

Waverly, Nebraska

Comprehensive Planning Program.

**Comprehensive Plan &
Zoning & Subdivision Regulations Update,
Community Housing Study & Economic Development Strategy.**
Funded in Partnership by the Nebraska Investment Finance Authority and the City of Waverly.

Planning Steering Committee Meeting #2

Sponsored by:

Waverly Planning Commission & Hanna:Keelan Team

Monday, January 23rd, 2023, 6:30 to 8:00 PM.

Waverly Community Foundation Building

ITEM #1 - MEETING #3, LATE MARCH OR EARLY APRIL (TBD).

**ITEM #2 – DISCUSSION: COMMUNITY TRANSPORTATION &
INFRASTRUCTURE NETWORK.**

**ITEM #3 – DISCUSSION: “DRAFT” *EXECUTIVE SUMMARY*-COMMUNITY
HOUSING STUDY-2033.**

**ITEM #4 – UPDATE: WAVERLY ECONOMIC DEVELOPMENT STRATEGY &
ACTION PLAN.**

THANK YOU FOR YOUR PARTICIPATION!

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

SCH=MMER
ARCHITECTS | ENGINEERS | PLANNERS

Pedestrian Talking Points

1. The most recent comprehensive plan would include the construction of a trail network that encircles the city and links to landmarks within the city jurisdictional area. These landmarks include local parks, the community pool, the future location of the city hall and public schools on the south side of the city.
2. Two Pedestrian Overpass structures are planned at 140th Street and 148th Street to connect the north half and the south half of the City. These pedestrian structures would span the BNSF railroad and US-6 which bisect the city into a north half and a south half.
3. Recent construction projects along Amberly Road and the trail project along the north edge of Lawson Park have built segments of the trail system as part of the capital improvement program enacted by City of Waverly leadership. Potential road improvement projects in the next Capital Improvement Program along Oldfield Street, Canongate Road, and Amberly Road would include trail sections which would help fill in sections of the trail network.
4. Long Range plans would eventually link this trail network around the City of Waverly with the Murdock Trail in the northeast section of the City of Lincoln through vacated railroad right of way and other major roadway corridors.

Capital Improvement Projects (Roadway)

1. The most recent capital improvement program included design plans for Oldfield Street that were never constructed. One of the first funding priorities for the next planning period would be the construction of this segment of Oldfield and the construction of the trail on the north side of the corridor.
2. Future projects identified in this comprehensive plan document include intersection improvement projects that help address safety and capacity issues. These include improvement projects at US-6 and 148th Street and Amberly Road and Canongate Road among others.
3. Capacity projects in the next planning period include projects to address future traffic volume increases for corridors within the city jurisdictional area. These projects include 148th Street from US-6 to Amberly Road, Amberly Road from 143rd Street to Deer Park Road, and US-6 from 140th Street to the east city limits.
4. There are still gravel roads widely used within the City of Waverly and its surrounding area which are scheduled to be paved in the coming years. These corridors include 148th Street north of Waverly Road, 162nd Street South of Bluff Road, McKelvie Road east of 148th Street and Mill Road east of 148th Street.

Long Term Projects (Outside Planning Period)

1. Long Term projects identified below will require coordination with NDOT, FHWA, and other agencies to construct major improvements requiring federal funding and extensive design and environmental documentation.
2. A future Interstate access location along I-80 at 162nd Street would complement the current interchange location at US-6. This second interchange would provide access to the City of Waverly on the east side of the city. An interchange justification study and extensive coordination with NDOT will be required to move this project forward into a 1- and 6-year plan for the city.
3. US-6 between Waverly and Gretna is currently a two-lane highway for the majority of the corridor between the two cities. Expansion of this highway to a super two section for this area

will require a major funding plan and coordination with NDOT and FHWA. A long-term plan to acquire the necessary right of way and develop a funding plan for this major expressway improvement are necessary before design and construction can proceed forward for this project.

4. The East Beltway will connect the South Beltway now known as Highway 2 with I-80 and terminate near the US-6 Interchange and the west end of the City of Waverly. While the City of Waverly will not be the lead agency in the development of this project, their role in coordinating the north end of the project and tie into the City of Waverly will be critical.

LEGEND

1. Future interchange at N. 162nd Street and I-80
2. 4-lane Road from US-6 to Gretna, NE
3. Paving Oldfield St (Cannongate Rd to N 141st)
4. Intersection Improvements

- 4a. Amberly Rd & Cannongate Rd
- 4b. Hwy 6 & N 148th St
- 4c. Hwy 6 & N 130th St
- 4d. Hwy 6 & N 120th St

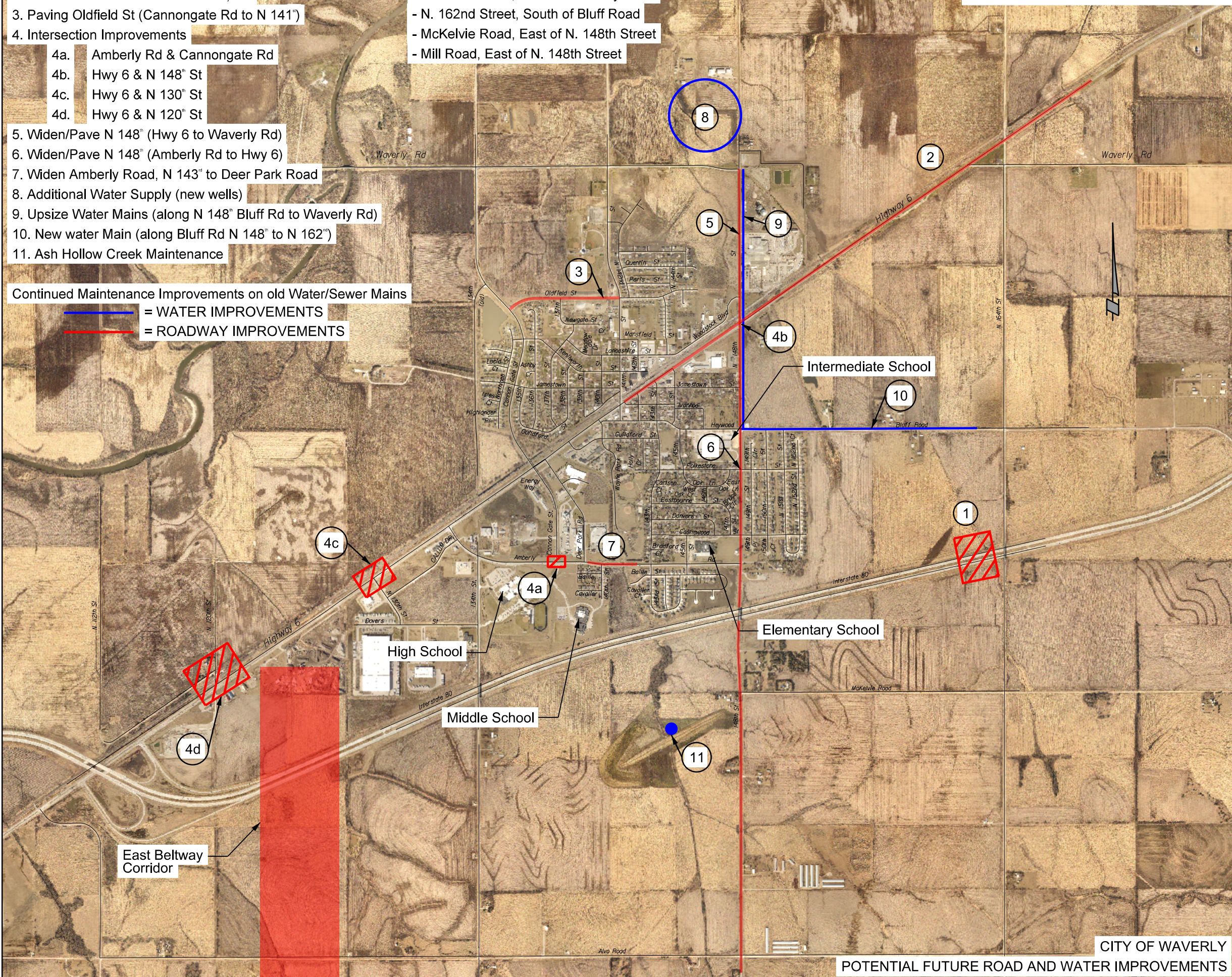
5. Widen/Pave N 148th (Hwy 6 to Waverly Rd)
6. Widen/Pave N 148th (Amberly Rd to Hwy 6)
7. Widen Amberly Road, N 143rd to Deer Park Road
8. Additional Water Supply (new wells)
9. Upsize Water Mains (along N 148th Bluff Rd to Waverly Rd)
10. New water Main (along Bluff Rd N 148th to N 162nd)
11. Ash Hollow Creek Maintenance

Pave the following Gravel Roads:



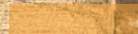
- N. 148th Street, North of Waverly Road
- N. 162nd Street, South of Bluff Road
- McKelvie Road, East of N. 148th Street
- Mill Road, East of N. 148th Street

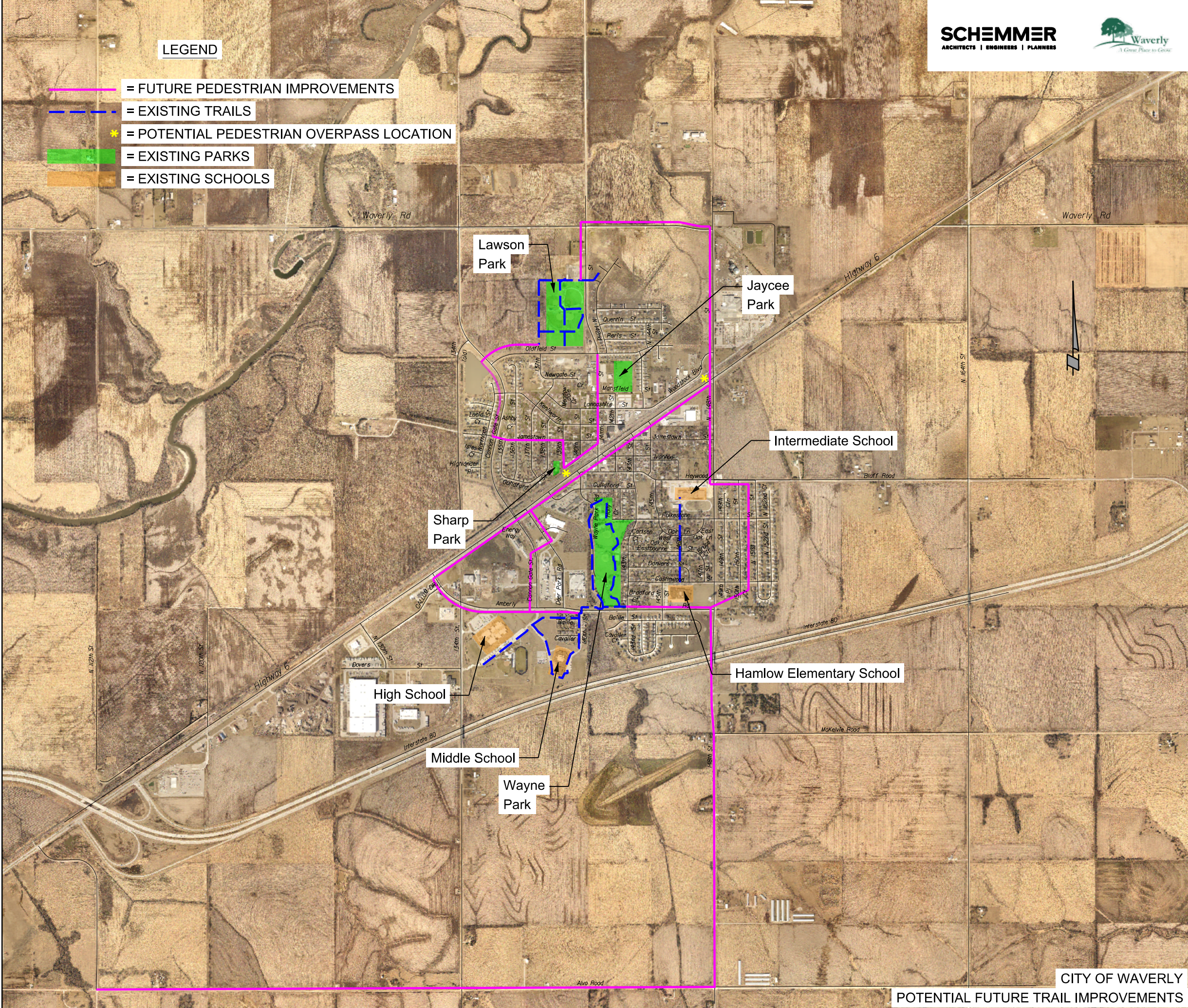
Continued Maintenance Improvements on old Water/Sewer Mains

- = WATER IMPROVEMENTS
- = ROADWAY IMPROVEMENTS



LEGEND

-  = FUTURE PEDESTRIAN IMPROVEMENTS
-  = EXISTING TRAILS
-  = POTENTIAL PEDESTRIAN OVERPASS LOCATION
-  = EXISTING PARKS
-  = EXISTING SCHOOLS



EXECUTIVE SUMMARY

WAVERLY, NEBRASKA

COMMUNITY HOUSING STUDY - 2033.

JANUARY, 2023



WAVERLY, NEBRASKA COMMUNITY HOUSING STUDY - 2033.

MAYOR
Bill Gerdes

CITY ADMINISTRATOR
Stephanie Fisher

WAVERLY CITY COUNCIL

Abbey Pascoe
Dave Nielson
Aaron Hummel
David Jespersen

WAVERLY PLANNING COMMISSION

Kris Bohac
Lindsay Erickson
Nicole Nuss
Tyson Ritz
George Yesilcimen
Ryan Carlson
Allison Stark

WAVERLY BUILDING INSPECTOR/ZONING ADMINISTRATOR
Mike Palm

WAVERLY PLANNING STEERING COMMITTEE

Ryan Carlson	Abbey Pascoe	Emily Wilcox	Daryl Dubas
Tyson Ritz	George Yesilcimen	Mike Palm	Mark Cordes
Cory Worrell	Cheri Kaiser	Murleen Bellinger	Nicole Nuss
Sue Spence	Diane Sullivan	Terry Spoon	Haley Larson
	Chelsea Klein	Kris Bohac	

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS*

Lincoln, Nebraska 402.464.5383 *

* Becky Hanna, Tim Keelan, Keith Carl, Elvira Batelaan *

The Waverly, Nebraska Community Housing Study was prepared as a component of the **Waverly Comprehensive Planning Program**, funded by the **Nebraska Investment Finance Authority** and the **City of Waverly**. The **Study** was completed with the guidance and direction of the Waverly Planning Commission and **Planning Steering Committee**. The **Study** addresses the requirements set forth in *Nebraska Legislative Bill 866 (Table 7)*.

INTRODUCTION.

This **Executive Summary** of the **Waverly, Nebraska Community Housing Study** provides statistical data identifying past, present and projected demographics, local housing needs/demand and specific initiatives for the promotion and development of affordable housing in the **City of Waverly, Nebraska**, for all population and income sectors. The **Waverly, Nebraska Community Housing Study** was conducted for the **City of Waverly, Nebraska**, by **Hanna:Keelan Associates, P.C.**, a Nebraska based community planning and research consulting firm.

The **Waverly, Nebraska Community Housing Study** adheres to the guidelines presented in *Nebraska Legislative Bill 866*, requiring all Cities less than 50,000 population to prepare “Affordable Housing Action Plans” on or before January 1, 2024, that promote the development of local affordable housing concepts/projects.



TABLE 1
POPULATION TRENDS AND PROJECTIONS
WAVERLY, NEBRASKA
2000-2033

		<u>Total</u>		<u>Annual</u>		
	<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
Low Medium High CGI*	2000	2,452	--	--	--	--
	2010	3,277	+825	+33.6%	+82.5	+3.4%
	2020	4,279	+1,002	+30.6%	+100.2	+3.1%
	2023	4,521	+242	+5.6%	+121	+2.8%
	2033	5,358	+837	+18.5%	+83.7	+1.8%
	2033	5,506	+985	+21.8%	+98.5	+2.2%
	2033	5,653	+1,132	+25.0%	+113.2	+2.5%
	2033	6,761	+2,240	+49.5%	+224.0	+4.9%

*Includes an estimated population increase associated with a *Community Growth Initiative (CGI)*, via increased Full-Time Employment opportunities and the capture of up to 20% of the current Commuter Employee Population.

Source: 2000, 2010 Census & 2020 Census Redistricting Data.
Hanna:Keelan Associates, P.C., 2023.

TABLE 2
HOUSING UNIT “TARGET” DEMAND
WAVERLY, NEBRASKA
2033

	<u>Owner</u>	<u>Rental</u>	<u>Est. Total Housing Unit Target Demand*</u>	<u>Est. Required Housing Unit Target Demand Budget (Millions)</u>
Medium (Pop. Projection):	300	120	420 ^{1 & 4}	\$122.3
High (Pop. Projection):	402	190	592 ^{2 & 5}	\$170.4
CGI (Pop. Projection):	594	308	902 ^{3 & 6}	\$254.7

***Housing Unit “Target” Demand, based on:**

- Expected New Households.
- Cost-Burdened Households.
- Replacement of Occupied “Deteriorated to Dilapidated” Housing Units.
- Owner & Rental Housing Vacancy Deficiency.
- Secure Current Commuter Employment.
- “Pent Up” Housing Demand.
- **10-Year Housing Development Capacity.**

Housing Unit Target Demand includes both new construction and Purchase-Rehab-Resale or Re-Rent (an estimated 5% to 8% of the Total Housing Demand).

- 1 - Estimated Workforce Housing Unit Demand: 296 Total Units (240 Owner, 86 Rental).**
- 2 - Estimated Workforce Housing Unit Demand: 473 Total Units (325 Owner, 148 Rental).**
- 3 - Estimated Workforce Housing Unit Demand: 721 Total Units (481 Owner, 240 Rental).**
- 4 - Estimated Land Designation (New Construction) Requirement (x3): 312 acres.**
- 5 - Estimated Land Designation (New Construction) Requirement (x3): 439 acres.**
- 6 - Estimated Land Designation (New Construction) Requirement (x3): 670 acres.**

Source: Hanna:Keelan Associates, P.C., 2023.

TABLE 3
AREA HOUSEHOLD INCOME (AMI)
LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA
(INCLUDING CITY OF WAVERLY)
2023

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$19,050	\$21,800	\$24,500	\$27,200	\$29,400	\$31,600	\$33,750	\$35,950
50% AMI	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550	\$56,200	\$59,800
60% AMI	\$38,100	\$43,500	\$48,960	\$54,360	\$58,740	\$60,360	\$67,440	\$71,760
80% AMI	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700
100%AMI	\$63,500	\$72,500	\$81,600	\$90,600	\$97,900	\$105,100	\$112,400	\$119,600
125%AMI	\$79,375	\$90,625	\$102,000	\$113,250	\$122,375	\$131,375	\$140,500	\$149,500

Source: U.S. Department of Housing and Urban Development, 2023.

TABLE 4
ESTIMATED HOUSING UNIT “TARGET” DEMAND BY
AMI (MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	<u>Income Range</u>					
	<u>0-30%</u>	<u>31-60%</u>	<u>61-80%</u>	<u>81-125%</u>	<u>126%+</u>	
	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>AMI</u>	<u>Totals</u>
Owner:	0	10	25	90	175	300
Rental:	4	31	23	44	18	120

NOTE: Includes New Construction & Purchase-Rehab-Resale or Re-Rent.

Source: Hanna:Keelan Associates, P.C., 2023.

TABLE 5
HOUSING UNIT “TARGET” DEMAND – POPULATION SECTORS BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

OWNER UNITS	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>Totals</u>	<u>Workforce Sector</u>
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	2	7	23	40	72	24
Family	0	4	15	65	135	219	213
Special Populations¹	<u>0</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>0</u>	<u>9</u>	<u>3</u>
<u>Subtotals</u>	0	10	25	90	175	30	240
RENTAL UNITS*							
Elderly (55+)	0	18	10	10	5	43	18
Family	0	10	11	32	13	66	63
Special Populations¹	<u>4</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>11</u>	<u>5</u>
<u>Subtotals</u>	4	31	23	44	18	120	86
Totals	4	41	48	130	197	420	326

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2023.

TABLE 6
HOUSING UNIT “TARGET” DEMAND – SPECIFIC TYPES
BY PRICE POINT (PRODUCT) RANGE BY AMI
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

<u>PRICE – PURCHASE COST RANGE (Area Median Income)</u>							
	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
OWNER	\$0 to	\$128,200 to	\$214,500 to	\$326,000 to			Workforce
UNITS*	<u>\$124,100*</u>	<u>\$210,200*</u>	<u>\$306,500*</u>	<u>\$434,000*</u>	<u>\$441,200*+</u>	<u>Totals</u>	<u>\$252,800*+</u>
2 Bedroom	0	3	7	15	25	50	10
<u>3+ Bedroom</u>	<u>0</u>	<u>7</u>	<u>18</u>	<u>70</u>	<u>155</u>	<u>250</u>	<u>230</u>
Totals	0	10	25	90	175	300	240

<u>PRICE – RENT COST RANGE (Area Median Income)</u>							
	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		
RENTAL	\$0 to	\$531 to	\$945 to	\$1,035 to			Workforce
UNITS**	<u>\$525**</u>	<u>\$914**</u>	<u>\$1,025**</u>	<u>\$1,559**</u>	<u>\$1,568**+</u>	<u>Totals</u>	<u>\$765+**</u>
1 Bedroom	1	4	4	6	5	20	4
2 Bedroom	1	12	8	16	6	43	30
<u>3+ Bedroom</u>	<u>2</u>	<u>15</u>	<u>11</u>	<u>22</u>	<u>7</u>	<u>57</u>	<u>52</u>
Totals	4	31	23	44	18	120	86

Note: Includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

*Average Affordable Purchase Price, 3.0 PPHH,
 (25% Income/90% Debt Coverage, 30 years @ 6.5%), with Market Adjustment.

**Average Affordable Monthly Rent, 2.5 PPHH, (25% Income) with Market Adjustment.

Source: Hanna:Keelan Associates, P.C., 2023.

Executive Summary.

TABLE 7
AFFORDABLE* HOUSING UNIT “TARGET” DEMAND
(MEDIUM POPULATION PROJECTION)
WAVERLY, NEBRASKA
2033

	<u>Owner</u>	<u>Rental</u>
TOTAL UNITS:	35	58
New Construction:	33	55
Purchase-Rehab-Resale/Rent:	2	3
SECTOR:		
Elderly (55+):	9	28
Family:	19	21
Special Populations:	7	9

*Affordable Housing Units = < 80% Household AMI.
 Source: Hanna:Keelan Associates, P.C., 2023.

TABLE 8
HOUSING UNIT REHABILITATION &
DEMOLITION “TARGET” DEMAND & ESTIMATED COSTS
WAVERLY, NEBRASKA
2033

	<u># Units / Est. Costs</u>
- Moderate Rehabilitation	30 / \$840,000*
- Substantial Rehabilitation	14 / \$476,000*
- Demolition (Occupied/Replacement)	10 / \$210,000**
	\$650,000***
	\$3,850,000^

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

Source: Hanna:Keelan Associates, P.C., 2023.

10-YEAR AFFORDABLE HOUSING ACTION PLAN.

The greatest challenge for the City of Waverly, during the next **10 years, or by 2033**, will be to develop housing units for persons and families of all income sectors, including housing, both owner and rental for the elderly, young families and special needs households, with attention given to workforce households. **The housing programs listed in this Study have a specific focus on persons/families with incomes, both at or below 80 percent and 81 percent or more of Area Median Income.** The successful implementation of the **Action Plan** will involve a **five-step implementation process** including the following:

- 1) Coordination of local Housing Stakeholders, to create appropriate **Housing Development & Preservation Partnerships**, per specific affordable housing activities;
- 2) Plan and implement a variety of **community and economic development initiatives** to compliment a variety of new housing projects in Waverly;
- 3) Secure **housing developers and contractors to work as a team** with local Housing Development & Preservation Partnerships in selecting, prioritizing and producing appropriate housing projects;
- 4) Secure both **public and private funding** to ensure both permanent housing and any required “gap”, or subsidy dollars needed for **housing projects**; and
- 5) Coordinate **new housing activities** with infrastructure installation.

PLACE-BASED DEVELOPMENT COMPONENTS.

Each **Housing Program** identified in this **Action Plan** should incorporate “**Place-Based**” **Development Components**, as identified by the Nebraska Investment Finance Authority, whereby development supports each community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements.

ACCESS AND LINKAGES:

- Does the housing program have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What is the program’s proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the housing program?
- Is the housing program visible from other neighborhoods or parts of the City?
- Is public parking available for visitors to the housing program?

COMFORT AND IMAGE:

- Is the proposed housing program located in a safe neighborhood?
- Are there historic attributes to consider for the proposed housing program?
- Is the neighborhood of the proposed housing program clean and safe for all residents?
- Are there any environmental impacts that could hinder the development of a housing program?

USES AND ACTIVITIES:

- How will the proposed housing program be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby to the housing program that will keep local residents active, including parks and recreation opportunities?
- Does the housing program include a central gathering space for program residents, as well as Community residents?

SOCIABILITY:

- Will the housing program be developed in a way that will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed housing program?
- Are diverse populations encouraged to reside at the housing program?
- Does the housing program present a welcoming environment for both current and prospective residents?

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

1. Create Local Housing Investment Funding Programs.

Purpose:

The City of Waverly, with assistance from **local housing and economic development stakeholders in the Community**, create a “pool” or “bank” of funds to invest in needed “gap” financing for local housing development and rehabilitation activities. This is coupled with encouraging the involvement of **major employers and local/regional housing developers** with assisting employees in obtaining affordable housing through first-time homebuyer and down payment assistance programs, as well as financial support to local developers constructing workforce housing.

Estimated Cost (annual fund drive): \$1,300,000.

2. Establish an Area-Wide Housing Disaster/Pandemic Recovery Program.

Purpose:

The City of Waverly, with the assistance of **Lancaster County Emergency Management and Local Housing Stakeholders**, create a locally-funded program designed to assist persons and families living in housing affected by natural disaster and/or COVID-19. In combination with State and Federal disaster grant programs, funding for this **Program** should include funding via local foundations, financial lending institutions and private donations.

Estimated Cost (annual): \$450,000.

AFFORDABLE HOUSING REHABILITATION/PRESERVATION PROGRAMS.

3. Owner/Rental Housing Rehabilitation/Preservation Program.

Purpose:

The City of Waverly, with the assistance of **Local Housing Contractors** and **Housing Stakeholders**, as well as personal investment among housing property owners/developers, should set a 2033 goal of **35 to 50 housing units** to receive moderate-to substantial rehabilitation. Identify Community block areas with excessive deterioration and dilapidation of housing units, especially areas where Tax Increment Financing can supplement a project.

Estimated Moderate Rehabilitation Cost: \$32,000 to \$42,000 per unit.

Estimated Substantial Rehabilitation Cost: \$43,000 to \$60,000 per unit.

Estimated Cost Subsidy: 40% to 80% per unit.

4. Owner/Rental Housing Demolition/Replacement Program.

Purpose:

The City of Waverly and **Local Housing Stakeholders**, with the assistance of **Local Housing Contractors** and personal investment among housing property owners/developers, should set a 2033 goal of **10 housing units**, to be purchased/donated, demolished and replaced with new, innovative affordable housing types, for families/elderly.

Estimated Purchase/Demolition/Construction Cost: \$265,000-\$332,000 per unit.

Estimated Cost Subsidy: 45% to 60% per unit.

AFFORDABLE & MARKET RATE HOUSING FOR ELDERLY/SENIOR POPULATIONS.

5. Elderly (55+ Years) Affordable Rental Housing Program.

Purpose:

Develop **one- or two-bedroom independent living, duplex/triplex, or apartment units, standard amenities and the potential for maintenance-free living options**, to meet the affordable rental housing needs of low- to moderate income elderly households (0% to 80% AMI). This **Program** would include **up to 30 units in Waverly, by 2033**, and should feature a variety of living options and on-site amenities.

Total Estimated Cost: \$5,350,000.
Estimated Cost Subsidy: 60% or \$3,210,000.

6. Elderly (55+ Years) Market Rate Rental Housing Program.

Purpose:

Develop **one- or two-bedroom independent living duplex/triplex, townhome or apartment units, standard amenities**, to meet the affordable rental housing needs of moderate- to upper income elderly households (81%+ AMI). This **Program** would include **up to 30 units in Waverly, by 2033**, and should feature a variety of living options and on-site amenities.

Total Estimated Cost: \$5,790,000.
Estimated Cost Subsidy: 30% or \$1,737,000.

7. Assisted Living Rental Housing Program.

Purpose:

Develop **one- and two-bedroom assisted living apartment units, standard amenities**, to meet the rental housing needs of moderate- to upper income elderly households (31%+ AMI). This **Program** would include **up to 30 units in Waverly, by 2033**.

Total Estimated Cost: \$6,960,000.
Estimated Cost Subsidy: 40% or \$2,784,000.

8. Elderly (55+ Years) Affordable Owner Housing Program.

Purpose:

Develop up to **10 two+-bedroom owner units, duplexes/townhomes**, scattered site or in a designated residential subdivision/retirement community, with standard amenities, to meet the housing needs of low- to moderate income elderly households (31% to 80% AMI).

Total Estimated Cost: \$3,190,000.
Estimated Cost Subsidy: 40% or \$1,276,000.

9. Elderly (55+ Years) Market Rate Owner Housing Program.

Purpose:

Develop up to **70 two+-bedroom owner units, single family units/townhomes**, scattered site or in a designated residential subdivision, with standard amenities, to meet the housing needs of moderate- to upper income elderly households (81%+ AMI).

Total Estimated Cost: \$21,350,000.
Estimated Cost Subsidy: 15% or \$3,200,000.

AFFORDABLE & MARKET RATE HOUSING FOR FAMILIES & SPECIAL NEEDS POPULATIONS.

10. Affordable/Market Rate Rental Housing Program.

Purpose:

Develop up to **70 one-, two- or three-bedroom rental housing units, including single-room-occupancy units, duplex/triplex, townhome or general rental apartment units**, Community-wide, with standard amenities, to meet the rental housing needs of families, individuals and persons with special needs. **Program** should be combined with a **Workforce Employer Housing Assistance Program**.

Estimated Cost: \$12,300,000.

Estimated Cost Subsidy: 40% or \$12,760,000.

11. Affordable/Market Rate Homeownership Program.

Purpose:

Develop up to **250 two+-bedroom owner housing units, single family/townhomes**, Community-wide, scattered sites or in a residential subdivision, with standard amenities, to meet the housing needs of families, individuals and persons with special needs. **Program** should be combined with a **Workforce Employer Housing Assistance Program**.

Estimated Cost: \$99,750,000.

Estimated Cost Subsidy: 20% or \$19,950,000.

Waverly Economic Development Strategy & Action Plan

The creation of an Economic Development Strategy & Action Plan (EDSAP) is an important component of the Waverly Comprehensive Planning Program, currently underway in the City. The process of creating the EDSAP is a concept created and being directed by City Councilmember Abbey Pascoe. Abbey currently serves as the President of the Waverly City Council. As a first step, Councilmember Pascoe assembled an Economic Development Advisory Committee, comprised of 7 local, prominent, successful businesspersons committed to the future health, wellbeing and economic prosperity of the Community.

Councilmember Pascoe has set four scheduled meetings for the EDAC, to be completed within the next two months. The first of these meetings will be a "get to know" the Community with the presentation and discussion of pertinent population, economic and housing data and current and projected economic development and redevelopment activities.

Meeting 2 of the EDAC will focus on a Step 1 Modeling of the Economic Development Strategy, which will include, the identification of economic development activities most needed, with most potential accomplished in Waverly by 2033. The range of activities will include both service and retail business, industrial and housing development and the potential for new public facility uses to enhance the economic attractiveness of Waverly.

Meeting 3 will focus on Step 2 Modeling of the Economic Development Strategy by the EDAC. This Step will concentrate on building on the specifics of those economic development activities identified in Step 1. This will include the determination of size, type and preferred location of these activities, including an initial discussion of process and procedure for securing those economic development activities most appropriate for the Community of Waverly.

The final Meeting of EDAC will include the creation of an Action Plan, complete with the detailing of implementation activities needed to secure the business, housing and public facility types to be "targeted" for development in Waverly during the next 10 years. A timeline, and potential development costs, sources of funds and public private partnerships will be detailed in the Plan. The concluding piece of the Plan will identify the future role of the EDSAP in the implementation process.