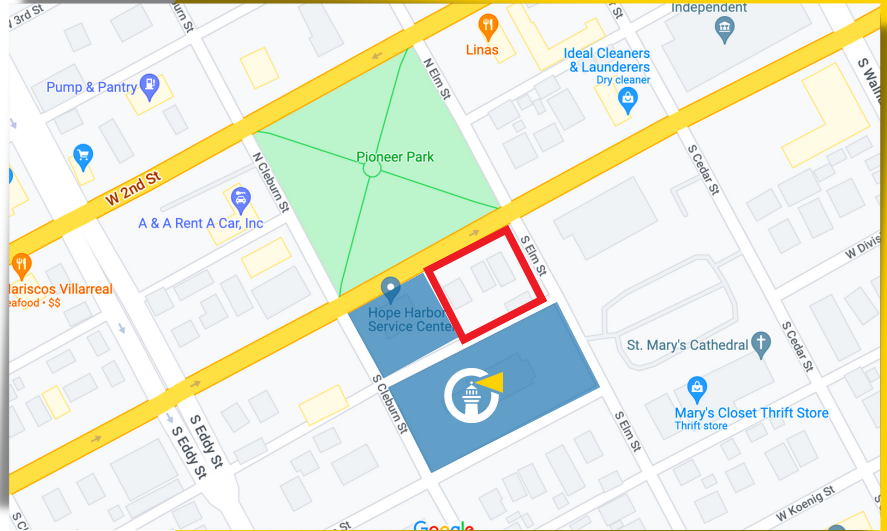
### Quantitative Data

Even though 60.5% of clients increase their income in our program, most are still only earning an average of \$692 monthly as take home pay, making the private rental market out of reach.



# Grant Request: \$50,000 for Purchase of Adjacent Properties

To purchase the lot next to our Service Center. Future use will include creating affordable and supportive housing.



## Property Details

- Two properties with four dwellings
- 611, 605, 601 W. 1st Street & 112 S. Elm
- Lots are zoned B3 Heavy Business
- Located in Blighted Area 2
- Dwellings will be acquired vacant
- Upon acquisition, we will demo
- Lots will be for future use



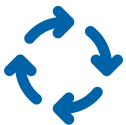
## **Supportive Housing**

Over the next 5 - 7 years, the plan is to develop the lots and create at least 10 housing units that will include both supportive housing (including case management and mental healthcare) as well as traditional apartments.



## **Building Rental History**

As individuals and families move from our transitional program to their own unit, they will develop rental history and work to improve credit before entering the private market.



## **Reduce homelessness recidivism**

In addition to setting clients up for success, we believe this will reduce recidivism, reducing the number of individuals and families facing homelessness in our community.

# Thank you for your consideration

Liz Mayfield  
Executive Director  
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