Workforce Housing in Blair, Nebraska

Phil Green
Assistant City Administrator
City of Blair, NE
History of the former Dana College campus

- In 2009 Dana College celebrated their 125th anniversary in Blair.
- On June 30, 2010, the Board of Regents voted to suspend operations immediately.
What do you do with an old college campus?

Dream big and play your cards wisely!

- Fall 2010: Citizens Committee to explore uses and vision.
- Summer 2011: Missouri River flooding!
- 2013: Midland University to reopen the campus.
- June 2014: Major hail storm hits Blair!
- 2016: Midland University walks away!
Back to square one?

- The middleman for the property (an Omaha developer) was left with ownership of the property.
- He will donate it to any nonprofit!
- But who wants – and can maintain – a campus that’s been abandoned for 7 years?
Angels Share’s new vision

- The Frank and Jane Krejci Learning and Life Community (KLC) will include 150 residential units to house behavioral health clients, individuals aging out of foster care, and senior citizens.
- 5 dilapidated buildings.
- Excess open space.

Not a bad hand, so be creative!
Playing the hand you’ve been dealt:

- **Ballfields for public use:**
  - Price: Surveying and platting the campus.

- **Zoning changes:**
  - PUD overlay district, including single family and multi-family housing.

- **Land to a private developer for housing:**
  - $ to the owner to help maintain the campus

- **Use of TIF for part of the overall project:**
  - Removal of dilapidated buildings
  - Installation of public infrastructure

- **Land for “workforce” housing:**
  - RWHF grant lead to $977,450 revolving loan fund
  - Payment for lots delayed until closing on the house
# Blair’s Workforce Housing Revolving Loan Fund:

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Blair</td>
<td>$250,000.00</td>
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<tr>
<td>MAPA Foundation</td>
<td>$100,000.00</td>
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<tr>
<td>Gateway Development</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Two Rivers Bank</td>
<td>$8,000.00</td>
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<tr>
<td>Washington County Bank</td>
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<tr>
<td><strong>Total Local Funds</strong></td>
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<tr>
<td>NIFA Grant</td>
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<tr>
<td>RWHF Grant</td>
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<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$977,450.00</strong></td>
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</table>
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For more information, please contact:

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