Blueprint Report

- A general representation of what the State needs to be working on
- No Specifics or detail
  - Housing Component not emphasized despite significant support - 30,000 to 50,000 new homes
- Next Step is Implementation Phase to begin this fall
Today’s Presentation

- Housing Committee Report---Goals and Initiatives
- Implementation Discussion
Strengths

- Nebraska’s economy outperforms the peer average across multiple economic indicators
- Ask any community what it needs most to thrive and “housing” will be one of the first responses
- There is general agreement that the current cost of housing has outpaced personal income in the state
Weaknesses

- **Shortages and Affordability**
  Nebraska’s housing supply is out of balance

- **Inadequate Resources and Uncoordinated Delivery**
  - Opportunities to increase production are not being pursued

- **Local Leadership and Community Housing Intelligence**
  Many communities across the state have little “how to develop housing” expertise

- **Current development practices pay little attention to modern demands for public transportation, technology and quality of life amenities**
Opportunities

- Substantial Public and Private Policies can be changed without legislative action
- New Techniques are available to impact affordability of land use and housing development
- Nebraska can easily be organized into multiple regions that coordinate and collaborate to address housing needs
Threats

- **Housing Need vs. Housing Demand**
  - Demand is the number of willing buyers/renters able to buy or rent
  - Need refers to the need for housing that might be caused by changes in demographics or cultures, family sizes, business expansion, etc.
  - Often Nebraska’s housing market is need driven not demand driven
  - This makes it hard to attract private investment in housing

- **Local Regulatory and Taxation Boundaries--Zoning regulations vary dramatically by jurisdiction and are rarely updated to address current circumstances**

- **Nebraska has very little history of comprehensive rehabilitation and modernization of single-family units**
Overall Themes

- Availability - Adequate Supply/ Multiple Options
- Affordability - Cost of Housing vs Wage Scale
- Sustainability - Modernization and Longevity
Goals

- Improve Local Housing Leadership and Intelligence
- Use Regional Strategies for Collaborative Housing Development
- Initiate Permission-less Modernization and Innovation
Improve Local Housing Leadership and Intelligence

- Wide discrepancy in Community understanding of importance of Housing---Expense vs Investment
- Successful communities recruit housing like they recruit new industries
Improve Local Housing Leadership and Intelligence

Create “Community Housing Intelligence Training”
- Formalized approach to teach community leaders why housing activities are important and what tools local cities can use to enhance housing rehabilitation and development

Create “Quality of Life and Housing Health Index”
- A survey tool that measures what housing a community has, what it needs, what resources it offers or can access for housing development or rehabilitation.
Improve Local Housing Leadership and Intelligence

- Promote changes to local tax, fee, and regulatory structures that impede housing development
  - Address taxation of community targeted housing
  - Maximize uses of TIF, demolition, and other similar tools for housing development
  - Update zoning codes for smart land use and modern unit design to support more housing and reduce risk to developer
  - Assist infrastructure development with non-traditional housing resources
Improve Local Housing Leadership and Intelligence

Create Non-profit Housing Organizations and Community Housing Directors

- Organization empowered to monitor, manage and actively advocate smart progressive and aggressive housing policies—"Housing Guru’s".
Use Regional Strategies for Collaborative Housing Development

Create “Build Nebraska” Organizations or Use Existing Agencies

- Full time Staff with Housing Expertise
- Regional Approach to challenges like demolition or land banking
- Create economies of scale for purchasing power and higher volume housing production in multiple communities within same region
Create “Build Nebraska” Organizations or Use Existing Agencies

- Initiate pooled resource programs like Employee Housing Incentive Grants” in areas of high need—think Columbus, Fremont, Schuyler
- Test new housing initiatives for demographic targeting
- Explore and Utilize Regional Housing Authority status under state law to do things like issue bonds for certain housing endeavors
Initiate Permission-less Modernization and Innovation

- **Comprehensive Reviews of Every State Housing Program**
  - Carried out by committees of program staff, programs participants, and other representative stakeholders
  - Purpose—to revise existing programs to meet the current (think “Housing Health Index”) housing needs of the state—How do we use our dollars better? What changes could we make to address a new need? How can we deliver the money more efficiently and effectively?
Initiate Permission-less Modernization and Innovation

- Research New Programs across the country for Innovative approaches to housing challenges - “R and D”

- Create Neighborhood Homes Investment Act using state tax credits in more flexible ways to encourage investment in housing
  - Investor or Employer Tax credits in exchange for various employee housing incentives

- Development of Comprehensive Program for Housing Rehabilitation and Modernization
  - What people want in housing these days differs greatly from past generations. How can existing housing stock be made more attractive
Initiate Permission-less Modernization and Innovation

- Create and Maintain an accessible archive of successful Nebraska Housing Initiatives both public and private to assist communities searching for good housing projects and policy
- Promote a statewide “Abandoned Property” cure for title defects that prevent transfer and improvement of vacant and substandard housing
- Promote positive changes to other Regulatory, Tax, and Fee structures within the State that support good housing policy
  - i.e. zoning codes, building codes, property taxes, etc.