SUPERIOR

Nebraska

HOUSING STUDY UPDATE

ADOPTED OCTOBER 23, 2023

FIVE RULE

RURAL PLANNING

CONTENTS

CONTEXT

HOUSING DEVELOPMENT IS ECONOMIC DEVELOPMENT

Creating Intentional Plans: The city has actively engaged in intentional planning endeavors over the past decade. These initiatives have included revitalizing its nuisance code enforcement, revising its comprehensive development plan, pursuing innovative housing funding, investing in infrastructure improvements, and consistently soliciting feedback from its citizens throughout the entire period.

Reversing the Trend: Although modest, the 2020 decennial census did reveal a slight population increase in rural Midwestern communities. It is noteworthy that experiencing population growth since the 1970s is a rarity, demanding substantial effort, a shift in attitude and mindset, and steady consistency.

The city has secured millions of dollars in grant funds, and its achievements are becoming evident through a vibrant downtown, the elimination of uninhabitable housing units, enhanced community amenities, and a flourishing county hospital. Construction for new housing units is also recently completed, underway, or planned in the next year.

Taking Stock: After ten years of intentional planning and implementing, the city is reviewing its progress with its residents and stakeholders and determining where it should continue to press forward and where shifts should be made to continue achieving steady and sustainable momentum.

The City of Superior has partnered with FIVE RULE Rural Planning to complete this housing study update.

Moving Forward: As a result of this housing study update, the city's leadership will evaluate its progress and take the following actions it deems most appropriate.

1. Identify Wins and Losses: Assess the outcomes of the housing development initiatives to identify areas of success and areas that need improvement.

2. Refine Goals and Strategies: Based on this evaluation, refine and update the city's housing development goals and strategies. Consider adjusting priorities, reallocating resources, or adopting new approaches to address any identified shortcomings.

3. Seek Partnerships: Explore opportunities to work with other agencies, organizations, and neighboring jurisdictions to leverage resources, share best practices, and foster regional approaches to housing development.

4. Continuously Monitor and Evaluate: Establish mechanisms for ongoing monitoring and evaluation of housing development initiatives. Regularly assess progress, track key indicators, and collect data to measure the effectiveness of interventions.

5. Continue to Pursue Funding Opportunities: Seek additional funding opportunities and grants to support ongoing housing development efforts. Stay informed about federal, state, and local programs that provide financial resources for affordable housing, infrastructure improvements, and community development.

6. Foster Public Awareness and Education: Maintain open lines of communication with the public and ensure transparency about the city's housing development plans and progress. Educate residents about available housing programs, services, and resources to increase awareness and accessibility.

7. Adapt to Changing Needs: Stay responsive to evolving housing needs, demographic shifts, economic changes, and emerging trends. Regularly review and update housing policies, zoning regulations, and land-use plans to align with changing circumstances.

8. Celebrate Achievements and Share Best Practices: Recognize and celebrate successful housing development initiatives within the community. Share best practices, lessons learned, and success stories with other cities and regions to promote knowledge sharing and inspire positive change.

PROCESS

The study consists of information collected through four primary tasks:

(1) Participating in conversations with local stakeholders and advocates.

(2) Completing a community wide survey for Superior area residents

(3) Completing a survey among local employers.

(4) Updating housing stock assessments utilizing the Nuckolls County Assessor's residential data sheet information.

(5) Measuring housing demand.

COMMUNITY ENGAGEMENT

Community engagement activities consisted of participating in **conversations with local stakeholders and advocates** and collecting input through a **community-wide survey** for Superior area residents and an **employer focused** survey.

CONVERSATIONS AMONG STAKEHOLDERS AND ADVOCATES

Focused Conversation

Stakeholders and advocates participated in a focused conversation. Groups represented in this conversation included local small businesses, area employers, housing professionals, and representatives of the recently retired community.

The focused conversation followed the ORID method (Objective, Reflective, Interpretive, Decisional) and guided the conversation by following a specific set of questions.

The answers to those questions revealed themes that were then presented in the community wide and employer focused survey.

Those questions are listed below. The collective answers are available within the appendix document, "Housing Study Project Update."

1. Objective
    a. Since 2015, what local housing changes have you experienced or observed as a resident of Superior?
    b. What do you think of first when I say "affordable housing" in Superior?
2. Reflective
    a. Where is more work needed?
    b. What concerns you the most?
3. Interpretive
    a. What appears to be the central issue?
    b. What other things do we need to consider?
4. Decisional
    a. If we did this again, what would we change?

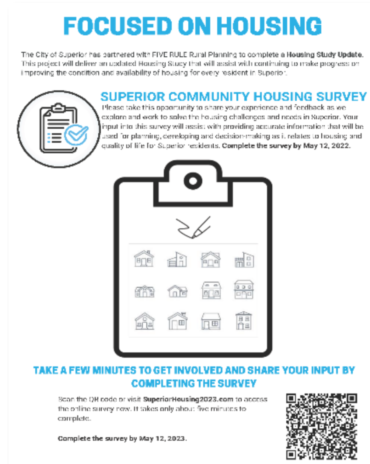
Community-Wide Survey

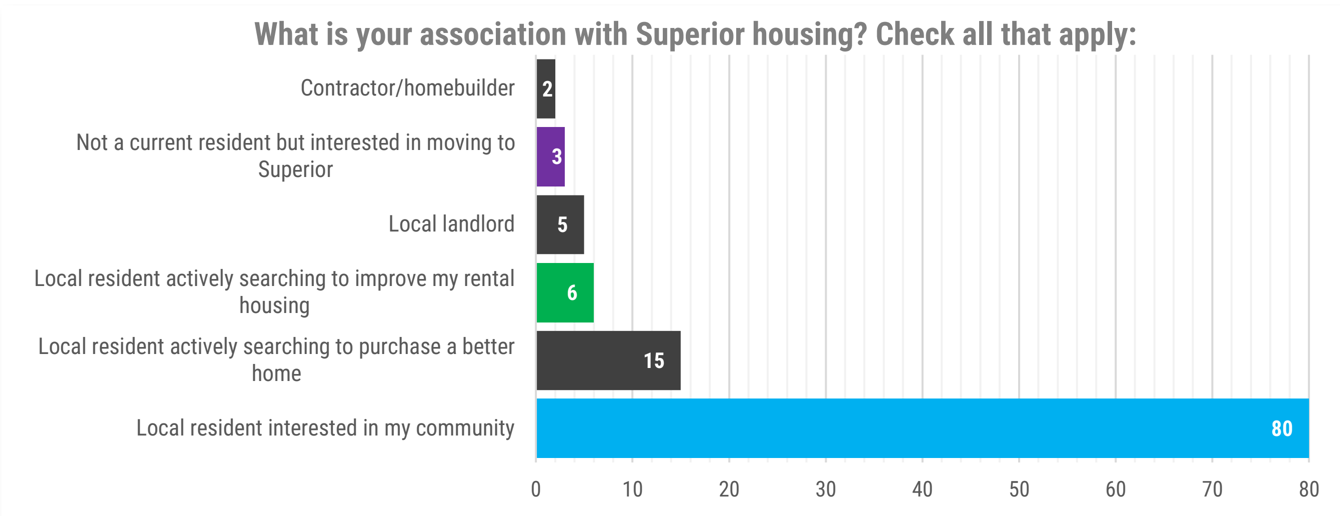
The community-wide housing survey asked the Superior community if the housing market themes identified in the focused conversations impacted all residents.

The survey was made available online at **SuperiorHousing2023.com.**

A total of 112 Superior area residents participated in the survey. The majority participated as residents interested in the Superior Community. Three participants noted their interest in becoming a resident; those three participants also noted that they work in Superior now. More than twenty residents want to improve their current living situation.

More than fifty respondents have been part of a local housing search since 2020; 57% of those are still searching for a satisfactory housing arrangement.



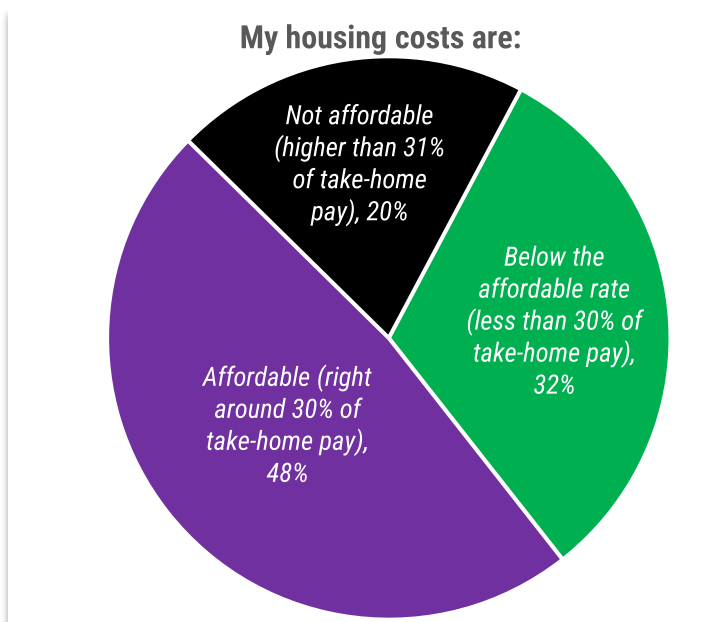


To define affordable housing, the federal government's definition of housing costs being less than 30% of take-home pay.

Housing costs were identified as mortgage payments, homeowner's insurance, and utilities for owner occupied households.

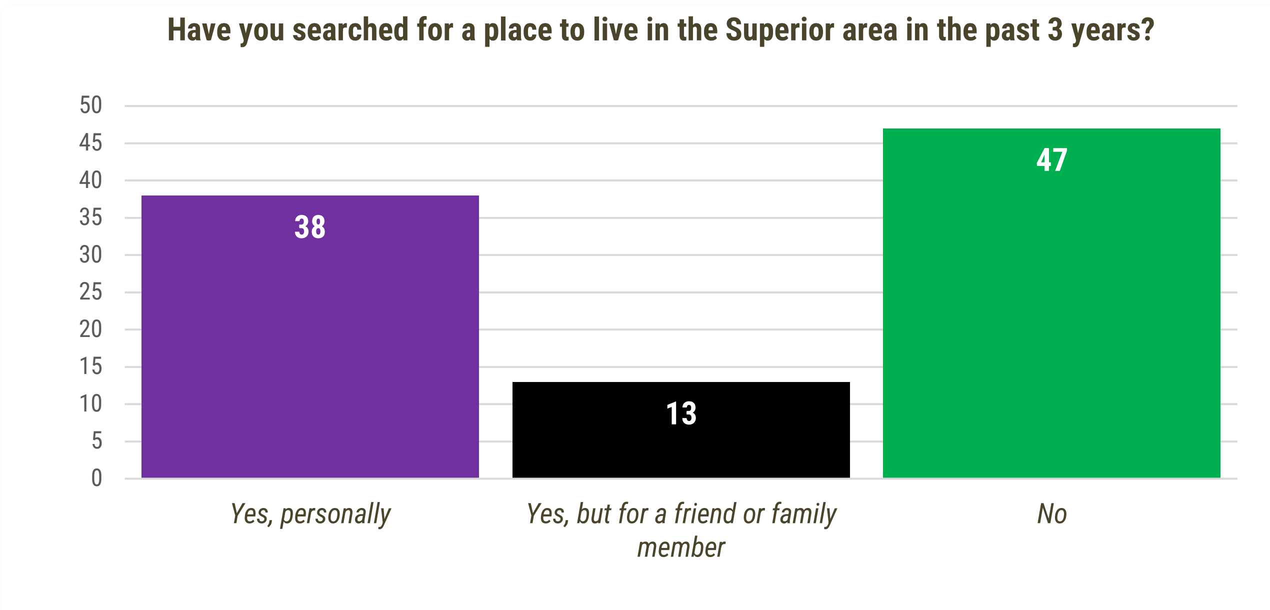
Housing costs for renter occupied households were identified as rent, renter's insurance, and utilities.

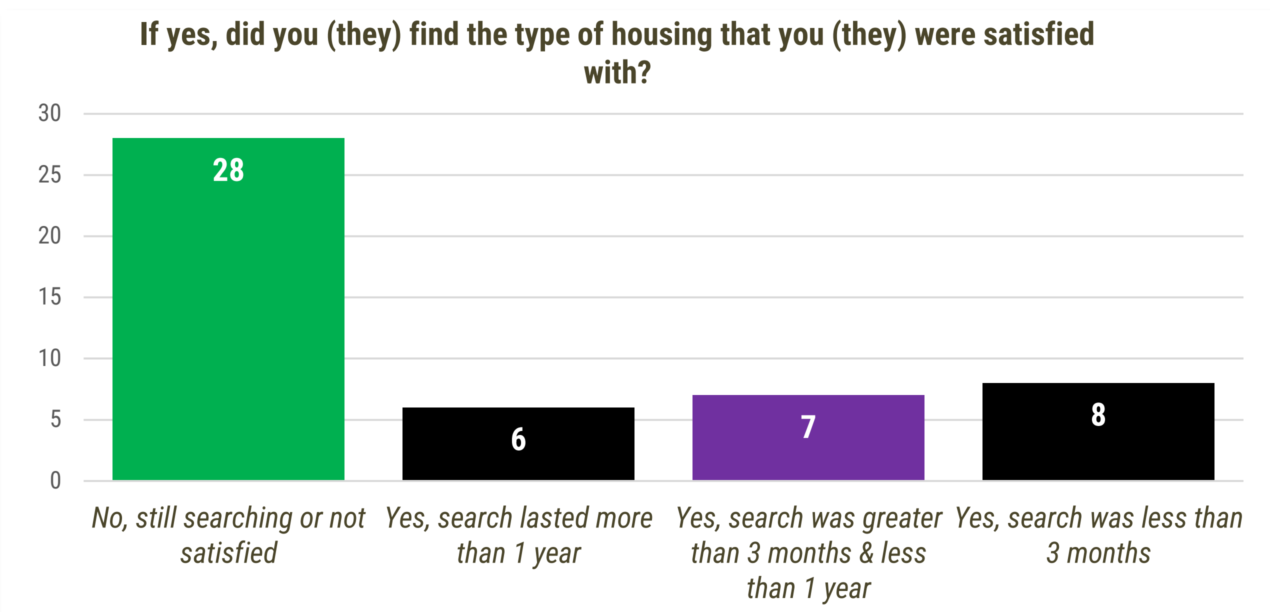
Ninety-eight households answered this question. Twenty percent of those households stated that they were currently in a housing situation that is not affordable.



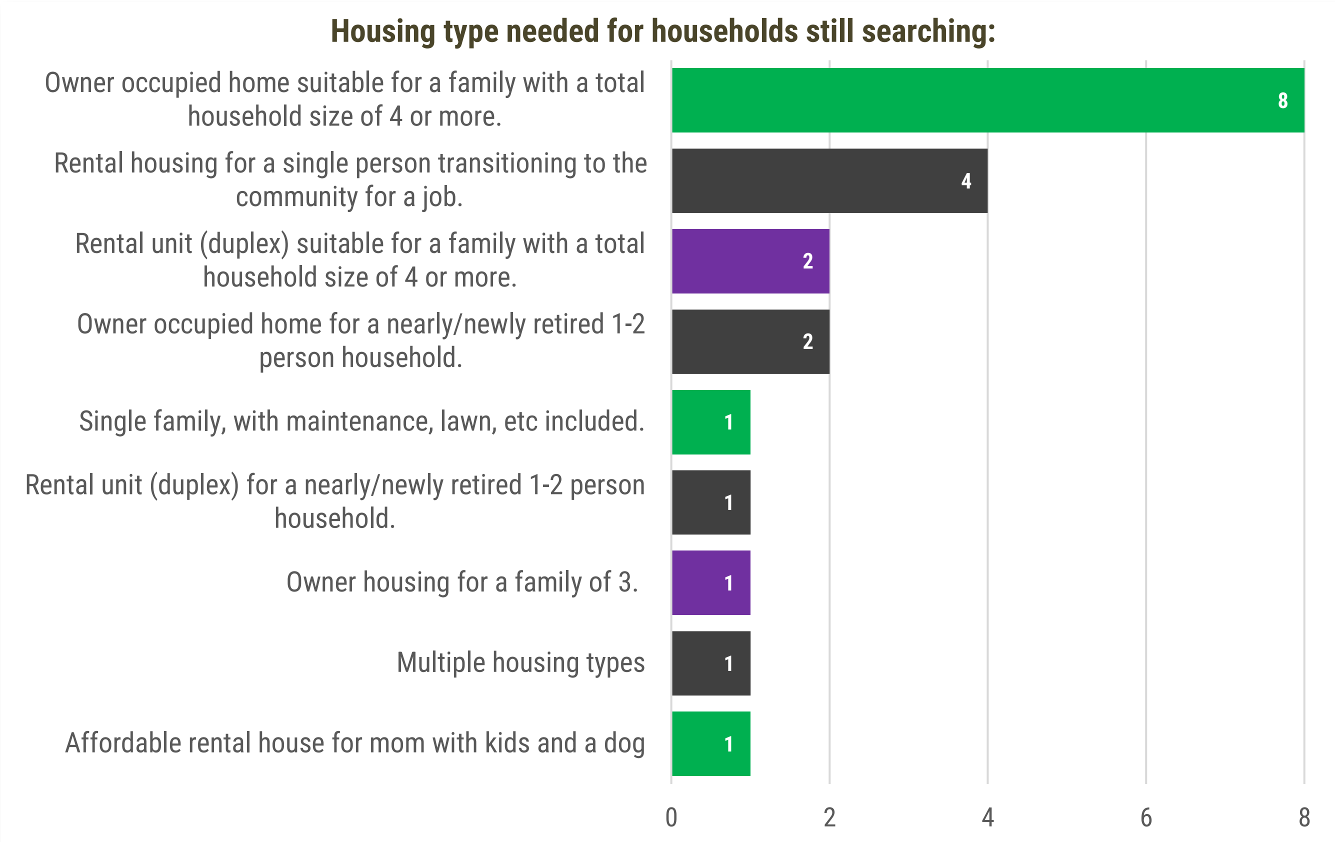
A common theme of each focused conversation was that numerous families at all stages have been negatively impacted by a lack of appropriate housing. The following set of questions was therefore intended to quantify the number of households that are searching for housing now and clarify the housing types that had the highest shortage.

Roughly forty percent (38 households) of respondents had searched for housing in the past three years personally. Most respondents that had been part of a housing search were still searching for a satisfactory housing arrangement as of the time the survey was made available (Spring 2023).





Owner occupied housing for families and rental housing for single employees transitioning to Superior for work are the most common household types that have searched unsuccessfully for adequate housing.



Resident Support

The city's last housing study was completed in 2015. Since that time, numerous projects have been completed to improve the overall housing situation and quality of life for residents in Superior.

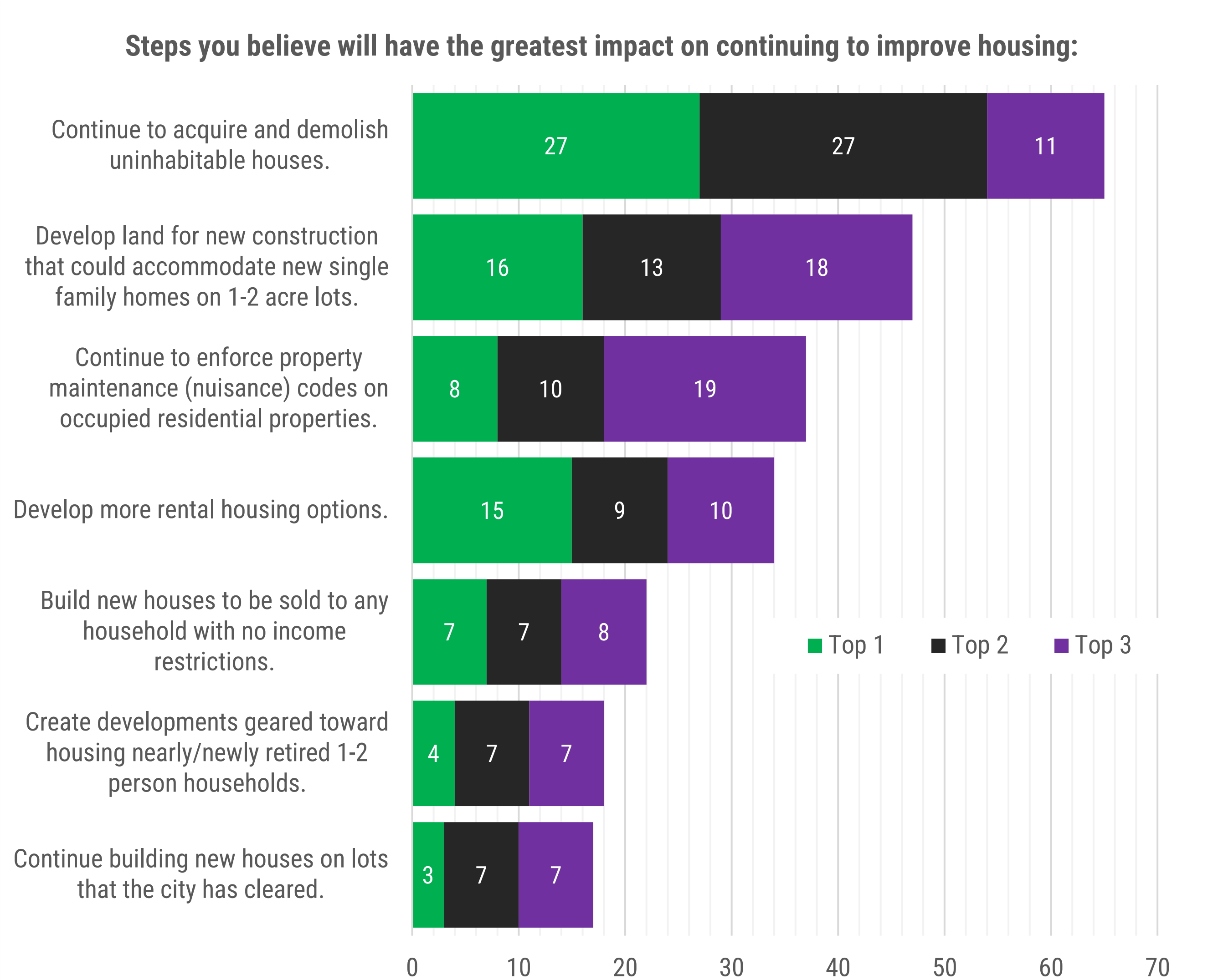
The survey questions presented on the next page were asked to help identify the next best steps to take to continue the progress made thus far.

Most respondents believe that continuing to eliminate uninhabitable homes is the most important step needed to continue improving housing. A total of 65 respondents had this step intheir top three out of seven options.

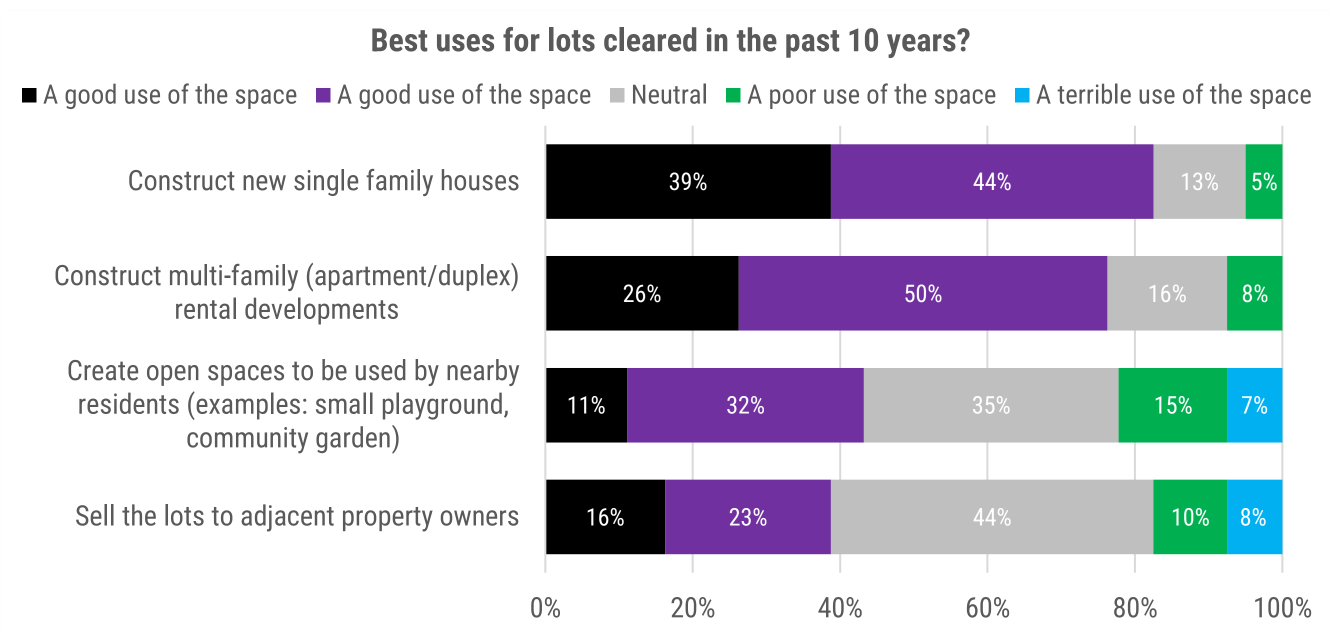
Developing land for new housing construction that would accommodate single family homes on 1-2 acre lots was the second most popular option as 47 total respondents ranked this step within their top three.

Building houses on the lots that have been cleared in the past ten years as the least popular option as less than twenty respondents ranked this option in their top three.

In a follow up question, participants were promted to share their preferences on the best use of these cleared lots. Although most respondents expressed their preference for single or multi-family houisng development, interestingly, this viewpoint did not emerge as one of the top three choices among participants for most impactful next steps. However, more than 40% felt that creating small neighborhood park spaces would be a great/good use of the space.



Steps you believe will have the greatest impact on continuing to improve housing:
Continue to acquire and demolish uninhabitable houses.
27
27
11
Develop land for new construction that could accommodate new single family homes on 1-2 acre lots.
16
13
18
Continue to enforce property maintenance (nuisance) codes on occupied residential properties.
8
10
19
Develop more rental housing options.
15
9
10
Build new houses to be sold to any household with no income restrictions.
7
7
8
Create developments geared toward housing nearly/newly retired 1-2 person households.
4
7
7
Continue building new houses on lots that the city has cleared.
3
7
7
Top 1
Top 2
Top 3
0
10
20
30
40
50
60
70



Best uses for lots cleared in the past 10 years?
A good use of the space
A good use of the space
Neutral
A poor use of the space
A terrible use of the space
Construct new single family houses
39%
44%
13%
5%
Construct multi-family (apartment/duplex) rental developments
26%
50%
16%
8%
Create open spaces to be used by nearby residents (examples: small playground, community garden)
11%
32%
35%
15%
7%
Sell the lots to adjacent property owners
16%
23%
44%
10%
8%
0%
20%
40%
60%
80%
100%

Employer Impact

Employers were included within the focused conversations completed prior to the survey.

Some of those participants indicated that a lack of housing was contributing to their limited ability to improve and grow their business. The shortage of affordable housing in Superior is significantly impacting employers in various ways.

- **Difficulty attracting talent:** The lack of affordable and adequate housing options makes it challenging for employers to attract skilled workers to their smaller communities. Prospective employees are genuinely interested in relocating for an improved work situation and better quality of life; however, most have either hesitated or chosen not to relocate due to the limited availability of nice homes.

- **Increased labor turnover:** Employees who struggle to find suitable housing may opt to commute long distances or choose to live in larger, nearby cities. This has created higher turnover rates as employees may eventually seek job opportunities closer to their homes and never come to recognize Superior as his/her home. Frequent turnover has disrupted business operations and increased training costs.

- **Decreased employee satisfaction and productivity:** When employees face difficulties finding suitable housing, it can negatively impact their overall job satisfaction and well-being. Living in inappropriate housing has created unnecessary stress, longer commutes, and reduced work-life balance.

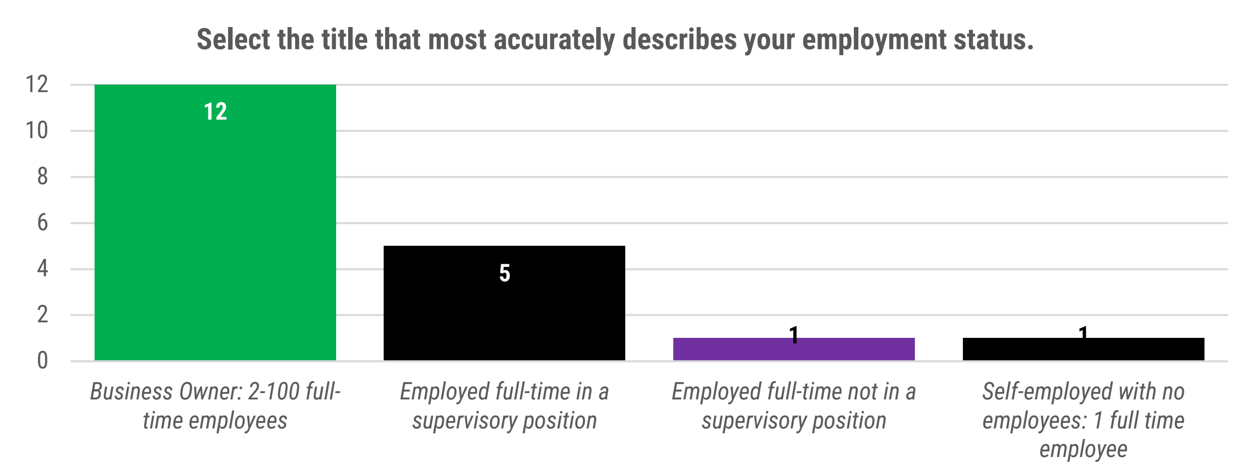
  Further, employers have been dedicating an increasing amount of their resources to assisting current and prospective employees with finding appropriate housing. These resources are in the form of staff time and money and would have otherwise been used to reinvest in the business.

- **Limited pool of local talent:** The housing shortage has caused young professionals to remain in or relocate to other communities with more housing options and amenities. This has diminished the local talent pool and has increased the difficulty for employers to find qualified candidates for job openings.

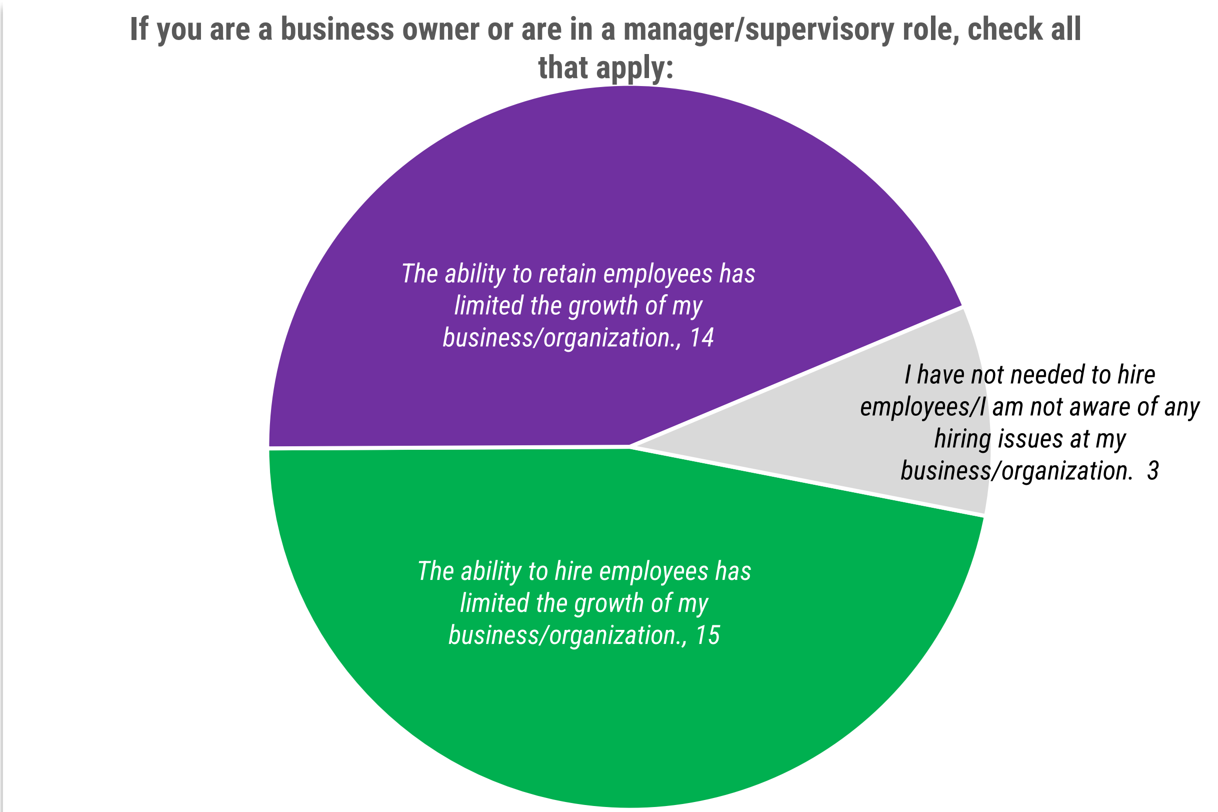
- **Increased housing costs and wage pressure:** Years of housing demand exceeding supply has led to higher housing costs. Employers are then pressured to pay higher wages to compensate for the lack of affordable housing options.

Employer Survey

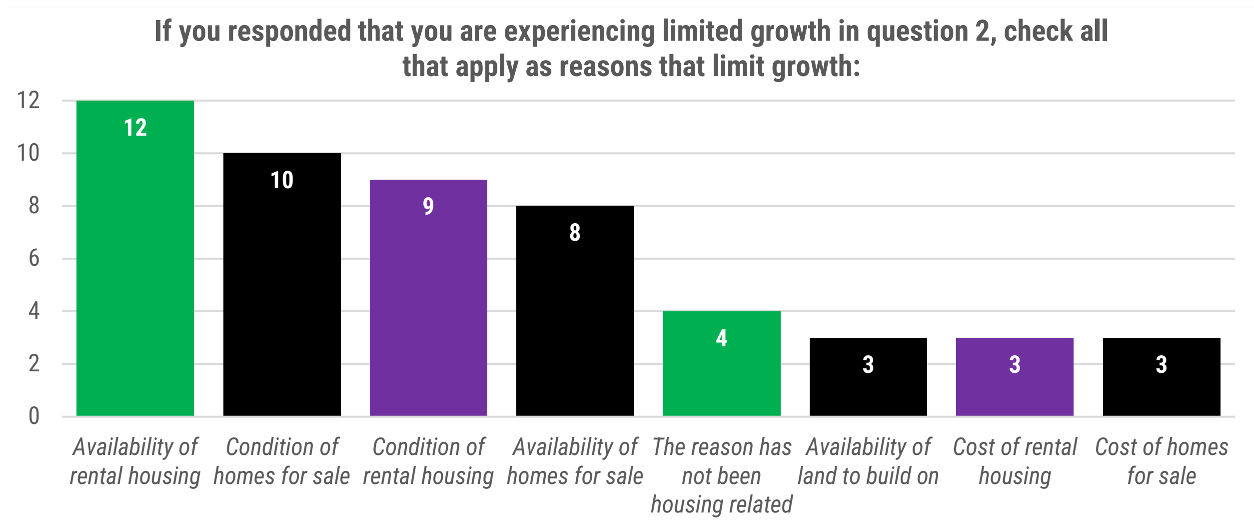
These issues raised within the focused conversations led to the creation of a survey specifically for area employers. Nineteen employers participated in this survey. Most employer representatives identified as a business owner or full-time employee in a supervisory position.



Fourteen employers claimed that retaining employees is limiting their business's growth and fifteen employers claimed that hiring is holding them back. Three employers stated they have not needed to hire or were not aware of hiring issues having a negative impact.

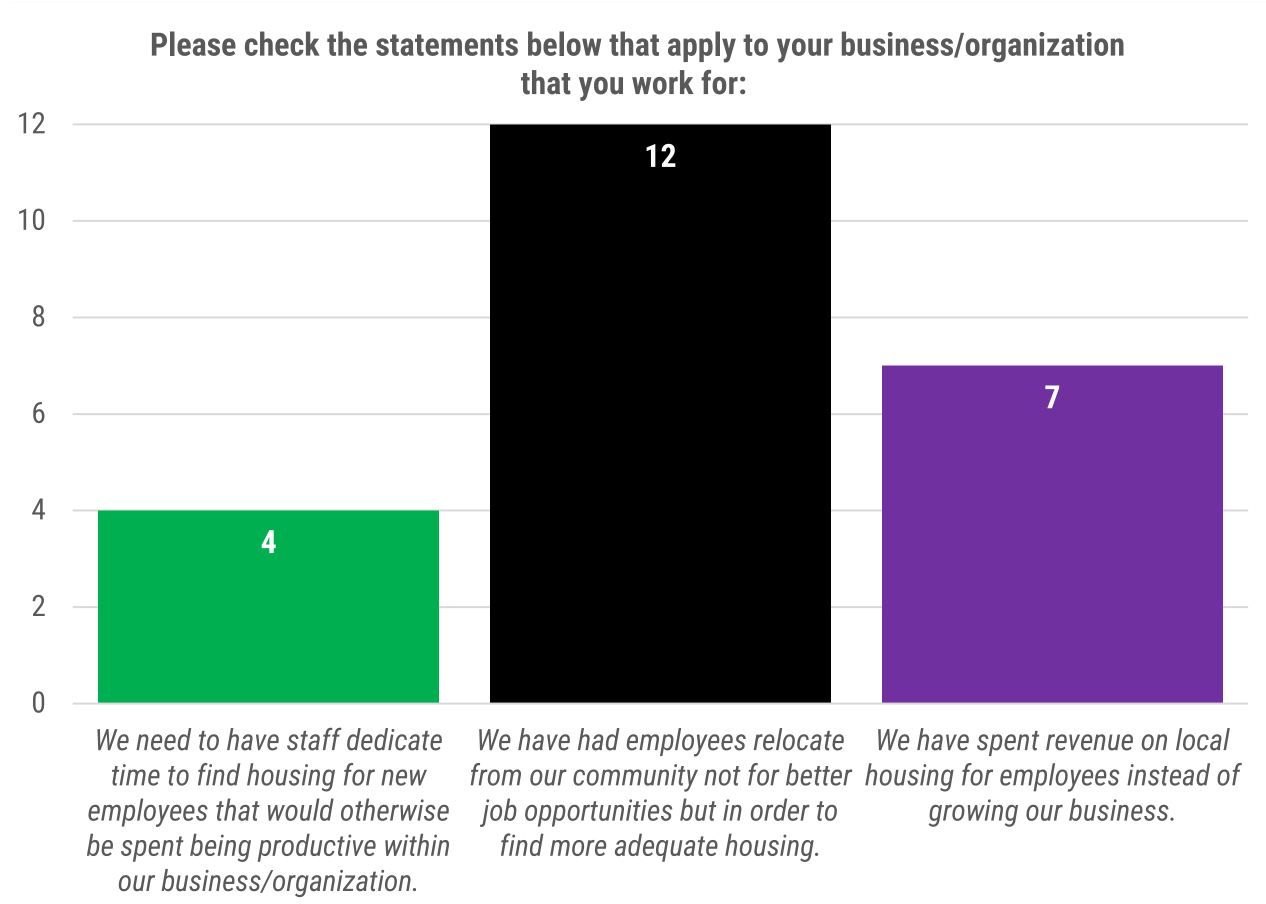


Most employers also selected housing issues as a main contributor to the business's ability to recruit and retain employees. Just over 21% (four) employers did note that their issues were not related to housing.



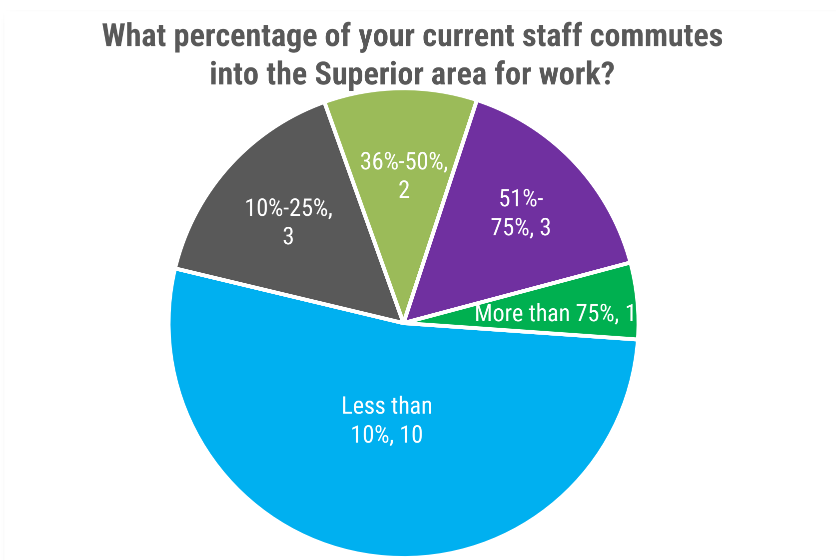
When asked about the indirect impacts that were negatively affecting business in Superior, 63% agreed with the focused conversation participants; that employee had moved away not for a better job, but for better housing options.

More than half of employers that responded also claimed that they were spending the business's resources on solving housing problems for current and potential employees.



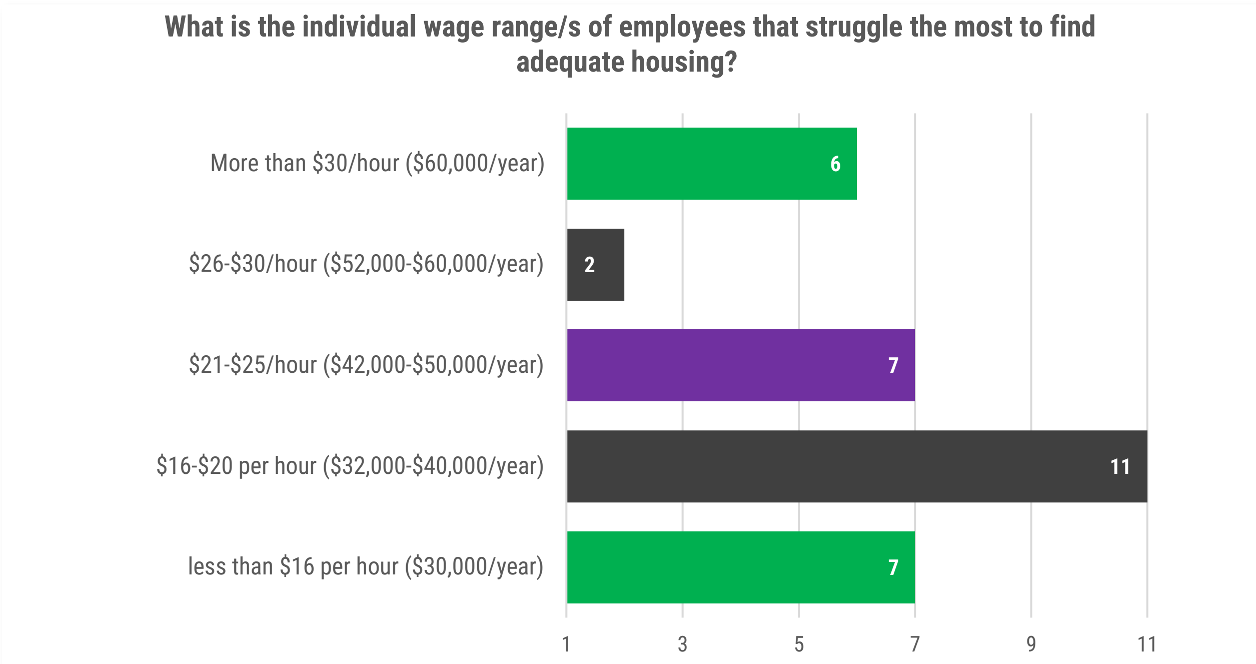
Out of the 19 employers that completed the survey, only 4 had more than 51% of their employees commuting into the area.

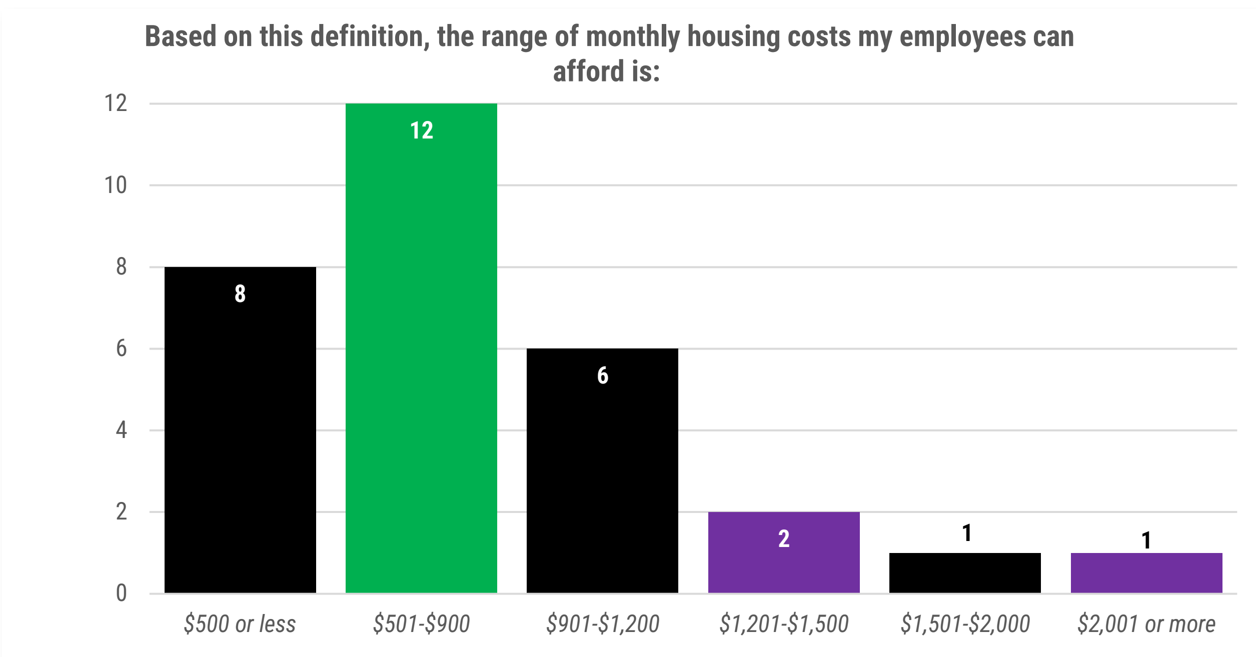
These survey respondents are mainly employing residents of the Superior area.



Most employees earning $16-20 per hour are struggling to find appropriate housing. And 1/3 of employer respondents said that their employees earning more than $60,000 per year struggle the most when searching for appropriate housing. Just over 1/3 of respondents also said their employees earning less than $30,000/year struggle the most to find housing. Generally, employees earning as little as $30,000/year and as much as more than $60,000/year are having difficulty finding appropriate housing in Superior.

Most employers responded that their employees cannot afford to spend more than $900/month on their housing costs.



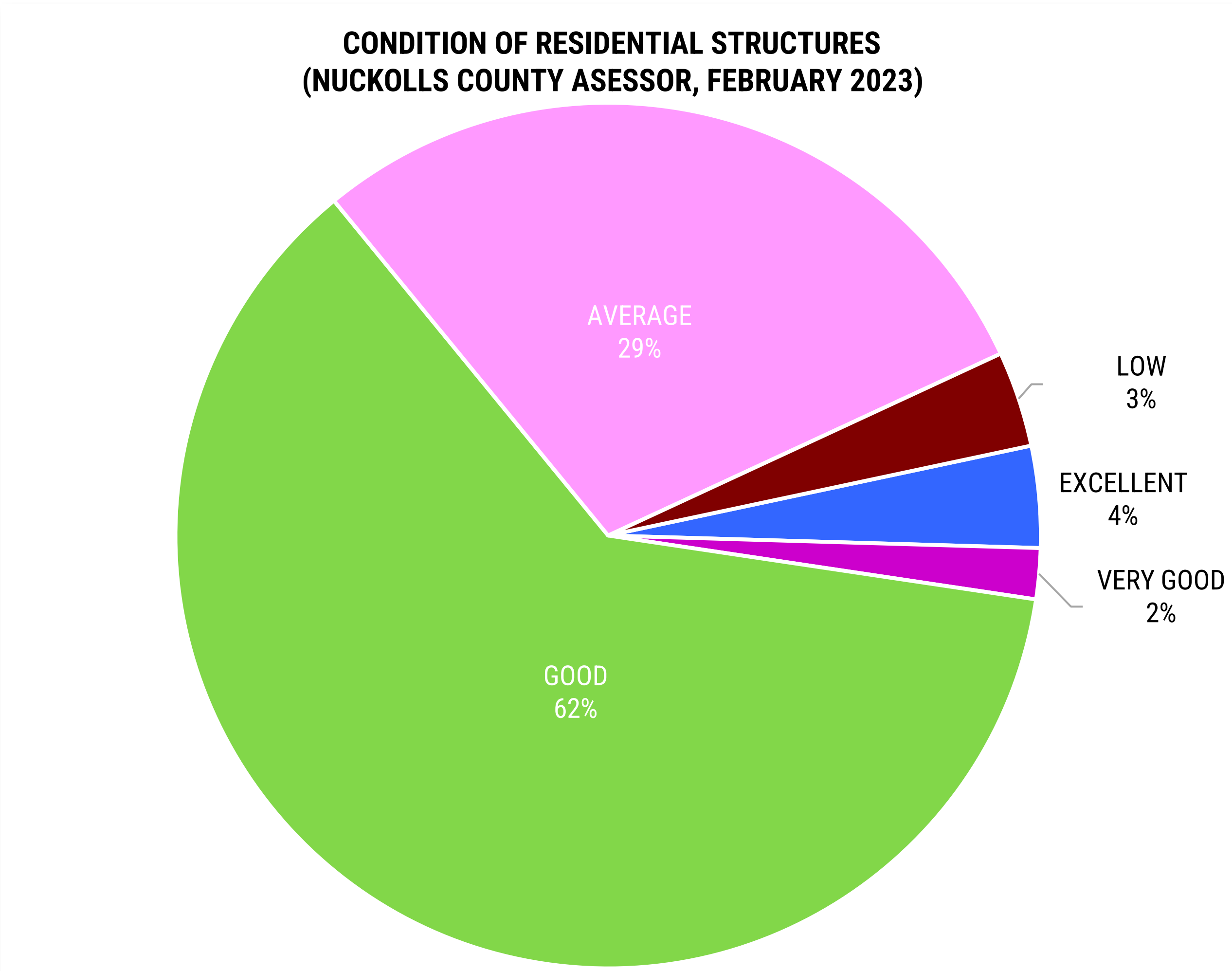


HOUSING CONDITION AND AGE

Data utilized to document the overall condition of the city's housing stock was provided by the Nuckolls County. It was purchased from GWorks in February 2023 and was current as of that date. The Assessor's data was deemed to be the most accurate and up to date as this information is directly linked to county tax revenue.

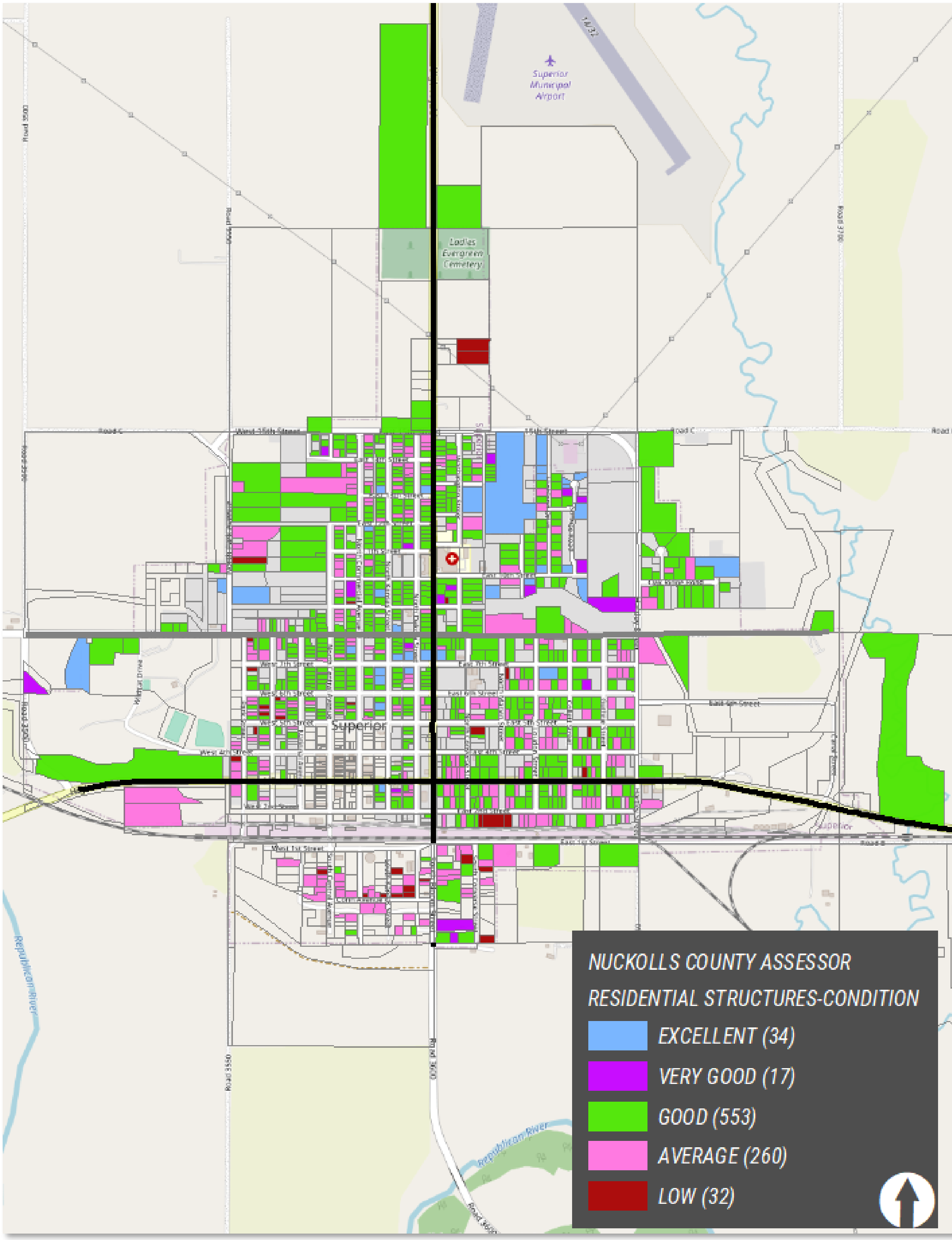
Housing Condition Breakdown

Almost 70% of residential structures rated by the Assessor have a rating of Good to Excellent while slightly less than 1/3 are average and only 3% (32 structures) were rated as Low. Residents that completed the community wide survey mostly ranked clearance of dilapidated housing and nuisance code enforcement in their top three most impactful steps that need to be taken to continue improving housing. However, only 3% of the residential structures were rated as low.



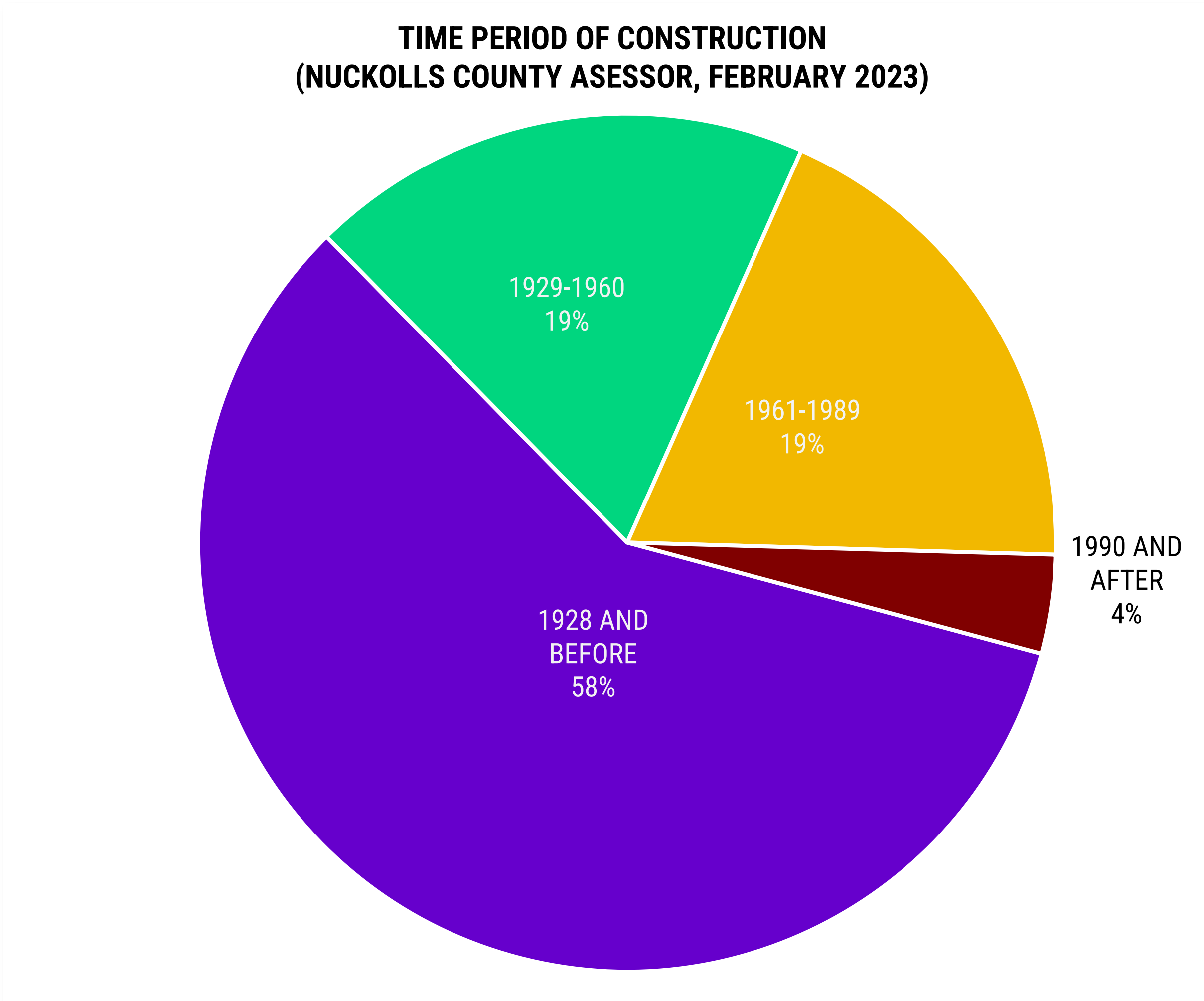
A map of the city showing the location of the city's rated residential structures is available on the following page. 'Good' structures are scattered around the city. Most of the excellent structures are located north of Highway 8 while most 'Low' structures are located south of Highway 8.

Housing Condition Map



Housing Age Breakdown

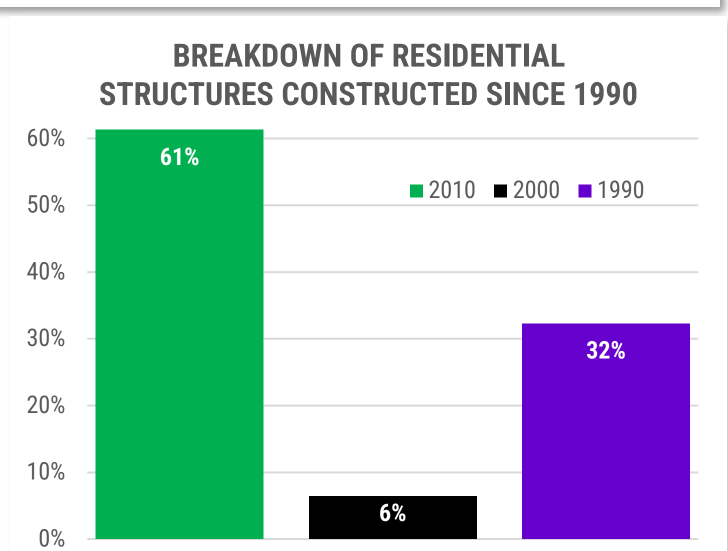
While most of the housing stock was rated above average, more than half of the city's residential structures will be 100 years old by 2028. Four percent (34 structures) were constructed after 1990.



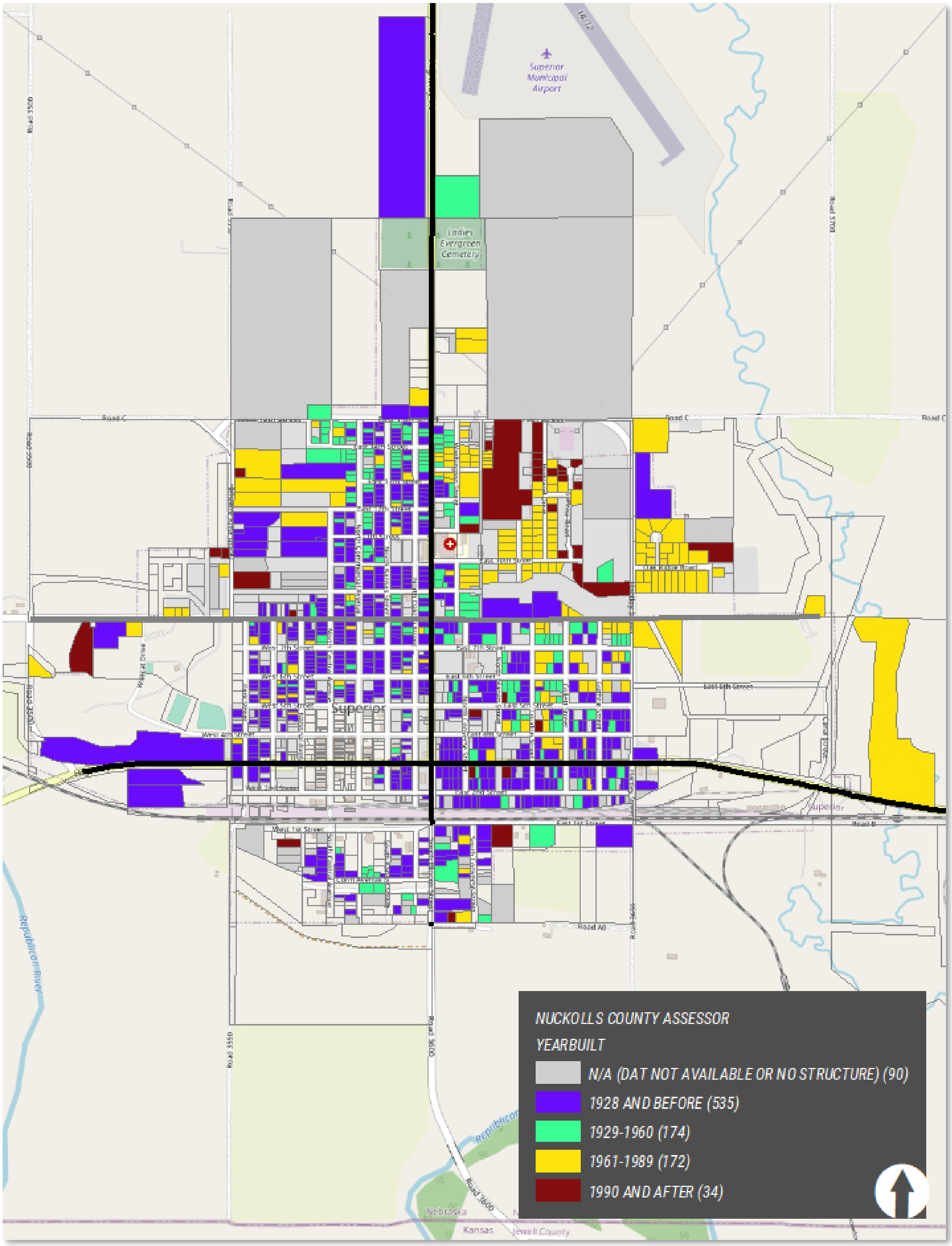
While the smallest proportion of structures were constructed since 1990, 61% of those were built after 2010.

The following map displays the location of residential structures based upon its year built.

Houses constructed since 1990 are in all four quadrants of the city. Two of those houses are located along Highway 8 and are a result of the city's nuisance abatement and housing development programs.



Housing Age Map

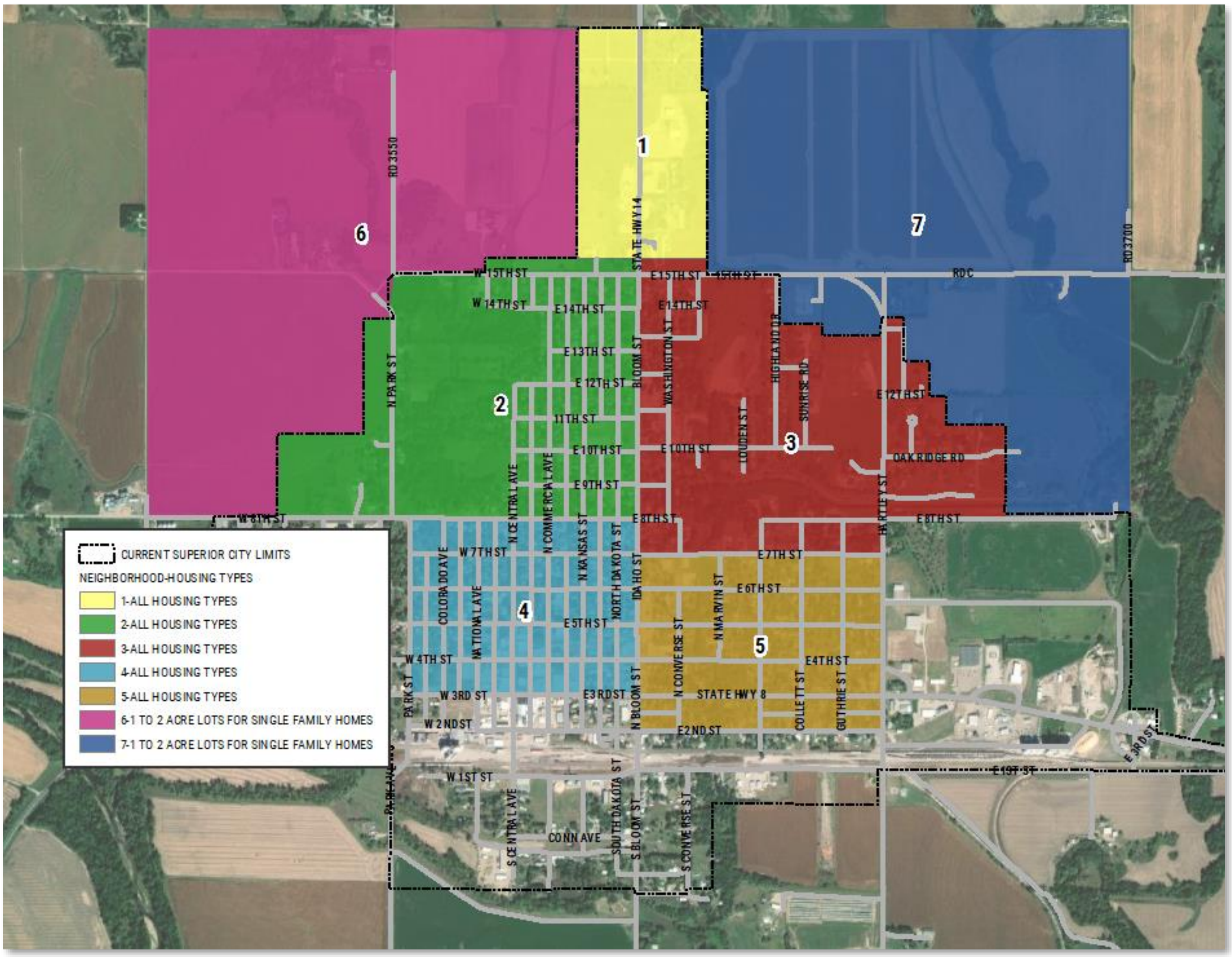


Preferred Housing Development Sites

The subject of new housing locations was a recurring theme during the focused conversations. Hence, both the community-wide survey and employer survey gathered input from participants regarding the collective preference for residential neighborhoods within the community.

Neighborhoods situated in the downtown area and south of 2nd Street were excluded from consideration due to accessibility challenges caused by Highway 8 and the presence of railroad tracks.

While existing homes and neighborhoods south of the railroad will be preserved, the frequent train activity poses difficulties for residents who would need to cross the tracks multiple times daily. Hence, it is not deemed ideal to increase the volume of daily traffic in that area.



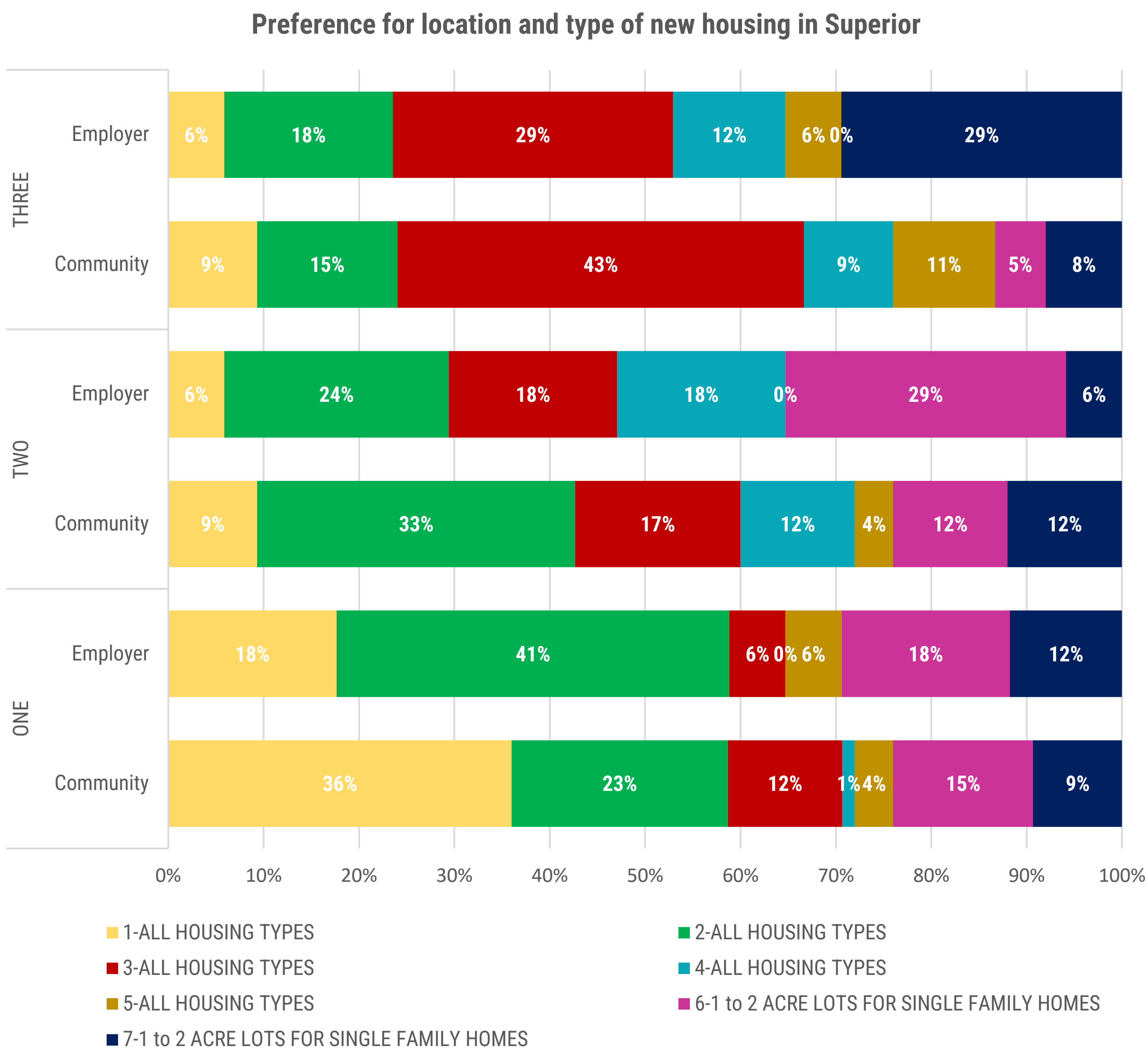
The chart below displays the percentage of survey respondents that rated each location within their top three choices.

Community

- Thirty-six percent ranked Area One as the most preferred location.
- Thirty-three percent ranked Area Two as the **second** most preferred location.
- Forty-three percent ranked Area Three as the **third** most preferred location.

Employers

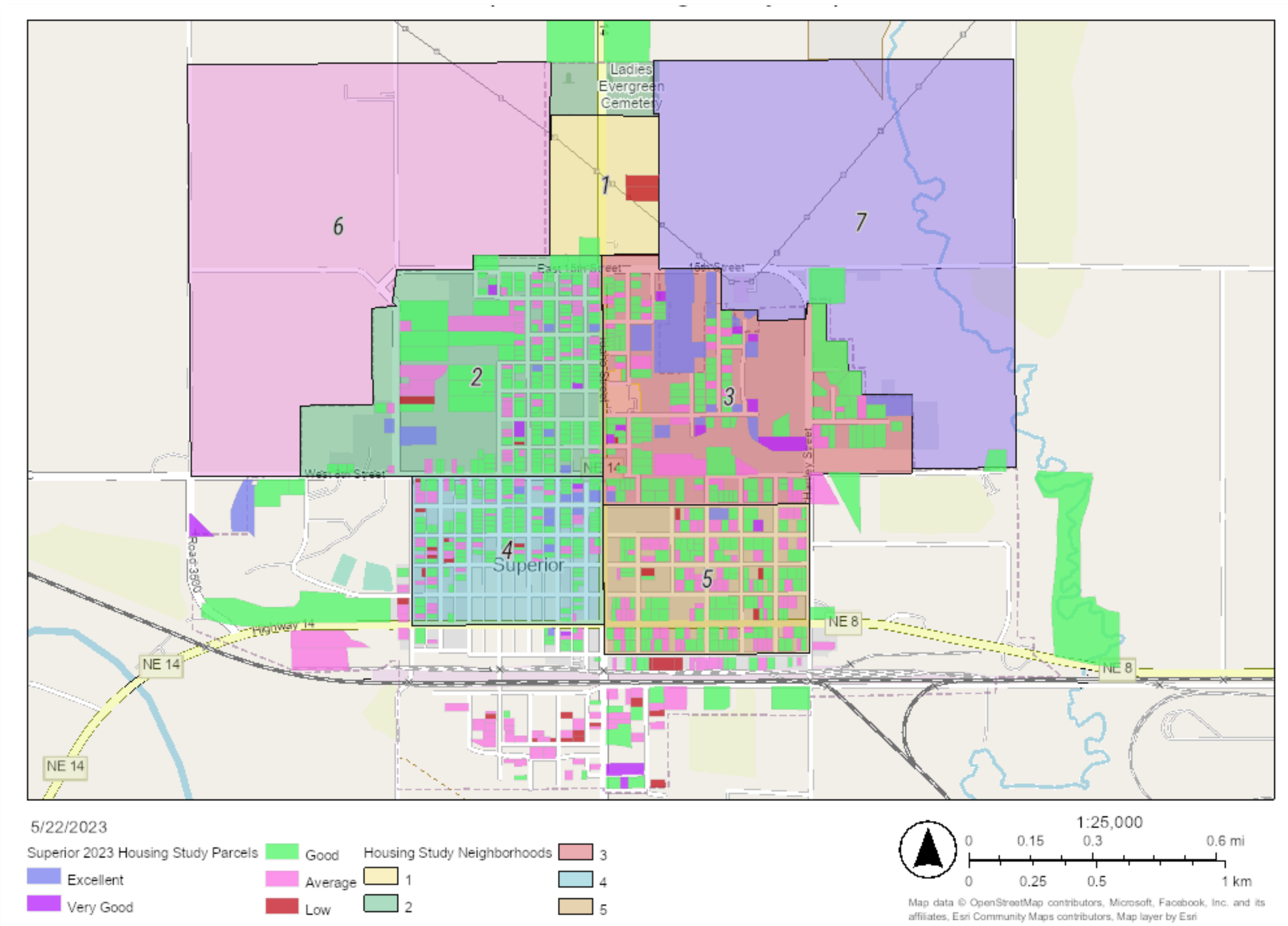
- Forty-one percent ranked Area One as the most preferred location.
- Twenty-nine percent ranked Area Two as the **second** most preferred location.
- Twenty-nine percent ranked Area Three AND Area Seven as the **third** most preferred location.



Proposed Neighborhoods and Current Condition

The following graphic combines the current condition of residential structures and the proposed neighborhoods presented to the survey respondents.

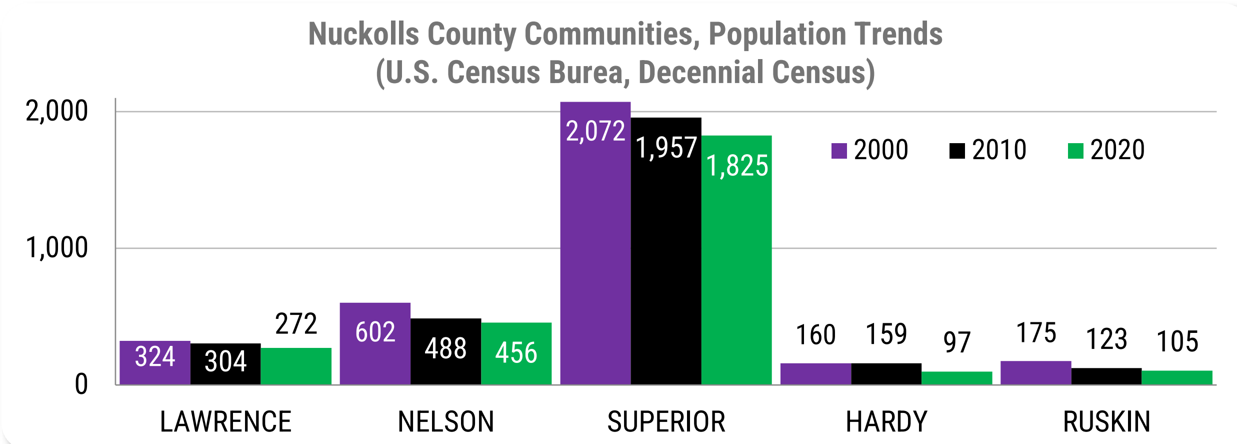
Area One has only a few residential structures currently rated as low and good. Area Two has numerous residential structures with most rated good to excellent. Area Two also has multiple pieces of open spaces. Area Three also has existing residential and open space and includes Brodstone Memorial Hospital. Area Seven has very little residential structures to date.



MEASURING HOUSING DEMAND

Regional Population Trends

In the past three decennial censuses, every Nuckolls County community has seen a decrease in population.



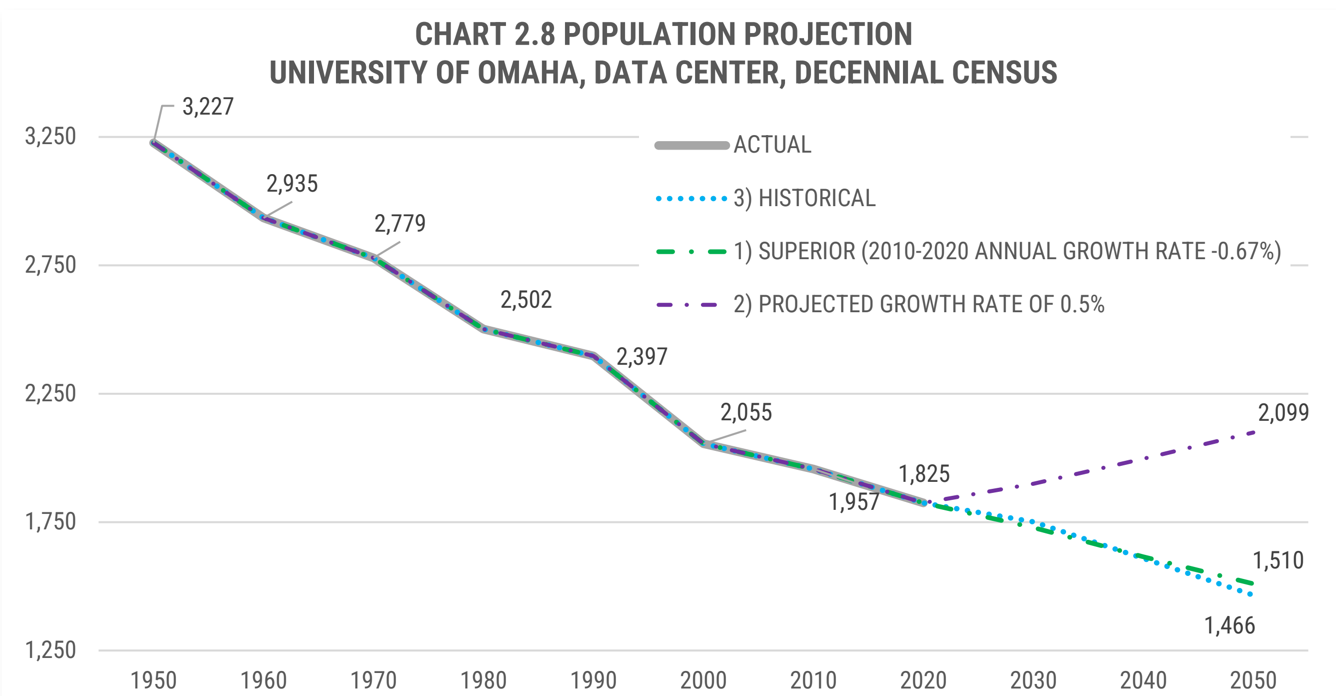
Projected Population Growth

The population projection that will guide this study was created based on three assumptions:

1) The city would experience the same negative growth rate as 2010-2020 (-.67%) from 2020-2050.

2) The city would achieve steady growth of .5% annually from 2020-2050.

3) The city's population pattern would repeat the same pattern over the past 100 years from 2020-2050.



Only one of the scenarios predicts an increase in Superior's total population in the next decade: Scenario 2. If scenario 2 plays out, the population of Superior will grow to 2,099 residents by 2050.

- Scenario 1 (-.67% annual growth) would produce a **loss of 315 residents** by 2050.
- Scenario 2 (.5% annual growth) would produce an **additional 274 residents** by 2050.
- Scenario 3 (historical) would produce a **loss of 359 residents** by 2050.

The Superior City Council chose to complete this Study due to the city's current and anticipated economic growth. Therefore, this Study does not consider nor plan for the possibility of the city's population decreasing in the next 30 years. However, should the city continue to decrease in population, it would need roughly 150 less housing units by 2050 than it needs today.

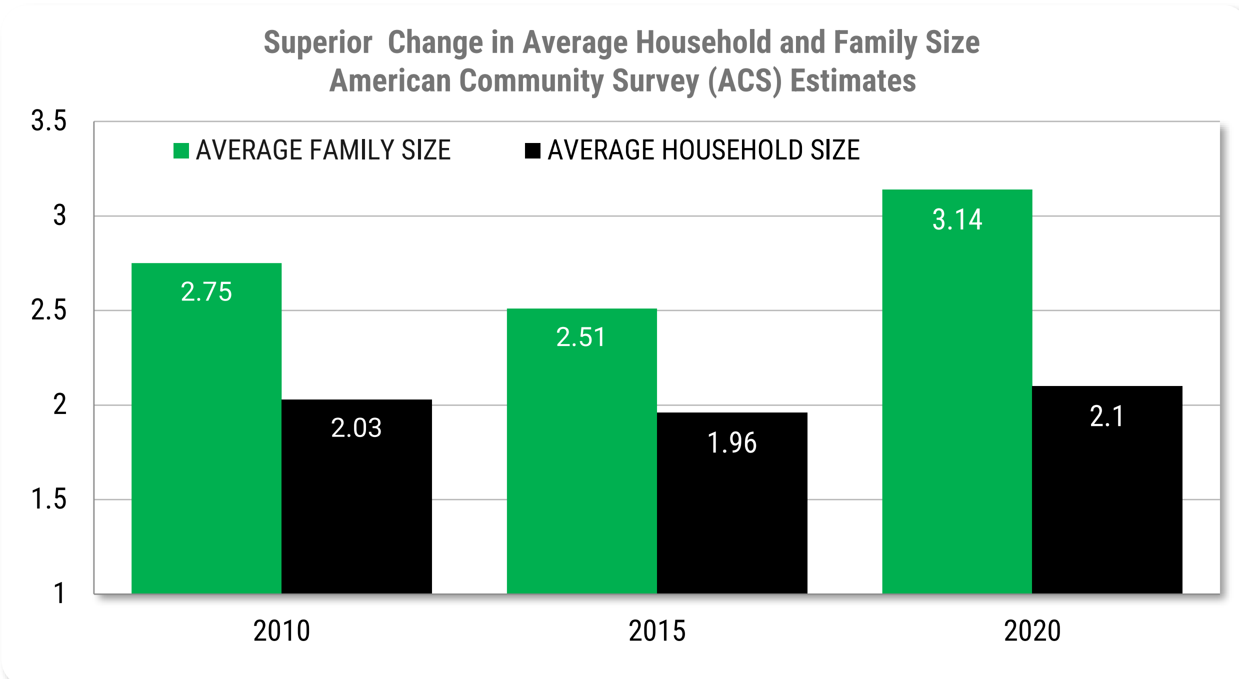
Drone footage overlooking Area One, Summer 2022

Household Size

The chart below is based on estimates from the 2020 U.S. Census American Community Survey (ACS). The Census defines a family as any two or more people (not necessarily including a householder) residing together and related by birth, marriage, or adoption.

A household consists of one or more persons residing together who may or may not be related by birth, marriage, or adoption. Multiple families can be residing in the same household.

Household size and family size have both increased, indicating a growth of families in the area.

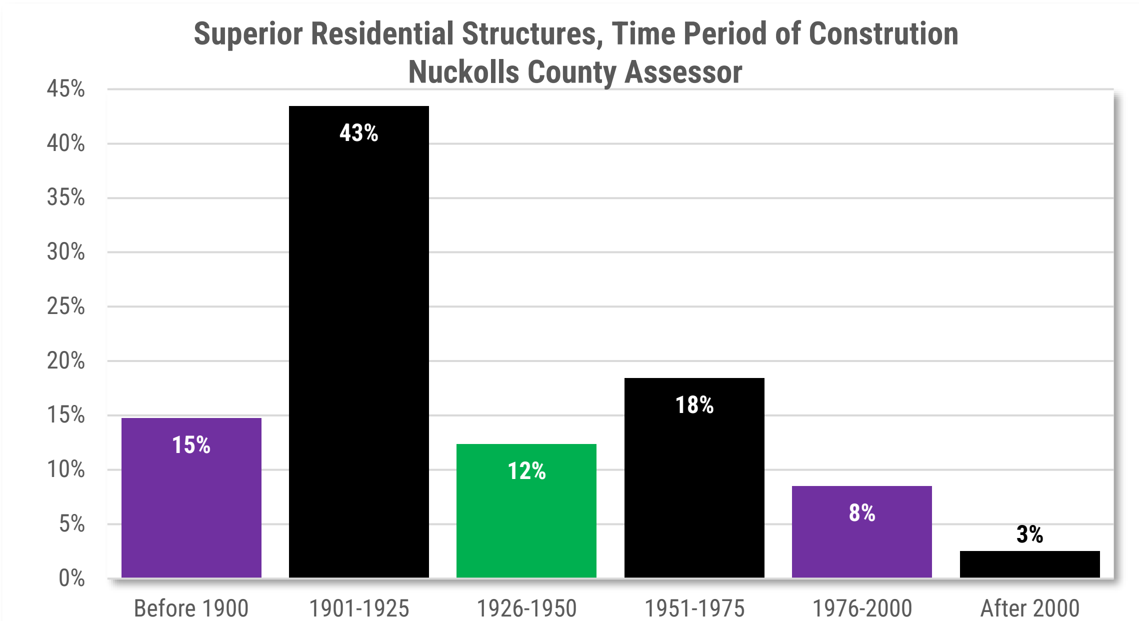


This Study utilizes the 2020 household size provided by the ACS of 2.1.

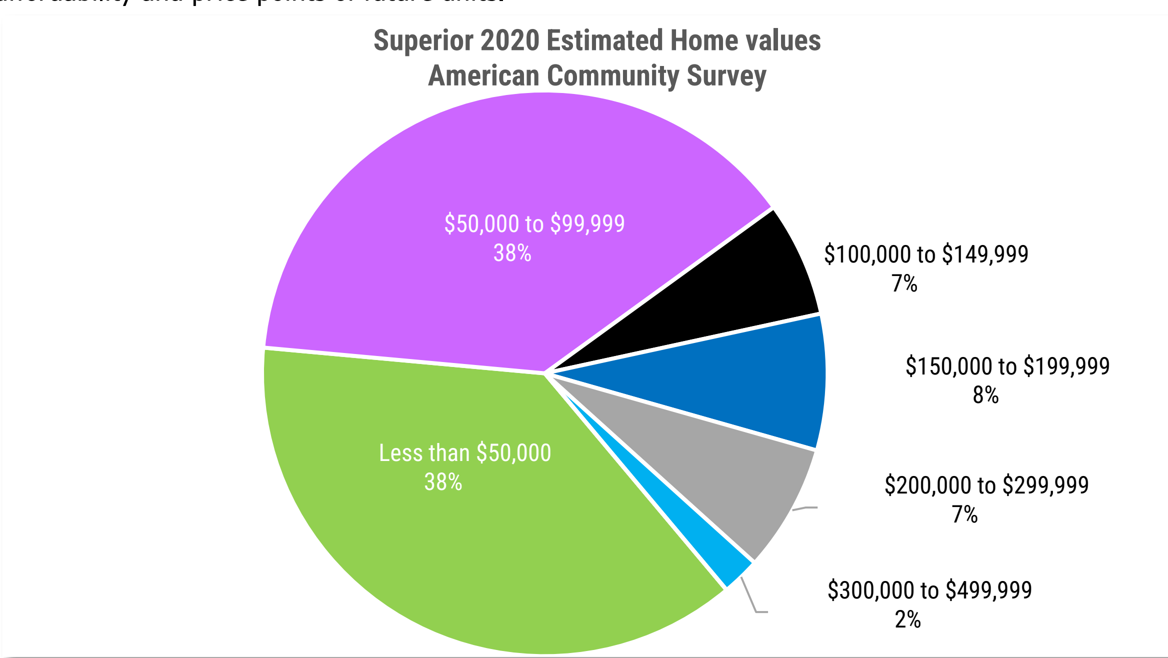
Age of Housing Structures

According to the county assessor, 58% of Superior's residential structures will be 100 years old in 2025. More than 10% of the city's housing stock was built before 1900. Based on the number of housing units counted, roughly 500 structures will be over 100 years old in the next 5 years.

Therefore, the Study considers the number of units needed to accommodate future residents AND the number of units required to replace the aged structures.



The estimated values of housing units in Superior are provided below and are utilized to determine affordability and price points of future units.



PROJECTED HOUSING NEEDS

A housing unit's useful life is approximately 100 years. With over one-half of its housing stock built before 1923, Superior must also consider planning to replace 1% of its housing stock yearly to maintain its population. According to city utility information, the city currently has 951 occupied housing structures, including single family housing structures and individual units within multi-family structures. Therefore, the city would need to replace roughly 9 units per year (1% of 951 occupied residential structures). Based on this simple formula, the city would need to replace 54 units by 2030 (9 units/year x 6 years).

The scenarios below consider the number of units the city would need to replace aged housing units AND add new units based on the level of growth it could achieve.

Because Scenarios 1 and 3 on pages 20-21 are not considered, the new scenarios below consider: A) .25% annual growth rate, B) .5% annual growth rate, and C) 0% annual growth rate.

Units required to accommodate each scenario are determined by counting the number of additional residents living in the city based on each scenario. That number is then divided by the Study's estimated household size (2.1).

A) PROJECTED NEED FOR HOUSING UNITS BY 2050- .25% ANNUAL GROWTH RATE	
AGED UNIT REPLACEMENT (9 UNITS X 26 YEARS: 2024-2050)	234
UNITS NEEDED TO ACCOMMODATE SCENARIO A-PROJECTED GROWTH BY 2050 (1,840-1,825=15/2.1)	7.5
TOTAL NEW UNITS NEEDED BY 2030	**241**
- *SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)*	193
- *MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)*	48

Units needed per year over the next 26 years: 193 single family + 48 multi-family = 241/26 =10 units/year
8 single family units/year + 2 multi-family units/year

B) PROJECTED NEED FOR HOUSING UNITS BY 2050-.50% ANNUAL GROWTH RATE	
AGED UNIT REPLACEMENT (9 UNITS X 26 YEARS: 2023-2050)	234
UNITS NEEDED TO ACCOMMODATE SCENARIO B-PROJECTED GROWTH BY 2050 (2,099-1,825=274/2.1)	130
TOTAL NEW UNITS NEEDED BY 2030	**364**
- *SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)*	291
- *MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)*	73

Units needed per year over the next 26 years: 291 single family + 73 multi-family = 364/26=14 units/year
11 single family units/year + 3 multi-family units/year

C) PROJECTED NEED FOR HOUSING UNITS BY 2050-0% ANNUAL GROWTH RATE	
AGED UNIT REPLACEMENT (9 UNITS X 26 YEARS: 2023-2050)	234
UNITS NEEDED TO ACCOMMODATE SCENARIO C-PROJECTED GROWTH BY 2050	0
TOTAL NEW UNITS NEEDED BY 2030	**234**
- *SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)*	187
- *MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)*	47

Units needed per year over the next 26 years:187 single family + 47 multi-family = 234/26 =9 units/year
7 single family units/year + 2 multi-family units/year

ESTIMATE HOUSING AFFORDABILITY-ACCOMMODATE PROJECTED GROWTH

The table below is based upon the estimates on the previous page and the income ranges of the city's current population. If the current income breakdown of the city's population remains the same, the table below will assist with determining the price points needed for the new and replaced housing.

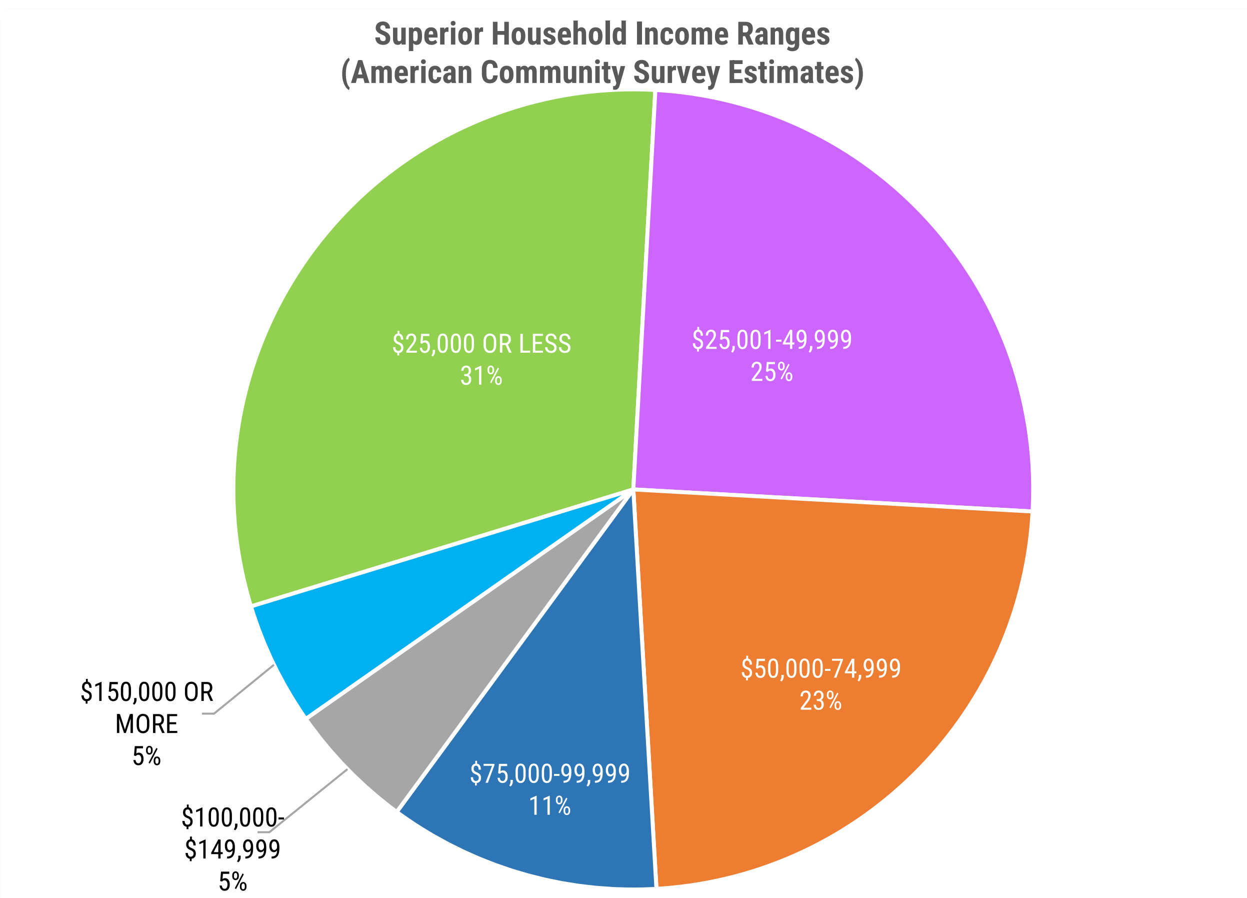
For instance, in Scenario A, the need is 67 new/replaced units by 2030; therefore, the goal would be to develop 20 units affordable to households earning less than $25,000, 17 units for households earning $25,001-49,999, 15 units for those earning $50,000-74,999 annually, 7 units for $75,000-99,999, and 3-4 units each for households earning $100,000-149,999 and %150,000+.

Note that Scenario C does not plan for additional population, but only considers the income ranges that replaced housing should accommodate.

SUPERIOR ESTIMATED UNITS NEEDED BY 2030 (TO ACCOMMODATE PROJECTED GROWTH)

		A-.25%	B-.50%	C-0%
INCOME RANGE	% OF HOUSEHOLDS	70	98	63
$25,000 OR LESS	31%	21.4	30.0	19.3
$25,001-49,999	25%	17.5	24.5	15.8
$50,000-74,999	23%	16.2	22.7	14.6
75,000-99,999	11%	7.7	10.8	6.9
$100,000-$149,999	5%	3.6	5.1	3.3
$150,000 OR MORE	5%	3.5	4.9	3.2

SOURCE: ACS 2021, FIVE RULE Rural Planning



ESTIMATE HOUSING AFFORDABILITY-ACCOMMODATE CURRENT POPULATION

Data collected from the U.S. Census Bureau American Community Survey (ACS) and the municipal utility records were utilized to complete a housing affordability estimate for the occupied households in Superior today. An explanation of the columns in each table is provided below:

Column A-HOUSEHOLD INCOME- Grouped in the same manner as the U.S. Census Bureau American Community Survey (ACS)

Column B-# OF HOUSEHOLDS TODAY- ACS estimates obtained for this study provided a breakdown of household incomes in Superior.

The percentages provided by ACS were multiplied by the total number of occupied housing units provided by the city utilities department.

For instance, ACS estimated that 30.6% of households in Superior have a total household income of <$25,000. Multiplying 30.6% by the total number of occupied units counted in Superior (951) provides an estimate of the total number of households in Superior with a household income of <$25,000. This results in an estimate of 291 households.

Column C- AFFORDABLE HOUSING VALUE RANGE- Due to variable factors such as personal budgets, interest rates, and personal credit scores, the value of a home that is affordable to a household is very difficult to predict. However, this analysis assumes that a household can afford to rent or own a home that is valued at roughly double its annual income.

For instance, a household earning $50,000 per year should be able to afford a home that is valued at $100,000.

Column D-# OF EXISTING UNITS AVAILABLE TODAY- The ACS estimates obtained for this study provided a breakdown of the value of housing units in Superior. The percentages provided by ACS were multiplied by the total number of occupied housing units provided by the city utilities department.

For instance, ACS estimated that 37.6% of the homes in Superior were valued at <$50,000. Multiplying that percentage by the total number of occupied units counted in Superior (951) provides an estimate of 358 housing units in Superior that are valued at <$50,000.

Column E-SHORTAGE/SURPLUS- The shortage/surplus is estimated by subtracting the total number of households that can afford a specific housing value from the total number of units at that value that are currently in the community:

TOTAL UNITS VALUED AT <$50,000 IN SUPERIOR	358
-TOTAL HOUSEHOLDS IN SUPERIOR MAKING <$25,000	291
SHORTAGE/**SURPLUS** OF HOUSING UNITS VALUED <$50,000	**67**

This analysis estimates that Superior today has a surplus of units that are affordable for a household earning less than $25,000 per year. On the following page, the overall affordability table identifies a shortage of units that are worth >$100,000. The shortage of homes worth >$100,000 is most likely creating a situation where households in Superior that could afford higher valued housing are living in homes well below their affordable level.

A likely effect is that homes valued at or below $100,000 are being sold for more than they are worth, thereby overvaluing older homes, creating an unaffordable housing market for all households, including those earning less than $50,000/ year.

AFFORDABILITY ANALYSIS-ACS

The affordability analysis below was completed using ACS data provided by the U.S. Census Bureau. Data in columns B and D are based upon percentages provided by the ACS and multiplied by the total number of occupied households provided by the city utilities department.

TABLE 2 SINGLE FAMILY HOUSING AFFORDABILITY FOR EXISTING POPULATION-SUPERIOR

A	B	C	D	E
HOUSEHOLD INCOME	# OF HOUSEHOLDS TODAY	AFFORDABLE HOUSING VALUE RANGE	# OF EXISTING UNITS AVAILABLE TODAY	GAP/SURPLUS
$25,000 OR LESS	291	<$50,000	358	67
$25,001-49,999	238	$50,000-100,000	367	129
$50,000-99,999	325	$100,000-200,000	137	-188
$100,000 OR MORE	97	>$200,000	90	-7

SOURCE: ACS 2020 FIVE YEAR ESTIMATES, FIVE RULE RURAL PLANNING

The affordability analysis estimates that the city has a surplus of homes valued at <$100,000 or the city has a surplus of units for households earning $0-49,999 annually. The city has a shortage of units valued at >$100,000.

This imbalance of incomes and housing values is most likely causing the following effects.

1. Households earning $50,000-99,999 are occupying some of the homes valued at $50,000-100,000 and are paying less than their affordable range (30% of take-home pay) toward their housing costs.

2. There is a shortage of available units for households earning more than $50,000. These households are likely also occupying those units worth less than $100,000; if available, they could most likely afford to upgrade their housing and increase the supply of affordable housing for lower income households earning <$50,000/year.

3. The shortage of units priced $100,000-200,000 is most likely driving up the cost of units that are worth $50,000-100,000, thereby creating a situation where housing units are selling for much more than they are worth and raising the purchase price of all homes in Superior.

IMPLEMENTATION

The table on the following page summarizes and organizes the information collected throughout the study.

The table identifies the cause and effect of the city's affordable housing situation, proposes solutions, then breaks those proposed solutions down into a strategic plan.

The purpose of this strategic plan is to guide the city as they continue taking steps to positively impact their local housing situation. The planning period is three to five years.

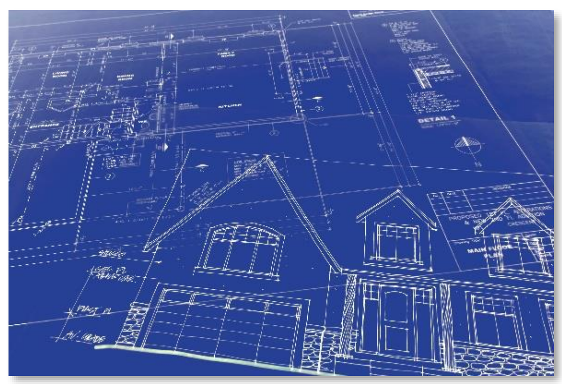
OBSERVATIONS AND RECOMMENDATIONS

Observed Effect: the observed effect is the actual, ongoing issue identified by the study.

Likely Cause: the likely cause is based upon assumptions made due to the information collected in the study.

STRATEGIC PLAN

Proposed Solution: the proposed solutions form the strategic plan that will guide the city's leadership as they continue to adopt policies, complete projects, and support programs that will continue to positively impact the housing situation in Superior.



The proposed solutions in the previous table are broken down into action items organized under three types of actions.

Programs, Projects, & Policies:

1) Programs: series of actions and decisions that take place over an extended period; requires the partnership of numerous government and quasi-governmental agencies.

2) Projects: actual, physical projects that require immediate effort and funds to complete.

3) Policies: local rules and best practices formally agreed upon and adopted by elected officials and board members as appropriate.

Observed Effect	Likely Cause	Proposed Solution	Program	Project	Policy
The city has numerous small businesses and local employers that believe the area market would support growth of their business if more labor were available. AND Average family size increased by 14% from 2010 to 2020.	The city has completed numerous planning and improvement projects in the past ten years ranging from downtown revitalization, new retail services, and demolition and replacement of housing. AND Major projects such as Brodstone Hospital expansion and Kingswood Court have retained and attracted working adults and their families to the area.	To transition from population loss stabilization to population growth, the city will continue to lead housing improvement initiatives and support private housing developers.	Reinvest income generated from recent workforce housing projects to continue acquiring and clearing dilapidated units.	Support the development of new housing in Area 2 (page 17) that will provide a variety of housing from single family detached units to one story condo style living units meant to provide options to semi-retired seniors desiring to stay in Superior yet live in smaller units with less needs for financial and physical resources to maintain their housing.	Identify and assess lands that are best candidates for annexation and future development. Udpate the city's comprehensive plan to preserve those identified lands for future neighborhoods.
The city has a surplus of more than 100 units valued at less than $50,000. AND The city has a shortage of more than 100 homes valued between $100,000 and $200,000.	More than half of the city's housing stock is more than 100 years old. AND The Nuisance Abatement/Demoliton (NA/D) program enacted in 2012, showed that numerous households were financially/physically unable to maintain their aging units.	Continue to implement NA/D activities in the city's established neighborhoods to utilize existing infrastructure needed to supply affordable units. Wherever possible, replace dilapidated units with either one story detached housing available for sell or duplex units available for rent.	Identify and assist employers and landlords with owning & improving rental units. Utilize Nebraska Affordable Housing Trusf Funds (NAHTF) program to promote cost sharing for decent & affordable rental units. Utilize city owned, cleared lots as future locations for NAHTF projects. Wage and income data provided in this study by local employers can guide price point decisions.	Identify non-profit developer to construct duplex unit and request reimbursement funds from NAHTF for each rental unit that has a rent limit based upon area median income.	Maintain property code and zoning enforcement to ensure that established neighborhoods and habitable homes are no longer lost to long term vacancy and disinvestment.
The city has a shortage of houses that would be affordable to households earning $50,000 or more. AND Most businesses in Superior have experienced challenges with local housing affordablity to the extent that they have lost employees and/or are spending profits on providing housing instead of reinvesting into their businesses.	Housing construction has not kept up with local job creation. AND Working age adults are showing an increase in family/household size and 21% (roughly 200) of households in Superior are earning >$75,000/year. Nebraska has the lowest unemployment rate in the nation. Strong incomes are not only readily available in Superior, but also in the region and the state. In the past, families relocated for better jobs; today, families are relocating for better housing.	Area business owners and major employers have indicated an interest in sharing costs to develop new housing; however, very few of the lots within established neighborhoods are adequate for new construction. The next step is to develop a new subdivision with larger lots able to house larger families that are affordable to households earning more than $75,000 .	Investigate and create locally funded programs to assist with land acquisition, development (utilities), and possibly assistance with purchasing for future homeowners.	Identify a developer who could be a private individual, corporation, development corporation, or the City Council. Work within Areas 1 and 2 (page 17 of the Study) to utilize Tax Increment Financing (TIF) as a method for the developer to create a subdivision.	Utilize economic development funds raised through the city's sales tax to build funds available to assist with providing the flexiblity needed to implement housing projects as opportunities arise.