

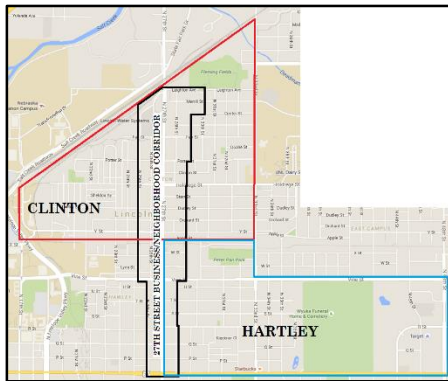
CLINTON & HARTLEY NEIGHBORHOODS

Housing Connection: A Study of Housing Opportunities & Solutions.

Introduction.

This Study of Housing Opportunities & Solutions provides statistical and narrative data identifying a housing profile and demand analysis for the Clinton and Hartley Neighborhoods, as well as the 27th Street Business/Neighborhood Corridor in Lincoln, Nebraska

The Study was conducted for NeighborWorks Lincoln, on behalf of the Clinton and Hartley Neighborhood and North 27th Street business and civic organizations by Hanna:Keelan Associates, P.C.. Funding for this Study was provided by a Housing Study Grant from the NEBRASKA INVESTMENT FINANCE AUTHORITY, with matching funds from NeighborWorks Lincoln, Bank of the West, Cornhusker Bank and the City of Lincoln, Nebraska.



Population Projections.

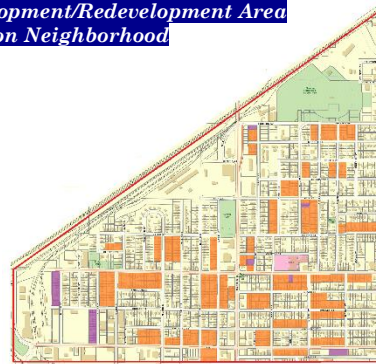
Clinton Neighborhood:
 Current (2015): 5,324.
 Projected (2025): 5,428.
 Projected (2025) RD Boost Population: 5,553.*

Hartley Neighborhood:
 Current (2015): 4,208.
 Projected (2025): 4,358.
 Projected (2025) RD Boost Population: 4,519.*

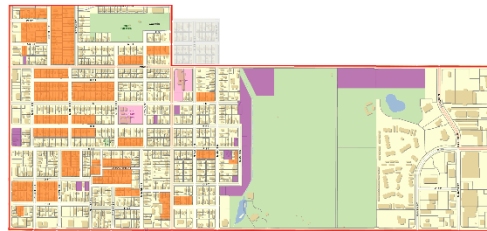
27th Street Business/Neighborhood Corridor:
 Current (2015): 2,161.
 Projected (2025): 2,215.
 Projected (2025) RD Boost Population: 2,359.*

*Each Neighborhood and the 27th Street Corridor have the potential to experience a "Redevelopment (RD) Boost" associated with additional planned housing and commercial development/redevelopment activities.

Development/Redevelopment Area Clinton Neighborhood



Development/Redevelopment Area Hartley Neighborhood



LEGEND
 POTENTIAL HOUSING DEVELOPMENT AREA
 HOUSING REHABILITATION/REPLACEMENT
 NEIGHBORHOOD BOUNDARY

Development/Redevelopment Area 27th Street Corridor



LEGEND
 SITES WITH DEVELOPMENT/REDEVELOPMENT POTENTIAL
 * - RESIDENTIAL
 Δ - RESIDENTIAL & COMMERCIAL (MIXED USE)
 27TH STREET BUSINESS/NEIGHBORHOOD CORRIDOR BOUNDARY

Housing Target Demand (RD Boost)

Clinton Neighborhood:
 70 additional housing units (12 owner, 58 rental).
 Est. Development Cost: \$8.85 Million.
 Est. Total Acres Needed: 8.7.

Hartley Neighborhood:
 130 total housing units (52 owner, 78 rental).
 Est. Development Cost: \$17.5 Million.
 Est. Total Acres Needed: 16.3.

27th Street Business/Neighborhood Corridor:
 104 housing units (15 owner, 89 rental).
 Est. Development Cost: \$13.15 Million.
 Est. Total Acres Needed: 13.2

Housing Rehabilitation/Demolition Demand.

Clinton Neighborhood: 592 housing units.
 Moderate Rehabilitation: 357
 Est. Total Cost: \$12.3 Million.
 Substantial Rehabilitation: 235.*
 Est. Total Cost: \$9.6 Million.
 Acquisition & Demolition: 72.
 Est. Total Cost: \$1.6** to \$4.4 Million.***

Hartley Neighborhood: 225 housing units.
 Moderate Rehabilitation: 125
 Est. Total Cost: \$4.3 Million.
 Substantial Rehabilitation: 100.*
 Est. Total Cost: \$4.1 Million.
 Acquisition & Demolition: 32.
 Est. Total Cost: \$0.7** to \$1.94 Million.***

27th Street Business/Neighborhood Corridor: 457 housing units.
 Moderate Rehabilitation: 262
 Est. Total Cost: \$9.1 Million.
 Substantial Rehabilitation: 195.*
 Est. Total Cost: \$8.0 Million.
 Acquisition & Demolition: 50.
 Est. Total Cost: \$1.2** to \$3.1 Million.***

*Pending Appraisal Qualification.
 **Estimated Cost without Acquisition.
 ***Estimated Cost with Acquisition.

ACTION PLANS

Clinton Neighborhood Action Plan.

- #1. **Clinton Core Area Housing Redevelopment Program:** Target area bounded by Holdrege and Starr Streets, between 32nd and 33rd Streets.



- #2. **Clinton Fringe Redevelopment:** Kingery and Nebraska Games & Parks Sites – 30th to 32nd, between “Y” and Overland Trail.



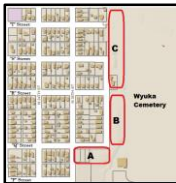
- #3. **Dilapidated Housing Acquisition Removal/ Replacement – Scattered Sites:**
- #4. **Housing Rehabilitation/Restoration – Scattered Sites.**

Hartley Neighborhood Action Plan.

- #1. **Hartley- East “Wyuka Vine Street Community Unit Plan” Housing Development Program:** Target the northeastern portion of the Wyuka Cemetery property along Vine Street, 40th to 45th Streets.



- #2. **Hartley- West Edge of Wyuka Cemetery Housing Development:** Target vacant tracks of land along the western edge of the Cemetery for Retirement/Elderly Housing.



- #3. **Dilapidated Housing Acquisition & Removal/Replacement – Scattered Sites:**
- #4. **Housing Rehabilitation/ Restoration – Scattered Sites.**

27th Street Business/Neighborhood Corridor Action Plan.

- #1. **“The Y” Mixed-Use Redevelopment Projects:** Demolish and replace the former Salvation Army store and brick strip-mall at the northeast corner of 27th and “Y” to Orchard Streets.



- #2. **“The Dairy Bea” Mixed-Use Redevelopment Projects:** Utilize parcels both east and west of 27th Street, between Starr and Holdrege Streets.



- #3. **Pentzer Village:** A combination three lots on the block located between Holdrege and Clinton Streets and the six lots on the adjacent block to the north located between Clinton and Potter Streets. Suitable for new single family-new urbanism development.



- #4. **Hartley – Chubbyville Revisited.** Located at the northeast corner of 27th and Pear Street. Suitable for two-story mixed-use residential and commercial development.



- #5. **Hartley Flats Continued.** Additional apartment buildings compatible with the original, new Hartley Flats Apartment Building located at the southeast corner of 27th and “S” Street.



- #6. **Dilapidated House Removal/Replacement – Scattered Sites.**
- #7. **Housing Rehabilitation/Restoration – Scattered Sites.**

Housing Funding Sources.

Local Funding Options.

- Local Tax Base/Tax Increment Financing.
- Local Housing Authority.
- Major Employers.
- Community Foundation Assistance.
- Local Lender Participation.

State Funding Options.

- Nebraska Affordable Housing Trust Fund.
- Home Investment Partnerships Program.
- Nebraska Historic Tax Credit.
- Nebraska Investment Finance Authority.
- Midwest Housing Equity Group.
- NeighborWorks Lincoln.
- Community Action Agencies/CHDOs.
- Nebraska Energy Office.
- Nebraska Department of Health and Human Services.

Regional Funding Options.

- Federal Home Loan Bank.

Federal Funding Options.

- U.S. Department of Housing and Urban Development.



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