

MEMORANDUM

Urban Redevelopment Act Guidance

This Policy remains effective until it is amended, superseded, or rescinded.

SUBJECT: Urban Redevelopment Act Qualified Locations

This guidance document is advisory in nature but is binding on the Department of Economic Development (DED) until amended. A guidance document does not include internal procedural documents that only affect the internal operations of DED and does not impose additional requirements or penalties on regulated parties or include confidential information or rules and regulations made in accordance with the Administrative Procedure Act. If you believe that this guidance document imposes additional requirements or penalties on regulated parties, you may request a review of the document.

ISSUE:

- I. Which census tracts, located in Economic Redevelopment Areas (ERA), are qualified locations for purposes of the Urban Redevelopment Act?
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ANALYSIS:

- I. Nebraska Revised Statute [§77-6912](#) defines qualified location in part as:

Any location in a city of the metropolitan class or a city of the primary class that is used or will be used by the taxpayer to conduct business activities and that is located within an economic redevelopment area.

- II. Nebraska Revised Statute [§77-6906](#) defines Economic Redevelopment Area (ERA) as:

An area in the State of Nebraska in which:

(1) The average rate of unemployment in the area during the period covered by the most recent federal decennial census or American Community Survey 5-Year Estimate by the United States Bureau of the Census is at least one hundred fifty percent of the average rate of unemployment in the state during the same period; and

(2) The average poverty rate in the area is twenty percent or more for the federal census tract in the area.

- III. Nebraska Revised Statute [§15-101](#) states in part:

All cities having more than one hundred thousand and less than four hundred thousand inhabitants as determined by the most recent federal decennial census or the most recent revised certified count by the United States Bureau of the Census shall be known as cities of the primary class.

IV. Nebraska Revised Statute §[14-101](#) states in part:

All cities in this state which have attained a population of four hundred thousand inhabitants or more as determined by the most recent federal decennial census or the most recent revised certified count by the United States Bureau of the Census shall be cities of the metropolitan class and governed by sections 14-101 to 14-2004.

CONCLUSION:

- I. For Urban Redevelopment Act applications with Application Dates on or after July 1, 2022, the following census tracts, located in Economic Redevelopment Areas, are designated as qualified locations:

Eligible Qualified Census Tracts

GEO_ID	Census Tract	County	GEO_ID	Census Tract	County
1400000US31055001100	Tract 11	Douglas	1400000US31055005800	Tract 58	Douglas
1400000US31055001200	Tract 12	Douglas	1400000US31055005901	Tract 59.01	Douglas
1400000US31055001600	Tract 16	Douglas	1400000US31055005902	Tract 59.02	Douglas
1400000US31055001900	Tract 19	Douglas	1400000US31055000600	Tract 6	Douglas
1400000US31055000200	Tract 2	Douglas	1400000US31055006000	Tract 60	Douglas
1400000US31055002100	Tract 21	Douglas	1400000US31055006101	Tract 61.01	Douglas
1400000US31055002300	Tract 23	Douglas	1400000US31055006302	Tract 63.02	Douglas
1400000US31055002600	Tract 26	Douglas	1400000US31055006303	Tract 63.03	Douglas
1400000US31055002700	Tract 27	Douglas	1400000US31055006506	Tract 65.06	Douglas
1400000US31055002900	Tract 29	Douglas	1400000US31055000700	Tract 7	Douglas
1400000US31055000300	Tract 3	Douglas	1400000US31055007001	Tract 70.01	Douglas
1400000US31055003200	Tract 32	Douglas	1400000US31055000800	Tract 8	Douglas
1400000US31055003300	Tract 33	Douglas	1400000US31109000202	Tract 2.02	Lancaster
1400000US31055003900	Tract 39	Douglas	1400000US31109002900	Tract 29	Lancaster
1400000US31055000400	Tract 4	Douglas	1400000US31109000300	Tract 3	Lancaster
1400000US31055004000	Tract 40	Douglas	1400000US31109003104	Tract 31.04	Lancaster
1400000US31055004900	Tract 49	Douglas	1400000US31109000400	Tract 4	Lancaster
1400000US31055000500	Tract 5	Douglas	1400000US31109000500	Tract 5	Lancaster
1400000US31055005000	Tract 50	Douglas	1400000US31109000600	Tract 6	Lancaster
1400000US31055005100	Tract 51	Douglas	1400000US31109000700	Tract 7	Lancaster
1400000US31055005300	Tract 53	Douglas	1400000US31109000800	Tract 8	Lancaster
1400000US31055005400	Tract 54	Douglas			

*ERAs were determined using information from the 2020 American Community Survey 5-Year Estimate

END OF GUIDANCE MEMORANDUM