



City of Waverly, Nebraska

14130 Lancashire Street, P.O. Box 427

Waverly, Nebraska 68462

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www.citywaverly.com

Mayor

Abbey L. Pascoe

April 8, 2025

Council Members

David M. Jespersen

David L. Nielson

Aaron R. Delahoyde

Allison R. Stark

City Administrator

Stephanie A. Fisher

City Clerk

Human Resources

Asst.

Megan K. Frye

City Treasurer

Deputy Clerk

Cheris R. Cadwell

Application Organization Information

Organization Name: Southeast Nebraska Affordable Housing Council

Street Address: 7407 O Street Lincoln, NE 68510

City: Lincoln State: NE Zip: 68510

Phone: 402-475-2560 Email: tbliss@sendd.org

Dear Mr. Dropinski:

The City of Waverly is in full support of the Southeast Nebraska Affordable Housing Council's (SENAHC) application to establish a Middle-Income Workforce Housing Investment Fund (MWHF) within Lancaster County and the City of Waverly. The city and its residents fully understand the crucial impact this program will have in our community, as we do not have a supply of housing that is affordable to middle-income wage earners. We have an abundant amount of housing options available for higher wage earners that are able to purchase homes in the \$475,000-\$700,000 range. We feel we are missing out on an entire demographic of middle-income home buyers as the current home prices far exceed their ability to purchase. Many of the lower-priced homes that are for sale are older and need updated with modern amenities. When they are listed for sale, they are sold quickly.

Workforce or affordable new construction would mean greater stability and opportunity for our community. It would allow more teachers to live in the same community they teach; our municipal employees could live in the community they serve. It means families can put down roots and local businesses can attract and retain talent.

Affordable new construction also supports economic growth, reduces commute times, and helps create a more diverse, vibrant, and balanced population. At its core, it's about ensuring that Waverly remains a place where people of all income levels can thrive—because a strong community starts with access to safe, quality housing for all.

The proposed projects are designed with the specific needs of local workforces in mind—offering housing options that are attainable, practical, and sustainable for the people who keep our community running. Ultimately, it's about building a future where Waverly remains not just a place to work—but a place to live, raise a family, and belong.

The City is not only financially committed to this application, but also willing to provide utility hook-ups and building permits at no charge for houses built utilizing the resources provided by the Middle-Income Workforce Housing Fund. The City and Council members will help market and promote the program to potential buyers looking to move to our community and also to current residents looking for new housing options. As lots become available to the city, we will commit to making them available to this program as well. The Mayor, City Council and Planning Commission are committed to supporting goals and recommendations from the Housing Study and Comprehensive Plan.

The City is dedicated to the Middle-Income Workforce Housing Investment Fund (MWHF) resources from the Nebraska Department of Economic Development. This decision was made and approved at the April 8, 2025, Waverly City Council Meeting. We look forward to collaborating with SENAHC on this unique approach to create affordable housing options for our middle-income wage earners.

Sincerely,

Abbey L. Pascoe, Mayor