



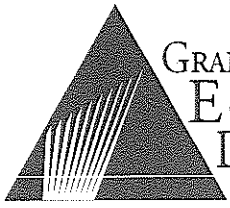
Community Redevelopment Authority (CRA)

Wednesday, May 29, 2013
Regular Meeting

Item G1

Grant Request

Staff Contact: Chad Nabity



GRAND ISLAND AREA
ECONOMIC
DEVELOPMENT CORPORATION

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P.O. Box 1151

GRAND ISLAND, NE 68802-1151

May 17, 2013

Chad Nabity
Regional Planning
City of Grand Island
PO Box 1968
Grand Island NE 68802-1968


Re: Housing Study for Grand Island

Chad,

Grand Island Area Economic Development Corporation is asking the CRA to assist us in the development of a new Housing Study. As the applicant, we will be applying to the Nebraska Investment Finance Authority for a 50% cost share grant. The application is due on or before July 12, 2013. The GIAEDC has selected Hanna:Keelan Associates, P.C. out of Lincoln Nebraska to perform the study for a total cost of \$32,000. Therefore the CRA match would be \$16,000. Eligible applicants for the grant must be applicants including any housing or economic development entity, profit or non-profit, without direct access to property tax revenue streams.

Your assistance will be appreciated.

Sincerely,


Marlan Ferguson
President

GRAND ISLAND, NEBRASKA HOUSING STUDY SCOPE OF WORK, TIMELINE & COST SCHEDULE.

Grand Island, Nebraska Community Housing Study	Month #1	Month #2	Month #3	Month #4	Month #5	Month #6	Projected Costs
Citizen Participation Process							\$4,500
Housing Steering Committee							
*Housing Survey Options (i.e. Housing, Workforce, Elderly Surveys)							
Community Housing Listening Sessions							
Community Housing Summit							
Educational Web Site							
*Housing Study Progress Link (Community Website)							
*Alternative Participation Through Facebook, MindMixer, etc., Budget Permitting.							
Background Research							\$2,000
Tabulation of Census & Housing Information							
Review & Summary of Existing Housing & Planning Studies							
Demographic Profile & Projections							\$2,000
Effective (Housing) Market Area Analysis							
Population, Household & Income Trends & Projections							
Economic Profile & Projections							\$2,000
Labor Force & Employment							
Economic Trends & Projections							
Housing Profile							\$4,500
Housing Trends & Projections (Age, Occupancy/Vacancy, etc.)							
Housing Conditions Analysis							
Matrix of Affordable Housing Programs							
Community Housing Market Review							
Review of Building & Housing Code Enforcement							
Housing Market Demand							\$3,000
Five-Year Housing Target Demand w/ Estimated Budget							
A. Housing Demand to meet Population Estimates							
B. Housing Demand for Cost Burdened Households							
C. Housing Replacement Demand							
D. Housing Vacancy Deficiency & Pent-Up Demand							
Housing Demand For Household Types & Income Sectors							
Housing Rehabilitation Demand w/ Estimated Budget							
Housing Alternative Energy Systems Solutions							
Land Use & Housing Site Analysis							\$3,000
Evaluation of Community Future Land Use Plan							
Review of Zoning Regulations							
Owner/Renter & Family/Elderly Housing Sites							
Strategies for Affordable Housing & Action Plan							\$2,500
Strategies to Meet the Affordable Housing Needs of the Community							
Community Housing Action Plan/Target Neighborhoods							
Housing Funding Source Identification							\$2,500
Local, State & Federal Funding Options							
Financial Pooling of State and Federal Sources							
COMMUNITY HOUSING STUDY: TOTAL COST							\$26,000
ADDITIONAL PROJECT: Analysis of Impediments to Fair Housing Choice							\$6,000
Fair Housing Committee							
Community Housing Observations							
Fair Housing Choice Survey (Households & Stakeholders)							
Listening Sessions & Stakeholder Interviews							
Grand Island Zoning Ordinance & Housing Code Review							
Matrix of Impediments to Fair Housing Choice & Housing Need							
Affordability Analysis							
Analysis of Impediments - Final Presentation							
ANALYSIS OF IMPEDIMENTS: TOTAL COST							\$6,000
TOTAL PROJECT COST							\$32,000

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

COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS*

Lincoln, Nebraska 402.464.5383 *

Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl