Housing Development for Knox County Communities

Planning Process
Housing Development for
Knox County Communities

September 28th, 2016
12:00 p.m.
Creighton City Hall

Agenda:
12:00 Welcome & Introductions
12:05 NENEDD – overview of housing programs, NENEDD Staff
Equal Housing Opportunities
12:25 USDA – Single Family Housing, Krista Mettscher
12:40 USDA – Multi Family Housing Opportunities, Kim Fehringer
12:50 Q & A
What we learned...

- Anticipated income levels must match with the funding source requirements.
- Bloomfield - Vacancies in Low Income Apartments
Housing Development for Knox County Communities

November 9th, 2016
5:00 p.m.
Bloomfield Community Center

Agenda:
5:00 – Welcome:
  Megan Hanefeldt – Knox County Development Agency &
  Lowell Schroeder – Northeast Nebraska Economic Development
  District
5:10 – Rachel Meredith
  Nebraska Department of Economic Development
5:30 – Garry Clark
  NIFA Nebraska Investment Finance Authority
5:50 – Q & A
What we learned...

- Anticipated income levels fit better with programs at 120% or 150% of median income.
- Application due dates - planning ahead
Bloomfield Community Housing
Strategic Planning Meeting

December 12th, 2016
5:30 p.m.
Bloomfield Community Center
Please R.S.V.P. to Colette Panning at 402-373-2272

The City of Bloomfield is working to create a partnership to develop housing in order to meet the needs of the current and future workforce. Additional housing within the community will benefit all businesses which may have employees who drive distances to would but may like to relocate to Bloomfield.

A successful housing strategic housing plan will require broad based community input and support from employers, school system, housing developers, contractors, banks, and investors.
Bloomfield Community Housing
Strategic Planning Meeting

December 12th, 2016
5:30 p.m.
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Land Development – how do we develop lots?

Timeline:

Types of Housing Units & Costs – anticipated needs/demands? Costs?

Timeline:

Financing Options – sources of available financing

Timeline:
What we learned...

- Rental housing will be the best option to start with.
- Utilizing local developers who have experience in building and renting.
- In-fill lots will be the target for rental housing.
- Lot development will be the goal over the next 5 years.
Moving Forward with Housing Development in Knox County Communities

- Working on Requests for Proposals from Developers - open & fair competition
- Approaching Partners
  - Developers
  - Employers
  - Bloomfield Development Organization
    - Demolition Funds
    - Rent Guarantees