COMMUNITY HOUSING STUDY – 2023

With “Five-Year Housing Action Plan.”

EXECUTIVE SUMMARY

Prepared For:
McCOOK ECONOMIC DEVELOPMENT CORPORATION

MARCH, 2013
McCook, Nebraska Community Housing Study – 2023

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McCook, Nebraska Community Housing Study – 2023 (EXECUTIVE SUMMARY)

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The Community Housing Study was funded by the McCook Economic Development Corporation, City of McCook, and the Nebraska Investment Finance Authority Housing Study Grant Program. The Community Housing Study was completed with the guidance and direction of the McCook Housing Steering Committee.

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EXECUTIVE SUMMARY.

INTRODUCTION.

This Community Housing Study provides statistical data and narrative information identifying a housing profile and demand analysis for the City of McCook, Nebraska. The Study describes the past, present and 10-year projected demographics, economic and housing conditions in the Community, as well as a Five-Year “Housing Action Plan,” identifying recommended housing projects for the near future.

This Community Housing Study was conducted for the McCook Economic Development Corporation (MEDC) and the City of McCook by Hanna:Keelan Associates, P.C., a Nebraska based community planning and research consulting firm. The McCook Planning Commission, local elected officials, an organized “Housing Steering Committee” and the Citizens of McCook, all provided invaluable information.

Funding for the Community Housing Study was provided by the MEDC, City of McCook and a Housing Study Grant awarded by the NEBRASKA INVESTMENT FINANCE AUTHORITY. This Housing Study was completed in conjunction with the update of the McCook Comprehensive Plan.

RESEARCH APPROACH.

This Community Housing Study is comprised of information obtained from both public and private sources. All 2000 and 2010 demographic, economic and housing data for the City of McCook was derived from the U.S. Census and the 2006-2010 American Community Survey. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and other pertinent data sources.

To facilitate effective both short- and long-range planning and implementation activities, housing demand projections were developed for a 10-year period. The implementation period for this Housing Study will be March, 2013 to March, 2023.
PURPOSE OF STUDY.

“The purpose of this Housing Study is to create a ‘housing vision’ and a ‘vehicle to implement’ housing development programs with appropriate public and private funding sources for the City of McCook, to insure that proper guidance is observed in developing of various affordable housing types for persons and families of all income sectors.”

The objectives of this Community Housing Study are threefold: (1) analyze the recent past and present housing situation in McCook, with emphasis on the need for workforce, elderly and both rental and owner housing options; (2) identify the future target housing needs of the Community, both new construction and housing rehabilitation/preservation activities; and (3) provide a process for the continued educating and energizing of the leadership of the City of McCook to take a more active role in improving and creating new, modern and safe, both market rate and affordable housing options.

This Housing Study included both quantitative and qualitative research activities. The Qualitative activities included a comprehensive Community citizen participation program consisting of the implementation of housing Surveys, Housing Listening Sessions and meetings with an organized Housing Steering Committee that identified the issues and needs of the Community. Quantitative research activities included the collection of statistical and field data. The analysis of this data allowed for the projection of the McCook population and household base, income capacity and housing profile and demand.

SUMMARY.

The City of McCook is the County-Seat of Red Willow County. McCook has a long history of being an economic staple in southwest Nebraska, having large public and private employers, regional and national commercial businesses and a variety of industrial employment opportunities.

Based on the 2000 and 2010 Censuses, the population of McCook decreased by 3.7 percent, from 7,994 to 7,698. The largest contributor to this population decrease comes from the lack of housing options, including a lack of housing units needed by large families, the local workforce and elderly households, within an affordable price range. This leaves many families looking for decent owner and rental housing in other Communities.
HOUSING DEVELOPMENT & REHABILITATION PROGRAMS.

The McCook Economic Development Corporation is a non-profit organization actively involved in a variety of local community and economic development activities, including affordable housing programs. The MEDC's Housing Office (MEDC-HO) was created in 2001 with a capacity building grant from the Nebraska Department of Economic Development. Housing programs provided by the MEDC-HO are typically funded by grants from the Nebraska Department of Economic Development, the Nebraska Affordable Housing Trust Fund, HOME Funds and Nebraska Investment Finance Authority. Successfully implemented programs by the MEDC include the following:

Purchase Rehab Resell (PRR) – The PRR Program allows the MEDC-HO to purchase a moderate or severely deteriorating housing unit for the purpose of rehabilitation, which is then placed on the market to be sold. The objective is to create safe, energy efficient and affordable housing for low- to moderate-income families in the City of McCook and Red Willow County, while preserving the local housing stock. Prospective homebuyers must complete a Homebuyer Education Course and qualify for a home loan through a local lender. Applicants are required to meet necessary income requirements, provide a $500 investment and to occupy the home for a minimum of five years. This Program has been popular with first-time homebuyers in McCook. The MEDC-HO is in the process of rehabilitating and reselling three homes in McCook. An additional three homes are planned for rehabilitation in both 2013 and 2014, pending State funding.

Down Payment Assistance (DPA) – A total of $5,000 in down payment assistance is provided to qualified homebuyers in Red Willow County. Prospective homeowners are required to meet necessary income requirements, complete a Homebuyer Education Course and occupy the home for a minimum of five years. An application for funding to assist a total of 20 households with down payment issues was submitted by the MEDC-HO and successfully funded. Funding for an additional 20 households is planned by the MEDC-HO.

Homebuyer Education Courses – A series of courses with the intent to encourage responsible homeownership are offered throughout the year by the MEDC-HO. These courses feature guest speakers, real estate and insurance professionals and home maintenance and lending experts that educate potential homeowners on the home buying and maintenance process. Information provided includes obtaining mortgage loans, budgeting, rights and responsibilities of consumers and understanding the professional’s roles. Courses will also fulfill education requirements for various government home loans. A total of six courses are scheduled for 2013. The MEDC-HO is also planning to implement online courses for prospective homeowners.
This Community Housing Study involved the creation of a “Housing Steering Committee,” comprised of local elected officials, business owners and McCook residents. The Steering Committee provided invaluable information pertaining to housing issues in the Community, including the cost and condition of housing, an overall lack of suitable, affordable housing and its effect on Community growth and needed housing types. A list of identified housing goals were identified by the Steering Committee, which are highlighted below.

- **Address workforce housing issues**, including the creation of partnerships between major employers and public organizations to support the development of workforce housing. Employees are having difficulty finding suitable housing in McCook. The lack of housing options leaves major employers reluctant to expand. Limited choices for affordable housing has also limited population growth and encouraged the local workforce to commute from nearby Communities.

- **Address land development restrictions and zoning regulations**, while identifying areas where infill housing can be constructed to utilize existing public streets and infrastructure. Secure funding for land and housing development projects.

- **Address local incomes** and the effect on housing development and sales. The costs associated with new rental housing development exceed the current level of affordable rents. Utilize the McCook Community Foundation to assist with residential development.

- **Focus on Downtown residential growth opportunities**, including new construction and rehabilitation/retrofit. This could include energy efficient upgrades to existing and future housing units. Historic Preservation of residential buildings will attract new tenants to the Downtown. Many of the buildings in the Downtown are in need of rehabilitation, especially new roofs.

- **Property rehabilitation assistance** is needed in many of the older neighborhoods of the City. Nearly 50 percent of the housing stock in McCook is in less than “sound” condition. Reverse this trend with effective housing redevelopment, rehabilitation and development programs. Homeowners are more focused on rehabilitating their existing unit than moving or “upgrading” to a different dwelling.

- **Address the Two-Mile Planning Jurisdiction for cost effective residential growth**. The City is feeling the pressure of growth, especially from young families moving back to McCook.
HOUSING NEEDS & WANTS SURVEY.

A “Housing Needs & Wants Survey” was distributed to each household in McCook, with a total of 90 Surveys returned. The Survey asked participants to provide their opinion about specific housing types and areas of greatest housing need in the Community. “Highlights” of the Survey results are as follows.

- Survey participants identified “Greatly Needed” housing types for McCook, as being Housing for Low-to Moderate-Income, Single Parent Families and Existing/New Employees; Single Family Housing, General Rental Housing, Housing Choices for First-Time Homebuyers, Two- and Three-Bedroom Apartments/Houses, Retirement Housing for Low- to Moderate-Income Elderly Persons and Short Term Emergency Shelters.

- 71.1 percent of the Survey respondents favored the City of McCook using State and/or Federal grant funds to conduct an owner housing rehabilitation program.

- 67.8 percent of the Survey respondents supported the City of McCook using State and/or Federal grant funds to conduct a rental housing rehabilitation program.

- 63.3 percent of the Survey respondents favored the City of McCook establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.

- 76.7 percent of the Survey respondents supported the City of McCook using grant funds to purchase, rehab and resell vacant housing in the Community.

- 70 percent of the Survey respondents favored the City of McCook using State and/or Federal grant funds to provide down payment assistance to first-time homebuyers.
WORKFORCE HOUSING NEEDS SURVEY.

The MEDC-HO, in cooperation with major employers in the McCook area, conducted a Workforce Housing Needs Survey, to determine the specific renter and owner housing needs of the Community’s workforce. A total of 192 Surveys were returned.

Survey participants were asked to supply information on Community housing issues, including barriers to obtaining affordable housing, place of employment, annual household income and in what Community or region participants would like to become either a homeowner or renter. “Highlights” of the Survey results are as follows.

- The following major employers participated in the Survey; Valmont, McCook Community Hospital, Hillcrest Nursing Home, Burns Podiatric Lab, and McCook Public Schools.

- Of the 192 employees completing a Survey, 157 were homeowners and 35 renters. A total of 41 Survey participants were not a resident of McCook. Of this total, 33 Survey participants indicate a desire to live in McCook.

- A total of 35 participants were not satisfied with their current housing situation. Reasons included the participants home being too small, home needing moderate or substantial rehabilitation, or being too far away from their place of employment.

- The majority of respondents could afford a home consisting of three+ bedrooms, priced between $50,000 and $100,000 and afford a monthly payment between $350 and $850. Respondents also stated they could afford a rental unit with a monthly payment under $450.

Survey participants were asked to address the issues or barriers they experience in obtaining affordable owner or renter housing. The most common barriers faced when obtaining affordable owner housing included housing prices, the cost of utilities and a lack of sufficient homes for sale. The most common barriers faced when obtaining affordable rental housing included the cost of rent, a lack of decent rental units in an affordable price range and the cost of utilities.
CONTINUUM OF CARE FOR ELDERLY PERSONS
HOUSEHOLD SURVEY.

A “Continuum of Care for Elderly Persons Household Survey” was made available in McCook to assist in determining the specific short- and long-term housing and Community service needs of the City’s elderly population. A total of 31 Surveys were returned.

Survey participants were asked to supply information on subjects concerning the quality of Community services, types of housing needed for senior citizens, and the quality of various support services provided by Community organizations.

- Survey participants identified six males and 21 females, a majority of which were 75 to 84 years of age and currently retired.
- Most Survey participants were satisfied with their current housing situation. Those that were not satisfied cited high rent and poor unit management.
- The Survey identified all Community services to senior citizens as “Excellent” or “Good” in quality.
- Participants identified needing either assisted living housing, a two-bedroom apartment unit or a duplex rental unit to satisfy their housing needs within the next 10 years. A majority of participants felt living in a Retirement Housing Campus was “somewhat appealing.”
- Continuing Education Opportunities, Financial Assistance and Management, as well as Volunteer Opportunities were identified as “Excellent” or “Good” support services in the Community.

A series of questions highlighted the usage of Downtown businesses and resources by the Community’s elderly population. A majority of elderly participants identified visiting Downtown for professional services, including banking, accounting and lawyer and doctor appointments. Participants also identified improved sidewalks, landscaping, lighting and the installation of park benches as a needed action for Downtown.
COMMUNITY HOUSING “LISTENING SESSIONS”.

The Community Citizen Participation Program included three Community Housing “Listening Sessions” at the Keystone Business Center in Downtown McCook. Each session received excellent input from those in attendance. The following highlights the priority housing issues or needs for the City of McCook, as expressed by those in attendance.

Listening Session #1:

- The current housing market in McCook is concentrated on homes priced between $65,000 and $85,000. If a house is listed for sale in this price range, it is only on the market for a brief period of time before being sold. Houses in this price range are typically located in the older neighborhoods in close proximity to Downtown, have one- to two-bedrooms and need updating.

- Moderate- to upper-income housing are generally priced in the $150,000 to $250,000 range.

- The number of housing units for sale in the McCook real estate market has been approximately 40 at any given time. Realtors attending the Session stated this number is too low, especially when houses with extensive rehabilitation needs are factored out the total. Fewer home buyers are willing to invest additional money for upgrades and restoration of older homes.

- Housing rehabilitation and access to funding assistance is desired by many property owners.

- Townhomes and duplexes were developed in McCook several years ago, with limited interest. Several attendees thought that now is a better time to market this housing type, especially to workforce employees and for elderly persons 55+ years of age.

- There is a perception in McCook by the general public that “affordable housing” brings additional low-income people and families into the Community. An educational component that expands awareness of homeownership for families exists in McCook.

- Deferred maintenance by home owners, especially the elderly on fixed incomes, results in a gradual decline in the condition of older homes in the core of the City.

- Residents looking for housing to rent and to purchase have “sticker shock” when they realize the cost of housing in McCook. Unlike many other western Nebraska Communities, housing values in McCook have increased since 2000.
EXECUTIVE SUMMARY.

- #1 Housing Need in McCook is workforce housing in conjunction with workers receiving a “Living Wage.”

- Contractors and housing developers are lacking in McCook.

- The appraisal of a newly constructed house in the City of McCook, especially on an infill lot in an existing neighborhoods, won’t appraise to a value that is equal to the cost of construction. The current value of older homes, many with deferred maintenance, brings down the assessed valuation of homes constructed in older neighborhoods. The City needs to focus on the condition of the entire neighborhood, rather than individual homes. Neighborhoods with enhanced public facilities and utilities will attract reinvestment.

- The Community needs to form public/private partnerships to assist developers with the cost of extending infrastructure into new subdivisions to support housing development and attract new residents to the City.

Listening Session #2:

- There is a lack of available houses to purchase or to rent that have three+ bedrooms. There are very few older homes with three+ bedrooms that are listed for sale. A majority of houses in the older neighborhoods of the City are constructed on small lots and have only one or two bedrooms. Some homes have a retrofit third bedroom in the basement.

- Many younger families with children would prefer to purchase a four bedroom house in the $150,000 to $200,000 price range. One person stated that their family has been looking for a second larger home for the past eight months with no success.

- Most houses on the market tend to need updating and/or rehabilitation.

- The current lack of available houses to purchase or to rent is limiting the ability of employers to hire and house new employees in McCook. One participant stated that his company recently hired two new employees that connect by the internet from their homes in eastern Nebraska. His company will have the future need to hire additional employees and would prefer to have them reside in McCook, but the local market is limiting their ability to attract new employees to the City of McCook as new permanent residents, thus, delaying their company's expansion plans.

- The top priority for new housing in McCook is workforce housing. Housing with at least three bedrooms in the $150,000 to $200,000 range is in high demand.

- The second priority for new housing is 55+ retirement housing. New housing types for retirees and the elderly would increase the availability of larger existing homes in the Community for younger families with children.
Listening Session #3:

- Habitat for Humanity has been active in the City of McCook, with four homes constructed for low-to-moderate income families. The organization has also worked with the MEDC-HO to rehabilitate several other homes throughout the City.

- There is limited availability of houses for rent in the City. One attendee stated, as a landlord, they have to be very careful about raising the rental rates of their houses. Older houses, with rents higher than $450, are slow to rent up. Even if houses have improvements or upgraded appliances, they need costly improvement, which are prohibited.

- The “gap” in the appraised value is much lower than the actual cost of building a home or an apartment building, which limits the ability of local residents and contractor/developers to obtain financing in McCook. This issue limits young workforce families from building their own home, especially if there is any concern that they may need to relocate in the next few years and sell their homes to recoup their investment.

- The top priority for housing in the City is rental housing for workforce employees. Landlords and realtors receive many requests for houses to rent.
The City of McCook provided several opportunities for input from various individuals, organizations, groups and Community leaders, regarding the existing and future housing situation of the City. The information obtained through planning research activities greatly assisted in identifying and prioritizing housing needs in the Community.

The following identifies housing goals for the Community of McCook, followed by a series of action steps that should be closely followed in achieving these goals. The “Housing Goals & Action Steps” were created through a series of Housing Steering Committee meetings and public input.
Goal 1: Community Housing Initiative. The City of McCook should implement a housing development initiative as a primary economic development activity. Such initiative should include the development of up to 279 new housing units by 2023, including an estimated 147 owner housing units and 132 new rental units. The development of up to 279 new housing units would add an estimated $51 Million to the McCook property tax base. This Housing Initiative would provide current and future residents of the Community with access to a variety of safe, decent and affordable housing types for families and individuals of all age, household size and income sectors.

- Action Step 1: Support the efforts of the MEDC-HO to encourage and monitor housing development in the City of McCook. The MEDC-HO should continue to work directly with both public and private sectors to encourage the development of specific housing programs to meet the needs of the Community’s current and future residents, with emphasis on housing for young families, the local workforce, retirees and special populations. By 2023, the City of McCook will need to develop an estimated 81 owner units and 72 rental housing units for families and persons of younger age and 66 owner and 60 rental units for elderly individuals and households.

- The MEDC-HO should be responsible for designing and implementing a Workforce Housing Assistance Program for local employees and a Continuum of Residential Retirement Program for older adults in the City.

- Action Step 2: Plan and implement an Employer’s Housing Assistance Program to encourage major employers in the McCook area to become directly involved with assisting their employees in becoming homeowners in the Community of McCook. Assistance could include, but not be limited to, locating and negotiating the purchase of a house, providing funding assistance, etc. Funding assistance could be, for example, in the form of a $5,000 to $10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc. These homebuyers could also be a participant in a first-time homebuyers program, funded by either/both the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development.

- Two or more major employers should consider forming a limited partnership to develop affordable housing projects in McCook, utilizing available public and private funding sources.

- Action Step 3: Initiate a Continuum of (Housing) Residential Care Program in the Community of McCook directed at persons and families 55+ years of age. This Program would address several facets of elderly housing needs and development opportunities in McCook, including the increasing need for in-home services and home maintenance, repair and modification of homes occupied by elderly households in the Community and additional affordable housing, both owner and rental, with and without supportive services.
Goal 2: New Housing Developments. New housing developments in the City of McCook should address the needs of both owner- and renter households, of all age and income sectors, of varied price products.

- **Action Step 1:** The City of McCook should identify up to 70 acres of land for new residential development to meet the estimated need for 279 additional housing units by 2023. The City should develop housing in both new and developed areas of the Community.

- **Action Step 2:** Build an estimated 20 units of owner housing for households of low- to moderate income, 85 units for moderate income households and an estimated 42 owner units for families and individuals of moderate-to upper income. Special attention should be given the construction of single family housing units for younger households and single family and patio and townhome units for older adults. New owner housing price products should range between $135K to $230K, depending on the type of housing units and the household income sector being targeted.

- **Action Step 3:** Build an estimated 72 rental housing units for persons and families of very-low- to moderate-income and an estimated 60 rental units for households of moderate- to upper-income. The elderly household population should be targeted for both the upper-income and very-low income rental units. Low- to moderate-income rental housing should be constructed for families.

- **Action Step 4:** One or two additional multifamily rental projects are recommended for the City of McCook, by 2023, to meet the housing needs of young, single workers in the Community. These projects should be designed and developed in a size and scale suitable for the neighborhood location. The development of a SRO (Single Room Occupancy) facility of eight to 16 units should be given consideration to house single persons in the local workforce.

- **Action Step 5:** The Community of McCook should strive to combine “new” services and shopping opportunities with “new” housing developments.

- **Action Step 6:** Future housing development programs in McCook should be concentrated in the western portion of City, west of Highway 83, north of the Municipal Golf Course, in areas to the north of “Q” Street east of Highway 83. Consider new, modern housing development types, such as housing in the Downtown and smaller subdivisions utilizing New Urbanism development concepts.

- **Action Step 7:** Several Downtown commercial buildings should be promoted for upper level housing to diversify the local housing market and emphasize the Downtown as a vibrant commercial and residential center. One example is the Keystone Business Center, where the top two floors should be considered for moderate- to upper-income housing units. A total of 52 units, 12 owner and 40 renter units, should be developed in Downtown McCook, by 2023.

- **Action Step 8:** New housing developments in the City of McCook should include the construction of housing that is complete in accessibility and use by persons and families with special needs.
Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the City of McCook should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** The Community of McCook should establish a housing rehabilitation program for both owner and rental housing units, with emphasis on meeting the housing rehabilitation needs of the elderly, low income families and housing occupied by persons with special needs.

- **Action Step 2:** As needed, the City should establish a policy of condemning and demolishing housing of a dilapidated condition, not cost effective to rehabilitate. The vacated lots could be set aside as part of a City-Wide Land Trust/Land Bank program to be used for future owner and rental housing development needs.

  The former St. Catherine’s Apartments facility should be demolished and the site planned for residential redevelopment.

- **Action Step 3:** The Community of McCook should continue to preserve housing of historical significance. Housing that is architecturally significant or for its association with persons or families who played key roles in the development and growth of the City adds to the character and uniqueness of McCook neighborhoods.

Goal 4: Financing Housing Development. The City of McCook and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The City should pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyers programs. The City and private builders should pursue such funding from the Nebraska Investment Finance Authority and Nebraska Department of Economic Development.

- **Action Step 2:** The City should utilize Tax Increment Financing to assist in the financing of new housing developments, specifically public facility and utility requirements.

- **Action Step 3:** Housing developers in McCook should be encouraged to pursue securing any and all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance programs.
Goal 5: Impediments to Fair Housing Choice. As a Community, McCook will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the City. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of City Government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in McCook. *For Owner Households – Housing Prices, Excessive Down Payment and Closing Costs and Cost of Insurance. For Renter Households – Lack of Available Decent Rental Units in the Price Range, Excessive Application Fees and/or Rental Deposit and Attitudes of Landlords and Neighbors.*

- **Action Step 2:** The City of McCook should prepare and approve, by Ordinance, a *Fair Housing Policy*, to insure all current and future residents of the Community do not experience any discrimination in housing choice.
**HOUSING TARGET DEMAND.**

Table 4.1 identifies the estimated housing target demand for the City of McCook and the Downtown, by 2023. Community leadership and local housing stakeholders and providers need to be focused on this housing target demand and achieving reasonable goals that will effectively increase the quantity and quality of housing in McCook.

The total estimated housing target demand in McCook, by 2023, is 279 housing units, including 147 owner and 132 rental units, at an estimated development cost of $51.4 Million. Included in the 279 targeted housing units are a recommended 52 new/improved housing units targeted for the McCook Downtown; 12 owner and 40 rental units at an estimated cost of $11.5 Million. Housing units in the Downtown will require up to 55,000 square feet of floor space.

| TABLE 4.1 |
| ESTIMATED HOUSING DEMAND - TARGET DEMAND & REQUIRED BUDGET |
| McCOOK, NEBRASKA |
| 2023 |

<table>
<thead>
<tr>
<th>City of McCook:</th>
<th>Target Demand*</th>
<th>Total Demand</th>
<th>Est. Required Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>147</td>
<td>132</td>
<td>279</td>
</tr>
<tr>
<td>Rental</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downtown**:</td>
<td>12</td>
<td>40</td>
<td>52</td>
</tr>
</tbody>
</table>

*Based upon new households, providing affordable housing for 40% of cost burdened households, with housing problems, replacement of 40% substandard (HUD) housing stock, absorb housing vacancy deficiency by creating 6% vacancy rate consisting of structurally sound housing units, build for Pent-Up demand.

**Requires up to 55,000 square feet of floor space.

**NOTE:** Target Demand will require an estimated 66 Acres of land for the City of McCook.

Housing Demand by Income Sector

Table 4.2 presents the estimated area median (household) income, per household size for Red Willow County.

<table>
<thead>
<tr>
<th>TABLE 4.2</th>
<th>ESTIMATED AREA MEDIAN (HOUSEHOLD) INCOME (AMI)</th>
<th>RED WILLOW COUNTY, NEBRASKA</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1PHH</td>
<td>2PHH</td>
<td>3PHH</td>
</tr>
<tr>
<td>30% AMI</td>
<td>$12,000</td>
<td>$13,700</td>
<td>$15,400</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$19,950</td>
<td>$22,800</td>
<td>$25,650</td>
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<td>60% AMI</td>
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<td>80% AMI</td>
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<td>100% AMI</td>
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<tr>
<td>125% AMI</td>
<td>$49,875</td>
<td>$57,000</td>
<td>$64,125</td>
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Table 4.3 identifies the estimated housing demand by income sector for the City of McCook by 2023. New owner units should focus on addressing the needs and demands of individuals and families who have an Area Median Income (AMI) of 51 percent or higher. New rental units should focus on meeting the needs of individuals and families of AMI ranges at all income sectors. A majority of units created in the City of McCook should cater to persons and families at the 81 percent to 125 percent AMI income ranges, persons and families of moderate income.

<table>
<thead>
<tr>
<th>TABLE 4.3</th>
<th>ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR</th>
<th>McCOOK, NEBRASKA</th>
<th>2023</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0-30% AMI</td>
<td>31-60% AMI</td>
<td>61-80% AMI</td>
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<tr>
<td>Tenure</td>
<td>AMI</td>
<td>AMI</td>
<td>AMI</td>
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<tr>
<td>Owner</td>
<td>0</td>
<td>0</td>
<td>20</td>
</tr>
<tr>
<td>Rental</td>
<td>14</td>
<td>32</td>
<td>26</td>
</tr>
</tbody>
</table>

Table 4.4 identifies estimated housing land use projections/per housing type by age sector in the City of McCook, by 2023. Overall, the City will require an estimated 66.5 acres of land for residential development. Approximately 58.6 percent of needed, future residential land, or 39 acres should be used to develop single family and duplex units for households in the 18 to 54 years age group. Single family units could also be part of a Credit- or Lease-To-Own housing program. A portion of the needed rental units should include Downtown housing opportunities for families.

Approximately 41.4 percent of the residential land needed in McCook, by 2023, should be used to develop owner and rental units for households at 55+ years of age. A mixture of housing types is identified for older adult populations, including single family, town home, patio home and duplex units. Rental units in the Downtown should be considered for elderly persons.

<table>
<thead>
<tr>
<th>Age Sector</th>
<th>Type of Unit</th>
<th>#Owner / #Rental</th>
<th>Land Requirements (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 to 54 Years</td>
<td>Single Family Unit</td>
<td>55 / 16*</td>
<td>25.5</td>
</tr>
<tr>
<td></td>
<td>Patio Home Unit</td>
<td>10 / 0</td>
<td>2.5</td>
</tr>
<tr>
<td></td>
<td>Town Home Unit</td>
<td>10 / 0</td>
<td>2.5</td>
</tr>
<tr>
<td></td>
<td>Duplex Unit</td>
<td>0 / 32</td>
<td>6.0</td>
</tr>
<tr>
<td></td>
<td>Apartment - 3+ Units***</td>
<td>6 / 24</td>
<td>2.5</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>81 / 72</td>
<td>39.0 Acres</td>
</tr>
<tr>
<td>55+ Years**</td>
<td>Single Family Unit</td>
<td>28 / 0</td>
<td>10.0</td>
</tr>
<tr>
<td></td>
<td>Patio Home Unit</td>
<td>12 / 0</td>
<td>3.0</td>
</tr>
<tr>
<td></td>
<td>Town Home Unit</td>
<td>20 / 0</td>
<td>5.0</td>
</tr>
<tr>
<td></td>
<td>Duplex Unit</td>
<td>0 / 44</td>
<td>7.5</td>
</tr>
<tr>
<td></td>
<td>Apartment - 3+ Units***</td>
<td>6 / 16</td>
<td>2.0</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>66 / 60</td>
<td>27.5 Acres</td>
</tr>
</tbody>
</table>

TOTAL UNITS / ACRES 147 / 132 66.5 Acres

*Includes Credit- or Lease-To-Own Units.
**Includes housing for persons with a disability
***Includes housing in the Downtown.

Executive Summary.

Housing Demand per Population Sector/
Proposed Types by Price Products.

Table 4.5, Page 4.8, identifies the recommended 2023 housing demand in the City of McCook for target population groups and proposed housing types, by Area Median Income (AMI), by 2023. Household sector populations include elderly, family and persons with a special need(s).

By 2023, 279 additional housing units are targeted for McCook, including 147 owner and 132 rental units. An estimated 58 owner and 48 rental units should be targeted for elderly households, 55+ years of age, with 89 owner and 84 rental units targeted for non-elderly families and special need populations. An estimated eight owner and 12 rental housing units in McCook should be built for persons with a special need(s), by 2023. An estimated 94 owner and 83 rental units will be needed for workforce households in McCook.

Table 4.6, Page 4.9, identifies specific housing types, by price product, by Area Median Income (AMI), for McCook, by 2023. The owner housing type most needed are three+-bedroom units, priced at or above an average affordable purchase price of $180,300. The rental unit most needed in McCook, by 2023, will be two- and three-bedroom units, with a monthly rent at or above the average affordable monthly rent of $795.

Owner units for the City’s workforce population should consist of three-bedroom units and be priced at or above $126,900. Rental units for the City’s workforce population should consist of three-bedroom units with an estimated average monthly rent at or above the average affordable monthly rent of $535.
### Table 4.5
**Housing Demand – Target Populations**
**McCook, Nebraska**
**2023**

<table>
<thead>
<tr>
<th>Owner Units</th>
<th>Household Area Median Income (AMI)</th>
<th>Workforce Sector</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>61%-80%</td>
<td>81%-125%</td>
</tr>
<tr>
<td>Elderly (55+)</td>
<td>4</td>
<td>32</td>
</tr>
<tr>
<td>Family</td>
<td>12</td>
<td>51</td>
</tr>
<tr>
<td>Special Populations(^1)</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Subtotals</td>
<td>20</td>
<td>85</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rental Units</th>
<th>0%-30%</th>
<th>31%-60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly (55+)</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Family</td>
<td>4</td>
<td>16</td>
</tr>
<tr>
<td>Special Populations(^1)</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Subtotals</td>
<td>14*</td>
<td>32*</td>
</tr>
</tbody>
</table>

**Totals** | 14 | 32 | 46 | 131 | 56 | 279 | 177 |

* Includes Credit- or Lease-to-Own units.

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

**EXECUTIVE SUMMARY.**

**TABLE 4.6**

**HOUSING DEMAND – SPECIFIC TYPES BY PRICE PRODUCT**

**McCOOK, NEBRASKA 2023**

**PRICE – PURCHASE COST (Area Median Income)**

<table>
<thead>
<tr>
<th>Owner Units***</th>
<th>(61%-80%)</th>
<th>(81%-125%)</th>
<th>(126%+)</th>
<th>Totals</th>
<th>Work Force (45%+ AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom</td>
<td>6</td>
<td>25</td>
<td>20</td>
<td>51</td>
<td>18</td>
</tr>
<tr>
<td>3+ Bedroom</td>
<td>14</td>
<td>60</td>
<td>22</td>
<td>96</td>
<td>76</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>20</td>
<td>85</td>
<td>42</td>
<td>147</td>
<td>94</td>
</tr>
</tbody>
</table>

**PRICE – PURCHASE COST (Area Median Income)**

<table>
<thead>
<tr>
<th>Rental Units***</th>
<th>(0%-30%)</th>
<th>(31%-60%)</th>
<th>(61%-80%)</th>
<th>(81%125%)</th>
<th>(126%+)</th>
<th>Totals</th>
<th>Work Force (45%+ AMI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Bedroom</td>
<td>10</td>
<td>14</td>
<td>14</td>
<td>24</td>
<td>7</td>
<td>69</td>
<td>28</td>
</tr>
<tr>
<td>3+ Bedroom</td>
<td>4</td>
<td>18</td>
<td>12</td>
<td>22</td>
<td>7</td>
<td>63</td>
<td>55</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>14</td>
<td>32</td>
<td>26</td>
<td>46</td>
<td>14</td>
<td>132</td>
<td>83</td>
</tr>
</tbody>
</table>

*Average Affordable Purchase Price.
**Average Affordable Monthly Rent.
***One-Bedroom units are an option for Downtown housing.
Table 4.7 identifies the target rehabilitation and demolition demand for the City of McCook, by 2023. A total of 170 units should be targeted for rehabilitation in McCook. This includes 115 units needing moderate rehabilitation at an estimated cost of $4.5 Million, and 55 units at an estimated cost of $2.7 Million, pending appraisal qualification.

An additional 95 units are considered not to be cost effective for rehabilitation and are in need of demolition. The estimated cost of demolition ranges from $1.3 Million to $5.6 Million, depending on acquisition of the housing unit.

<table>
<thead>
<tr>
<th>TABLE 4.7</th>
</tr>
</thead>
<tbody>
<tr>
<td>TARGET REHABILITATION &amp; DEMOLITION</td>
</tr>
<tr>
<td>DEMAND &amp; BUDGET</td>
</tr>
<tr>
<td>McCOOK, NEBRASKA</td>
</tr>
<tr>
<td>2023</td>
</tr>
<tr>
<td>- Moderate Rehabilitation</td>
</tr>
<tr>
<td>- Substantial Rehabilitation</td>
</tr>
<tr>
<td>- Demolition</td>
</tr>
<tr>
<td>**</td>
</tr>
</tbody>
</table>

*Pending Appraisal Qualification.
**Estimated Cost without acquisition.
***Estimated Cost with acquisition.
The Illustration on Page 4.14 identifies areas of the City of McCook where the development, redevelopment and/or rehabilitation of housing should occur during the next five years. The designated areas for each housing activity were determined through field work observations and meetings with local leadership.

New Housing Development – City of McCook.

The construction of new housing units within the Corporate Limits is ideal in several subdivisions in the west, northwest and eastern portions of McCook, due to a large concentration of vacant lots. These subdivisions include the Heritage Hills Golf Course, the northern portion of Fair Acres Subdivision south of “Q” Street and the residential area south of Community Hospital. Vacant lots within these existing residential areas have direct access to water, sewer and streets to facilitate development. Entire block segments are available southeast of the Hospital that could potentially support a variety of town homes, duplexes and apartments, in addition to single family dwellings.

Two large vacant tracts within the Corporate Limits would require new subdivisions to be established, along with the extension of infrastructure systems to facilitate development. The undeveloped “Clary Subdivision” located northwest of “Q” and West Seventh Streets, and vacant land between Kelley Creek and East Eleventh Street, northwest of the Community Hospital, are both ideal for new residential subdivisions. The Henton’s Addition is located beyond the Corporate Limits at the end of West Seventh Street, but also has several vacant lots available for residential construction.


The City of McCook is currently conducting an update to the City’s Comprehensive Plan, which will include an updated land use plan. The current Comprehensive Plan identifies residential growth areas that are viable for residential development. Vacant land beyond the current Corporate Limits is identified in three distinct areas.

- **Growth Area “A”** is located to the west of the City, extending north of the Heritage Hills Golf Course, west of the Highway 83 commercial corridor. This Area is ideally suited for a mixture of single family dwellings, duplexes and town homes.
The initial development of Growth Area “A” would be facilitated by existing water and sewer mains along West “J” Street that currently serve the Golf Course. Existing sewer mains could be extended north from “J” Street to service the southern half of the growth area. As growth would progress to the northern half of Area “A”, a primary water main would need to be “looped” around the west and northern portions of the growth area. A sanitary sewer main line would also need to be extended to the northeast, connecting to the existing sewer main that serves the McCook Work Ethic Camp.

- **Area “B”** extends to the north/northwest of the City of McCook and is generally located east of Highway 83. This region extends north of the Corporate Limits, from “Q” Street between West Tenth and West Sixteenth Streets, around the north part of the City to the Prairie View and Park View Subdivisions. This growth area is recommended for a variety of multifamily and single family residential areas. A primary trunk sewer line runs through the center of the area to the McCook Work Ethic Camp that would facilitate development of this growth area.

Sanitary sewer mains to service Growth Area “B” have already been extended along the Kelly Creek corridor to the Work Ethic Camp. A secondary sewer line has also been extended from “Q” Street to the northeast to the same main sewer line. The cost of developing individual subdivisions has been greatly reduced by these sewer line extensions. Water mains would need to be extended from developed subdivisions along the current Corporate Limits into Growth Area “B” as development would occur. Eventually, water mains would need to be “looped” around the northern boundaries of the Growth Area to service the northern portions of the Area.
Area “C” is located north of the Community Hospital, between East Eleventh Street and the Ben Nelson Municipal Airport. This Area connects the Willow Ridge Retirement Center and Kelly Creek Apartments along East Eleventh Street to the Community Hospital and adjacent apartment communities. The development of a variety of independent and assisted living elderly housing units is ideal for this Area. All necessary water and sewer mains exist in adjacent subdivisions and would be extended into Growth Area “C” as development would occur.

Housing Rehabilitation.

Several areas throughout McCook have been identified for housing rehabilitation, including areas in close proximity to Downtown McCook and land to the east of the McCook Senior Center, to the southwest of the County Fair Grounds and in southern McCook, identified in the Illustration on Page 4.14. These areas have a concentration of dwellings that are 40 to 100+ years of age that have substantially deteriorated and are in need of restoration, or are dilapidated and in need of demolition and replacement.

The two areas adjacent Downtown McCook, east of East First Street and northwest of West First and “F” Streets were also identified as having several dilapidated dwellings that are not cost effective to be rehabilitated. These older residential neighborhoods are vital to the character of the Community and need replacement dwellings that are compatible with surrounding single family dwellings. The access to Tax Increment Financing in these neighborhoods is important to guide housing rehabilitation and new housing construction compatible to these older neighborhoods.

Housing Redevelopment and Replacement.

Specific areas of McCook are identified for future housing redevelopment and replacement. Housing located along either side of East A Street, east of East Eleventh Street; the former St. Catherine’s Apartments and the mobile home parks along the north side of “Q” Street have all deteriorated to the point of not being cost effective for rehabilitation. The replacement of housing in each of these three areas will greatly enhance adjacent residential areas and provide building sites for new housing construction in areas with close proximity to public services.
Replacement of Housing with New Land Uses.

A concentration of dilapidated dwellings along either side of East B Street (Highway 6/34) to the east of East Eleventh Street remain in a portion of the Community that is planned and zoned for future highway commercial development. The area also serves as the eastern “gateway entrance” to the City of McCook that should present a welcoming and attractive area to visitors. Existing housing along the corridor are substantially deteriorated or dilapidated and are not cost effective to rehabilitate. The land should be redeveloped for new highway commercial uses that are consistent with existing zoning regulations. Design standards should also be in place to guide the development of new businesses and property to achieve an attractive entry to the City.

Two additional areas contain a concentration of dilapidated housing not zoned for residential uses. The first is located at the southwest corner of East Sixth and South Streets. The area is zoned for commercial uses along the Sixth Street corridor with heavy industrial uses to the west. The second area is located at the intersection of West “A” and West Tenth Streets, which is currently zoned for light industrial uses. The extent of dilapidated housing conditions in both locations is severe enough to warrant demolition and replacement with appropriate commercial and industrial uses.
Downtown Housing Opportunities.

The Community-Wide Housing Market Study identifies an estimated housing demand of **52 new housing units in Downtown McCook, including 12 owner and 40 renter units**. These units would complement the estimated 65 housing units that currently exist in Downtown McCook. The 52 new housing units represent an estimated total of an additional 55,000 square feet at an approximate cost of $11.5 Million.

Additional housing units in the Downtown will create an economic impact for the Community, including retail and food services and entertainment opportunities. Downtown McCook has been designated as a “Redevelopment Area,” where Tax Increment Financing could play a role in the rehabilitation and creation of new housing units.

*The Downtown Revitalization Plan, completed by RDG Planning & Design, identified an additional 65,000 square feet of vacant upper levels of existing commercial buildings. The conclusion of the Study states that if all the vacant upper level space were converted to new housing, approximately 54 units of retrofitted housing could be generated to house an estimated 108 additional persons in Downtown McCook.*
The Illustration at the right identifies Downtown Housing Opportunities in the City of McCook. Although several buildings along either side of George Norris Avenue are identified for the potential of new upper level housing, the fourth and fifth floors of the Keystone Business Center, located at George Norris Avenue and “D” Street, was identified as the highest priority building for upper level housing. The Housing Steering Committee concluded that professional workforce housing was ideally suited for this newly redeveloped building.

The Downtown Revitalization Plan also includes “senior living projects” targeted for two sites adjacent Downtown McCook. Town home style apartment buildings are recommended by the Plan at the southeast corner of East First and “D” Streets and on the east side of West First Street between “D” and “E” Streets. These locations would provide elderly housing within walking distance of the Downtown.
### FIVE-YEAR McCOOK HOUSING ACTION PLAN.

<table>
<thead>
<tr>
<th>Organizational/ Operational Programs, Activities</th>
<th>Purpose of Activity</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Maintain the <strong>McCook Economic Development Corporation-Housing Office (MEDC-HO)</strong>, as the lead, local organization for Community housing capacity building, educational and promotional activities in McCook.</td>
<td>The <strong>MEDC-HO</strong> continues its work with selected, pertinent local, both public and private housing stakeholders and providers to establish a program of housing, awareness, understanding and promotion, all in an effort to better educate the Community on the cause for new and improved appropriate housing for the residents of McCook. This includes the continuation of the Homebuyer Education Program.</td>
<td>Estimated Annual Cost: $16,500.</td>
</tr>
<tr>
<td>2. Maintain and expand the <strong>McCook Workforce Housing Initiative/Employers Assistance Program</strong>.</td>
<td>To encourage major employers of McCook to partners and financially assist McCook in developing housing programs identified in the Five-Year Housing Action Plan, including the City’s first-time homebuyer, down payment assistance program and collaboration of major employers to complete needed workforce housing projects.</td>
<td>A $225,000 annual contribution from major employers would be requested.</td>
</tr>
<tr>
<td>3. Create a <strong>McCook Continuum of (Housing) Residential Care Program</strong>.</td>
<td>Housing assistance program to address all facets of elderly housing needs and housing for special populations in McCook, including advocating for the development of all housing types and needed supportive services for the elderly and special populations, new construction and home rehabilitation and modification.</td>
<td>A $60,000 annual contribution from local businesses and housing providers/stakeholders would be requested.</td>
</tr>
</tbody>
</table>
**Organizational/Operational Programs, Activities.**

<table>
<thead>
<tr>
<th>Organizational/Operational Programs, Activities</th>
<th>Purpose of Activity.</th>
<th>Total Cost.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Create a McCook Land Trust/Land Bank Program.</td>
<td>Secure land for future housing developments in McCook. The MEDC-HO should partner with the McCook Housing Authority and the City’s Community Development Agency.</td>
<td>Estimated Annual Budget: $350,000.</td>
</tr>
<tr>
<td>5. Create a McCook Community Housing Investment Club.</td>
<td>With the guidance of the MEDC-HO, organize local funding and housing stakeholders to create a bank of funds to invest in needed gap financing for local housing developments.</td>
<td>$220,000 Annually.</td>
</tr>
<tr>
<td>6. Plan and implement an annual McCook Housing Summit.</td>
<td>The MEDC-HO, with the assistance of local funding and housing stakeholders, would conduct an annual presentation of housing accomplishments and opportunities in McCook.</td>
<td>Estimated Annual Cost: $4,500.</td>
</tr>
</tbody>
</table>
EXECUTIVE SUMMARY.

Housing for Elderly/Senior Populations.

7. **Elderly Rental Housing Program, 24 Units**, duplex, triplex and town home units, 2 bedroom units, standard amenities.

   **Purpose of Activity.** To meet the rental housing needs of low- to moderate-mixed-income elderly households (41%+ AMI).

   **Total Cost.** $3,145,000.

   **Required Cost Subsidy.** 40% or $1,158,000.

8. **Elderly Downtown Rental Housing Program, 12, 1- and 2-bedroom units, standard amenities.**

   **Purpose of Activity.** To provide a Downtown living opportunity for up to 12 elderly person households, 55+ years of age. Target households at 65%+ AMI.

   **Total Cost.** $1,750,000.

   **Required Cost Subsidy.** 60% or $1,050,000.

9. **McCook Elderly Homeownership Initiative, 42 Units**, 20 single family, 10 patio homes and 12 town home units, 2 and 3 bedroom units, standard amenities, complete accessibility design.

   **Purpose of Activity.** To meet the needs of Moderate-income elderly households (80%+ AMI).

   **Total Cost.** $8,500,000.

   **Required Cost Subsidy.** 20% or $1,700,000.

10. **Housing Rehabilitation/Modification Program, 30 Units**, standard amenities, complete visitability, accessibility design.

    **Purpose of Activity.** To meet the needs of very-low-to moderate-income (0% to 80% AMI). Elderly and Special Population Households, Households with a Person(s) with a Disability.

    **Total Cost.** $910,000.

    **Required Cost Subsidy.** 90% or $819,000.
## EXECUTIVE SUMMARY.

**Housing for Families.**

<table>
<thead>
<tr>
<th>Purpose of Activity.</th>
<th>Total Cost.</th>
<th>Required Cost Subsidy.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a modern Assisted Living Facility for near-independent and frail-elderly residents of McCook.</td>
<td>$3,900,000.</td>
<td>20% or $780,000.</td>
</tr>
<tr>
<td>To meet the affordable housing needs of low- to moderate-income households (50% to 80% AMI).</td>
<td>$2,580,000.</td>
<td>75% or $1,935,000.</td>
</tr>
<tr>
<td>To meet the affordable rental housing needs of low- to moderate-income workforce households (50% to 125% AMI).</td>
<td>$2,500,000.</td>
<td>40% or $1,000,000.</td>
</tr>
<tr>
<td>To meet the Downtown housing needs of moderate- and upper-income family households (60%+ AMI).</td>
<td>$3,120,000.</td>
<td>40% or $1,248,000.</td>
</tr>
<tr>
<td>To meet the needs of low- to moderate-income, single person workforce households (35% to 60% AMI).</td>
<td>$1,287,500.</td>
<td>40% or $515,000.</td>
</tr>
</tbody>
</table>

**Purpose of Activity.**

- Develop up to **30 units of elderly rental housing in a licensed Assisted Living Facility with supportive/specialized services.**
- **Family Rental, Single Family, CROWN Program, Rent-To-Own, 16 Units,** 3+ bedroom houses, standard amenities.
- **Rental Housing Program, 20 Units,** duplex and triplex units, 2 and 3-bedroom standard amenities.
- **McCook Downtown Housing Initiative, 16 Units,** 12 rental and 4 owner units, 1- and 2-bedroom units, standard amenities.
- **Single Room Occupancy Housing Program, 16 rooms,** 2 buildings.
### Housing for Families

<table>
<thead>
<tr>
<th>Activity</th>
<th>Purpose of Activity</th>
<th>Total Cost</th>
<th>Required Cost Subsidy</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. <strong>McCook Family Homeownership Initiative, 40 Units</strong>, 30 single family, 10 patio homes and 10 town home units, 3+ bedroom units, standard amenities.</td>
<td>To meet the affordable housing needs of moderate- and upper-income family households (60%+ AMI). This includes the continuation of the MEDC-HO Down Payment Assistance Program.</td>
<td>$8,400,000.</td>
<td>15% or $1,260,000.</td>
</tr>
<tr>
<td>17. <strong>Owner/Rental Housing Initiative for Special Populations, 16 Units</strong>, 8 owner and 8 rental, 2- and 3-bedroom, standard amenities, complete visitability, accessibility design.</td>
<td>To meet the affordable independent living housing needs of persons with special needs (0% to 125% AMI).</td>
<td>$2,240,000.</td>
<td>70% or $1,568,000.</td>
</tr>
</tbody>
</table>
### Executive Summary

<table>
<thead>
<tr>
<th>Housing Preservation</th>
<th>Purpose of Activity</th>
<th>Total Cost</th>
<th>Required Cost Subsidy</th>
</tr>
</thead>
<tbody>
<tr>
<td>18. <strong>Housing Code Inspection Program.</strong></td>
<td>To provide a year-round, on-going housing inspection and enforcement program, plus rental housing conditions.</td>
<td>$30,000 to $50,000.</td>
<td>60% or $24,000.</td>
</tr>
<tr>
<td>19. <strong>Single Family Owner Housing Rehabilitation Program.</strong> 72 Units, moderate rehabilitation at $32,000 to $38,000 per unit, by 2018.</td>
<td>To meet the needs of low- to moderate-income households (51%+ AMI).</td>
<td>$2,450,000.</td>
<td>80% or $1,960,000.</td>
</tr>
<tr>
<td>20. <strong>Purchase and Demolition</strong> of 40 substandard, dilapidated housing units, by 2018.</td>
<td>Include the McCook Community Redevelopment Authority in establishing a Land Bank of property (lots) for redevelopment purposes.</td>
<td>$2,050,000.</td>
<td>100%.</td>
</tr>
<tr>
<td>21. <strong>Demolition</strong> of the former St. Catherine’s Apartments.</td>
<td>Plan for the redevelopment of the St. Catherine’s Apartments site with single family, duplex and triplex housing.</td>
<td>$650,000 clear for redevelopment.</td>
<td>90% or $585,000</td>
</tr>
<tr>
<td>22. Continuation of the MEDC-HO Purchase-Rehab-Resale Program. 21 Units. 3+ bedroom houses, standard amenities, by 2018.</td>
<td>To meet the affordable homeowner needs of moderate-income households (55% to 80% AMI).</td>
<td>$3,543,750.</td>
<td>65% or $2,343,440.</td>
</tr>
</tbody>
</table>