



City of Waverly, Nebraska

14130 Lancashire Street, P.O. Box 427

Waverly, Nebraska 68462

Phone: 402-786-2312 Fax: 402-786-2490

www.citywaverly.com

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April 8, 2025

Nick Dropinski, Workforce Housing Specialist
Nebraska Department of Economic Development
245 Fallbrook Blvd., Suite 002
Lincoln, NE 68521

RE: Nebraska Housing Resource 2024 Middle Income Workforce Housing grant application - Exhibit 101

Dear Mr. Dropinski:

This letter is confirmation that the Nebraska Housing Resource's above referenced application for investment funds for builder construction loans for qualified new single family for sale houses complies with Waverly's 2023 updated Comprehensive Plan. The City of Waverly is not required, nor does it complete a Consolidated Plan. The Comprehensive Plan is tied into and includes an Executive Summary of the 2023 Waverly Housing Study.

The Housing Study identifies several specific needs and challenges that are targeted to be addressed over 10 years to create a housing market that meets all income ranges and supports growth. Nebraska Housing Resource aims to address with the Middle Income Workforce Housing Fund:

- A need of 240 owner-occupied workforce housing units with a value of \$252,800+ with 90 in the price point range of \$326,000 - \$434,000 (Table 4.6, page 40).

Successfully addressing these needs will be strengthened by a collaboration among the City of Waverly, developers, builders, bankers, NDED, and NHR.

We support the NHR project and their request for Middle Income Workforce Housing Funds for a revolving construction loan investment fund managed by NHR and private lenders.

As you know, the MWHF program was not previously available to Waverly until this year's funding round so we are grateful for this opportunity. This program is beneficial to our community and deserves strong support.

Sincerely,

Abbey L. Pascoe
Mayor

EXHIBIT 101