

STATE OF NEBRASKA

# 2025-2029 Consolidated Plan

***Public Participation Public Hearing***

***Monday, April 21, 2025, noon CDT/1PM MDT***

***245 Fallbrook Blvd, Hearing Room 031 (Lower Level)***

***Lincoln, Nebraska + WebEx Platform***

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*[opportunity.nebraska.gov](https://opportunity.nebraska.gov)*

# Agenda

- Overview of the Consolidated Plan
- Examples of Previously Funded Projects
- Needs Assessment Process
- Review of Data Analysis
- Discussion & Public Input
- Next Steps

# 2025-2029 Consolidated Plan Public Participation Public Hearing

**Primary Presenter:** Laura Hart,  
Consolidated Plan Coordinator, DED

**Program Consulting, DED staff :**

Nicole Bartels, CDBG Program Manager  
Mechele Grimes, HOME/HTF Program  
Manager

Ethan Kimbrough, Economist

Lynn Kohout, Director of Housing

Jenny B. Mason, Director of Community  
Development & Disaster Recovery

**Program Consulting, DHHS staff:**

Logan Reynolds, HOPWA Program  
Manager

Niki Tuzicka, ESG Program Manager

***Purpose of Hearing:***

*HUD requires the State to engage the public to participate in the planning process.*

*This Public Hearing is an opportunity to hear from those impacted by these programs and to gather public input on the needs of low to moderate income residents across the State of Nebraska.*

# What is a Consolidated Plan?

A Joint effort through the Nebraska Dept. of Economic Development *and* the Nebraska Dept. of Health and Human Services.

A Consolidated Plan (ConPlan) is a **five-year strategic plan** that the state is required to develop in order to receive federal funds for certain HUD Community Planning and Development (CPD) Programs.

The ConPlan presents the *anticipated* needs of low- to moderate-income (LMI) persons residing in the State of Nebraska based on an analysis of available data. Once needs are identified, the ConPlan **establishes the priorities** in addressing those needs. Each year, an Annual Action Plan must be completed indicating how those federal monies, are expected to be used in the upcoming year to **address the needs through projects and activities**. The State also must then report on the success (or lack) of those projects and activities after the fiscal year, in what is called a Consolidated Annual Performance and Evaluation Report (CAPER).

# Consolidated Plan Process



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# *Federally Funded Community Planning and Development Programs (CPD)*

- Community Development Block Grant (**CDBG**)
  - Grants to provide decent housing, a suitable living environment, and expanded economic opportunities.
- HOME Investment Partnerships Program (**HOME**)
  - HOME provides resources for affordable housing to lower-income households.
- National Housing Trust Fund (**HTF**)
  - Affordable rental housing for extremely low-income and very low-income households, including homeless families.
- Emergency Solutions Grant (**ESG**)
  - Supports the Nebraska Homeless Assistance Program (NHAP) to address needs of people who are homeless or near homeless
- Housing Opportunities for Persons with HIV/AIDS (**HOPWA**)
  - Contracts with the Nebraska AIDS Project (NAP) to provide direct client services.

**Examples of Projects funded with CPD Programs**  
Community Development Block Grant  
HOME Investment Partnerships  
National Housing Trust Fund  
Housing Opportunities for Persons With AIDS  
Emergency Solutions Grant

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# Community Development

BEFORE



AFTER



**Downtown Norfolk, Commercial Rehab**  
CDBG Downtown Revitalization

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# Community Development



**South Sioux City, Fire Truck**  
CDBG Public Works



**Red Cloud, Child Development Center**  
CDBG Public Works

# Housing

## Blair, Rental Rehabilitation Project HOME



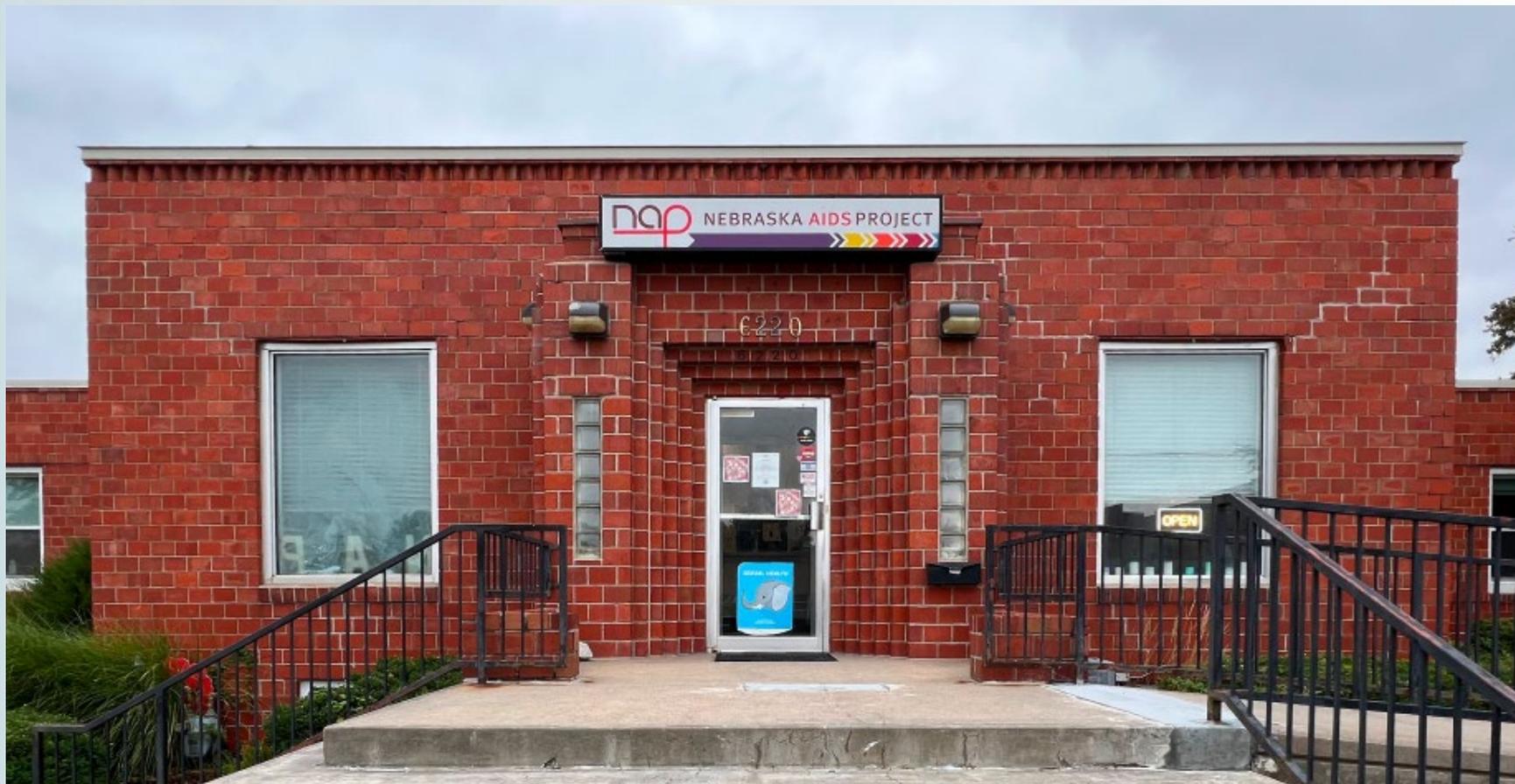
## Norfolk, Homeowner Project HOME

# Housing



**Lexington, New  
Construction Rental  
Project**  
HTF

# HOPWA



## **Benson Neighborhood, Omaha**

NAP serves all 93 counties in Nebraska with offices located in Omaha, Lincoln, Kearney, Norfolk and Scottsbluff.

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# ESG

## The Salvation Army (Western Division), Omaha



# What Data Appears in the ConPlan?

## Understanding the Information

Data Type	Examples	Uses in the Con Plan
Quantitative 	<ul style="list-style-type: none"><li>American Community Survey (ACS)</li><li>Comprehensive Housing Affordability Strategy (CHAS)</li><li>Continuums of Care (CoC) PIT and HIC</li></ul>	<ul style="list-style-type: none"><li>Explore themes/trends affecting the State</li><li>Housing Market Analysis</li><li>Non-Housing Needs</li><li>Vulnerable Populations and areas of Special Needs</li><li>Identify priority needs</li><li>Describe the context in which the grantee operates its programs</li><li>Assess performance and outline goals</li></ul>
Qualitative 	<ul style="list-style-type: none"><li>Notes from public meetings, application cycles</li><li>Focus groups, interviews with stakeholders</li></ul>	
All of the above 	<ul style="list-style-type: none"><li>Stakeholder/Community Consultation and Surveys (November 4 – December 10, 2024)</li><li>Existing reports, plans, and other studies</li></ul>	

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\*Source: adapted from the Cloudburst Group

# Preliminary Needs Assessment Results

# Cost of Housing for Homeowners

- Median Monthly Owner-Occupied Costs
  - **Nebraska: \$1,206**
  - United States: \$1,331
- Common Owner Profiles
  - **25.4%** of owners have a mortgage and pay \$1,500-\$2,499/mo.
  - **16.9%** of owners don't have a mortgage and pay \$600-900/mo.

# Cost of Housing for Renters

Rent Paid	% of Renters
Less than \$500	7.9%
\$500-\$999	38.6%
\$1,000-\$1,499	33.1%
\$1,500-\$1,999	14.6%
\$2,000-\$2,499	3.7%
\$2,500-\$2,999	0.7%
\$3,000 or more	1.4%

# Cost of Housing, Cost Burden

- Cost Burdened: 30-50% of income spent on housing costs
- Severe Cost Burdened: 50% or more of income spent on housing costs.
- Owner v. Renter

Cost Burden	Owner	Renter
Less than 30%	83.3%	61.0%
30-50%	10.0%	19.4%
More than 50%	6.0%	17.6%

- Nebraska v. National

Type	Nebraska	United States
Cost Burdened (30%)	24.99%	30.51%
Cost Burdened (50%)	10.58%	14.06%

- Housing Costs
  - Includes Mortgages/rent, taxes, insurance, utilities, fuels, fees (condo or mobile home)

# Housing Issues: Substandard Housing

## Housing Issues, Categories

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1 person per room
- Cost burden (30 and 50%)

## Issues fall into two categories:

- Social
- Structural

*Many issues with home structures in Nebraska are related to the age of our housing stock.*

## Substandard Living Conditions

Housing Issue	Nebraska	United States
One or more substandard conditions	25.73%	31.70%
One or more severe problem	12.34%	13.07%

## Housing Unit Age

Year	Nebraska	United States
Before 1960	32.42%	26.09%
1960-1979	25.86%	24.41%
1980-1999	20.09%	25.82%
2000-2010	11.53%	13.58%
2010-2019	9.05%	8.95%
After 2020	1.05%	1.16%

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# Special Populations

- **Homeless or at Risk of Becoming Homeless**
  - BOS 600 persons were counted as homeless in Jan 2025
    - Lincoln 542
    - Omaha 2,793 (2024)
  - 3,112 Children reported being homeless (13% of reporting school districts)
- **Housing Opportunities for Persons Living with AIDS**
  - 2,889 Nebraskans
- **Domestic Violence**
  - 81.5% of women and 66.7% of men experience some form of intimate partner or sexual violence in their lifetimes.
  - 46.8% of women and 39.2% of men experience physically violence by an intimate partner.
- **Veterans**
  - 7% of total Population or 105,516
- **Disabled**
  - 12% of total Population
  - (Under age 18 – 4% )(Age 18-64 – 10%)( Age 65+ 31%)
- **Elderly**
  - 322,165 Nebraskans are over age 65;
  - 21 Counties have populations 20%>
  - 16 Nursing Homes have closed over the last 4 years (staffing and underfunded)

# Non-Housing

- **Broadband**

- 7% of Nebraska households lack digital services; 56% have fiber available; NE ranks 30<sup>th</sup> 25/3 an 100/20 Mbps

- **Food Insecurity**

- 13.9% of Nebraska households did not have access to food (U.S. 12.9%)
- Increases to 19% (U.S. 18%) for Children Only

- **Child Care**

- 17% decline in facilities; 9 counties have no facility; Nebraska surpass the U.S. with both parents working; 30% of income is spent on Childcare v. 28% U.S.

- **Hazard Mitigation (Environmental)**

- 1.3 Billion damages 2019; 55 levee breaches; 8% of bridges are structurally deficient

- **Public Services**

- Social Vulnerability in Special Populations

- **Health Services**

- 14 of Nebraska 93 Counties do not have a primary physician
- 68% of the hospitals in Nebraska are rural
- 1 of every 12 rural jobs; workforce shortage of 5,000 nurses in 2025

- **Infrastructure**

- 3.2 Billion dollars in drinking water needs; 2.1 billion in wastewater needs
- 17% of roads are poor/fair condition
- 19 superfund sites

# DED Needs Assessment Survey Results

## Individual or Household

- Over the past 5 years, what has been your household's main need? (225 responses)
  - Housing/rental affordability (43.1%)
  - Community development and facilities (22.7%)
  - Housing safety and environment (11.6%)
- What three areas of need or projects do you think are the most important? (618 responses)
  - Affordable housing (30.2%)
  - Housing supply and diversity (12.1%)
  - Health access and facilities (11.5%)
- What suggestions do you have for the State and its local governments to better communicate about housing and community development initiatives? (169 responses)
  - Streamline method of communications (27.2%)
  - Outreach and engagement (27.2%)
  - Transparency and accessibility of information (5.3%)

## Organization

- Over the past five (5) years, what has been your organization's main housing or community development need or concern? (229 responses)
  - Housing/rental affordability (43.5%)
  - Housing supply and diversity (13.8%)
  - Housing/building rehabilitation (9.6%)
- If it was your decision, what three areas of need or projects do you think are the most important priorities? (695 responses)
  - Affordable housing (23.6%)
  - Childcare (13.1%)
  - Housing rehabilitation (11.0%)
- What suggestions do you have for the State of Nebraska and its local governments to better communicate about housing and community development initiatives?
  - Collaboration and engagement (32.7%)
  - Use of appropriate channels (20.5%)
  - Message clarity and simplicity (9.6%)

# What We've Learned...



*Share your thoughts*

*Any surprises?*

*What is most important to you?*

## Ravenna, Public Services Project CDBG-CV Emergent Threat



Before  
& After



# Now What?

## We are here:

- Gathering Statewide Data for Analysis and Needs Assessment and Housing Market Analysis
- Stakeholder and Community Consultation
- DED Needs Assessment Survey
- Strategic Planning: Identify Priority Needs, Goals and Target Areas are identified

## Our Next Steps:

- One Year Annual Action Plan: Identify Projects
- Develop Draft of the ConPlan
- Make the Draft available for Public Comment and Public Hearing (like today's hearing)
- Finalize and submit to HUD

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**Public Comments:**

**[ded.publiccomment@nebraska.gov](mailto:ded.publiccomment@nebraska.gov)**

*To stay up-to-date on DED information, please join the listserv at  
<http://eepurl.com/hDy4WP>.*

**Questions:**

**Laura Hart, Consolidated Plan Coordinator**

**Department of Economic Development**

**[laura.hart@nebraska.gov](mailto:laura.hart@nebraska.gov)**

***Thank you***

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# Data Sources

- Association of Civil Engineers: Nebraska Infrastructure Report Card
  - <https://infrastructurereportcard.org/state-item/nebraska/>
- Nebraska Hospital Association: Road map to Strong Rural Health Care
  - <https://www.nebraskahospitals.org/advocacy/roadmap-to-strong-rural-health-care.html#:~:text=Fourteen%20of%20the%20state's%2093,over%205%2C000%20nurses%20in%202025.>
- University of Nebraska-Lincoln: Center on Children, Families and the Law
  - <https://community-services.unl.edu/reports-data/>
- Nebraska Coalition to End Sexual and Domestic Violence 2025
  - [https://www.nebraskacoalition.org/get\\_informed/statistics.html](https://www.nebraskacoalition.org/get_informed/statistics.html)
- Nebraska Healthcare Association
  - <https://nehca.org/NEHCA/NEHCA/Advocacy/whowillcare.aspx>
- University of Nebraska-Lincoln: Digital Commons
  - <https://digitalcommons.unl.edu/about.html>
- U.S. Dept. of Health and Human Services, Health Resources and Services Administration (HRSA): Rural Health Information Hub
  - <https://www.ruralhealthinfo.org/resources/topics/access>
- Nebraska Emergency Management, Hazard Mitigation Unit: 2021 Nebraska State Hazard Mitigation State Plan
  - <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://nema.nebraska.gov/assets/files/hazard-mitigation/hazmitplan2021.pdf>
- Voices For Children: Kids Count 2024
  - <https://voicesforchildren.com/data-research/kids-count/>
- First Five Years Fund
  - <https://www.ffyf.org/states/nebraska/>
- Nebraska Dept. Of Economic Development Needs Assessment Survey
- U.S. Census: American Community Survey
  - <https://data.census.gov/all?q=Nebraska>
- DHHS – NEHIV Prevention and Surveillance
  - <https://sps2019test-dhhs.ne.gov/Pages/HIV-Prevention.aspx>

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