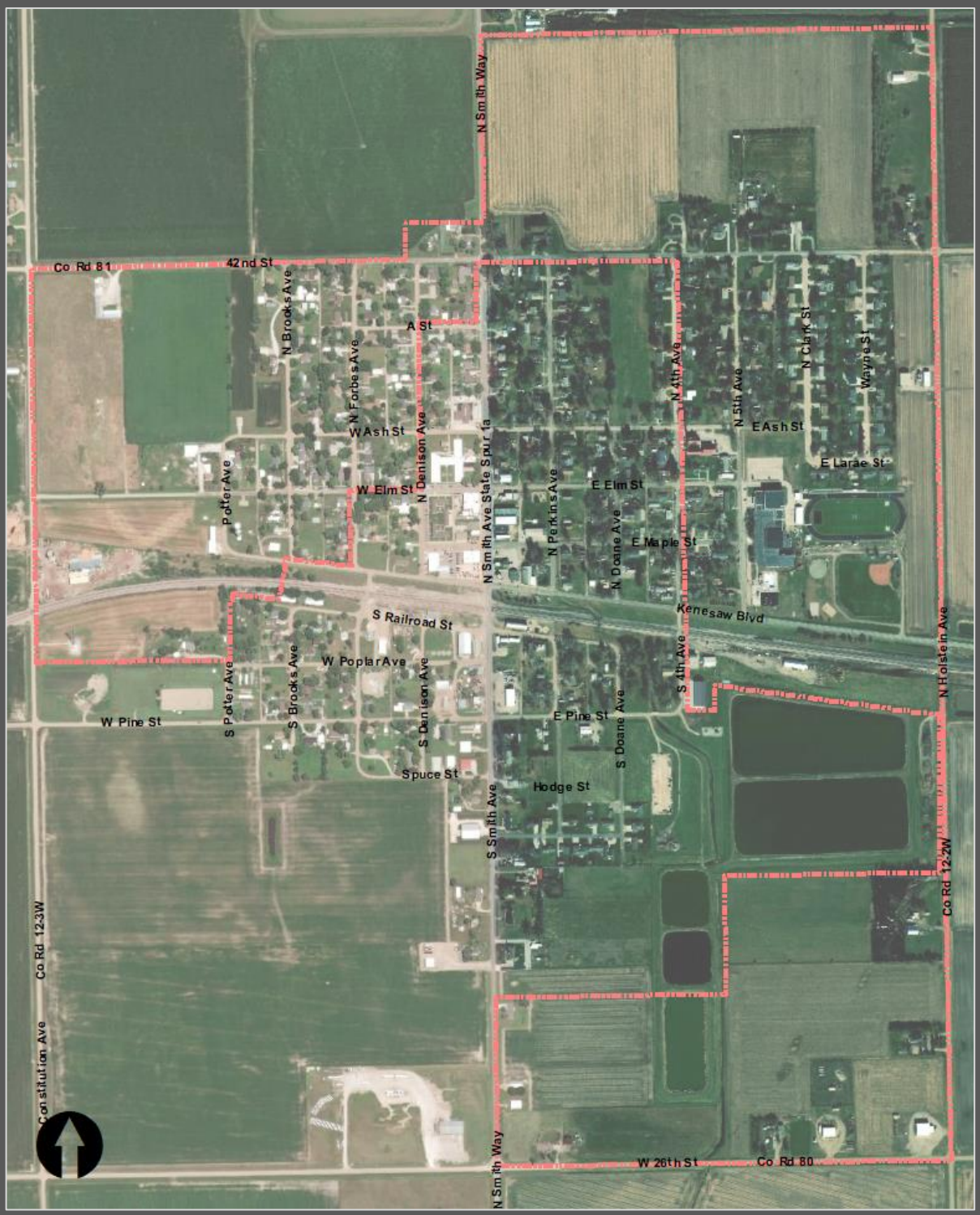
# *Village of Kenesaw*
# *Redevelopment Area 2*
# *Blight Study / General Redevelopment Plan*





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*January, 2020*

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# REDEVELOPMENT AREA 2-BLIGHT AND SUBSTANDARD STUDY

### *COMMUNITY REDEVELOPMENT LAW*

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the state's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable. (NRS 18-2102):

> It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.
>
> Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.
>
> The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.
>
> It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, herein before enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

### *PURPOSE*

The purpose of a Blight & Substandard Study and Redevelopment Plan is to assist the Village of Kenesaw's elected and appointed officials in following the guidance set forth by the State Legislature and answering the question as to whether or not an area within the village's jurisdiction needs redevelopment.

Proposed Redevelopment Area 2 was compared to the definition of a substandard and blighted area as defined by Section 18-2103, which explicitly defines a **substandard** area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103 also defines a **blighted** area as:

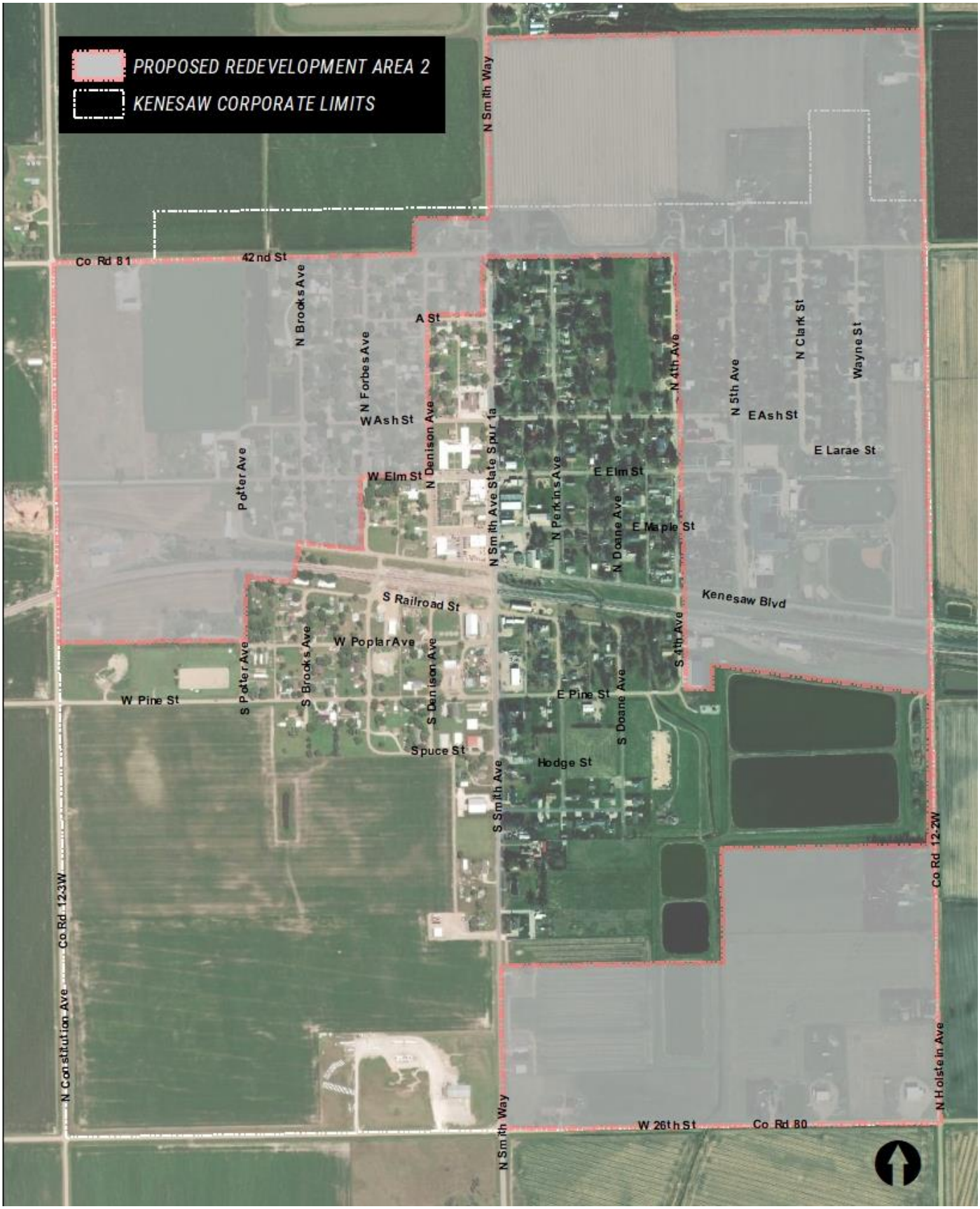
> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

### *IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA 2*

Proposed Redevelopment Area has an area of 359 acres and is described as follows:

Beginning at the intersection of the east Right of Way (ROW) line of N. Holstein Ave./County Road 12-2W and the northeast corner of Parcel ID # 010001905, then moving south along the east ROW line of N. Holstein Ave./County Road 12-2W until reaching the southeast corner of the intersection of W. 26th Street/County Road 80, then moving west along the south ROW line of W. 26th Street/County Road 80 until reaching the southwest corner of the intersection of W. 26th Street/County Road 80 and N. Smith Way/State Spur 1a, then moving north along the west ROW line of N. Smith Way/State Spur 1a until reaching the northwest corner of Parcel ID #010001899, then moving east in a straight line until reaching the west property line of Parcel ID # 010001449, then moving north in a straight line until reaching the northwest corner of Parcel ID # 010001905, then moving east in a straight line until reaching the west ROW line of N. Holstein Ave./County Road 12-2W, then moving north in a straight line along the west ROW line until reaching the southeast corner of Parcel ID # 010001448, then moving northwest along that property line (010001448) until reaching the east property line of Parcel ID # 010001859, then moving south, then west, then north along the property lines of Parcel ID # 010001859, and then continuing north in a straight line along the east ROW line of S. 4th Ave./N. 4th Ave. until reaching the SE corner of the intersection of N. 4th Ave. and County Road 81, then moving west along the south ROW line of County Road 81/42nd Street until reaching the southwest corner of the intersection of County Road 81/42nd Street and N. Smith Ave./Stat Spur 1a, then moving south along the west ROW line of N. Smith Ave./State Spur 1A until reaching the NW corner of the intersection of N. Smith Ave./State Spur 1a and A Street/W. Blythe Street, then moving west along the north ROW line of A Street/W. Blythe Street, then moving west along the north ROW line of A St./W. Blythe Street until reaching the northeast corner of the intersection of A Street/W. Blythe Street and N. Denison Ave., then moving south along the east ROW line of N. Denison Ave. until reaching the southeast corner of the intersection of N. Denison Ave. and W. Elm Street, then moving west along south ROW line of W. Elm Street until reaching the southwest corner of the intersection of W. Elm Street and N. Forbes Ave., then moving south along the west ROW line of N. Forbes Ave. until reaching the north ROW line of Kenesaw Blvd., then moving northwest along the north ROW line of Kenesaw Blvd. until reaching the southeast corner of Parcel ID # 010015838, then moving southwest until reaching the southeast corner of Parcel ID # 010001871, then moving northwest along that south property line until reaching the southeast corner of Parcel ID # 010015857, then moving southwest in a diagonal line until reaching the northeast corner of Parcel ID # 010001873, then moving south and then west along the east and south property lines of that parcel (010001873) and continuing west in a straight line until reaching the east ROW line of N. Constitution Ave./County Road 12-3w, then moving north along the east ROW line of N. Constitution Ave./County Road 12-3w until reaching the northeast corner of the intersection of N. Constitution Ave./County Road 12-3w and 42nd Street/County Road 81, then moving east along the north ROW line of 42nd Street/County Road 81 until reaching the southwest corner of Parcel ID # 010001836, then moving north and then east along the west and north property lines of that parcel (010001836) and continuing east in a straight line until reaching the east ROW line of N. Smith Way/W. Denman Road, then moving north along that east ROW line until reaching the northwest corner of Parcel ID # 010001402, then moving east along that property line (010001402) and continuing east until reaching the east ROW line of N. Holstein Ave./County Road 12-2w, then moving south along that east ROW line until reaching the beginning point at the intersection of N. Holstein Ave./County Road 12-2w and the northeast corner of Parcel ID # 010001905.


PROPOSED REDEVELOPMENT AREA 2
KENESAW CORPORATE LIMITS
N Smith Way
Co Rd 81
42nd St
N Brooks Ave
A St
N Forbes Ave
W Ash St
N Denison Ave
N Smith Ave State Spur 1a
N 4th Ave
N 5th Ave
N Clark St
Wayne St
E Ash St
E Larae St
Potter Ave
W Elm St
E Elm St
N Perkins Ave
N Doane Ave
E Maple St
Kenesaw Blvd
S Railroad St
W Poplar Ave
S 4th Ave
S Potter Ave
S Brooks Ave
S Denison Ave
W Pine St
E Pine St
S Doane Ave
Spuce St
Hodge St
S Smith Ave
Co Rd 123W
N Constitution Ave
Co Rd 122W
N Holstein Ave
W 26th St
Co Rd 80
N Smith Way

### *AREA RESTRICTIONS*

Section 18-2103 also states the amount of its area that a city can designate as blighted and substandard. Thus, Kenesaw, a Village, shall not declare more than 100% of the land within the village's corporate limits as blighted & substandard, in need of redevelopment.

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

### *SUBSTANDARD CRITERIA*

An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

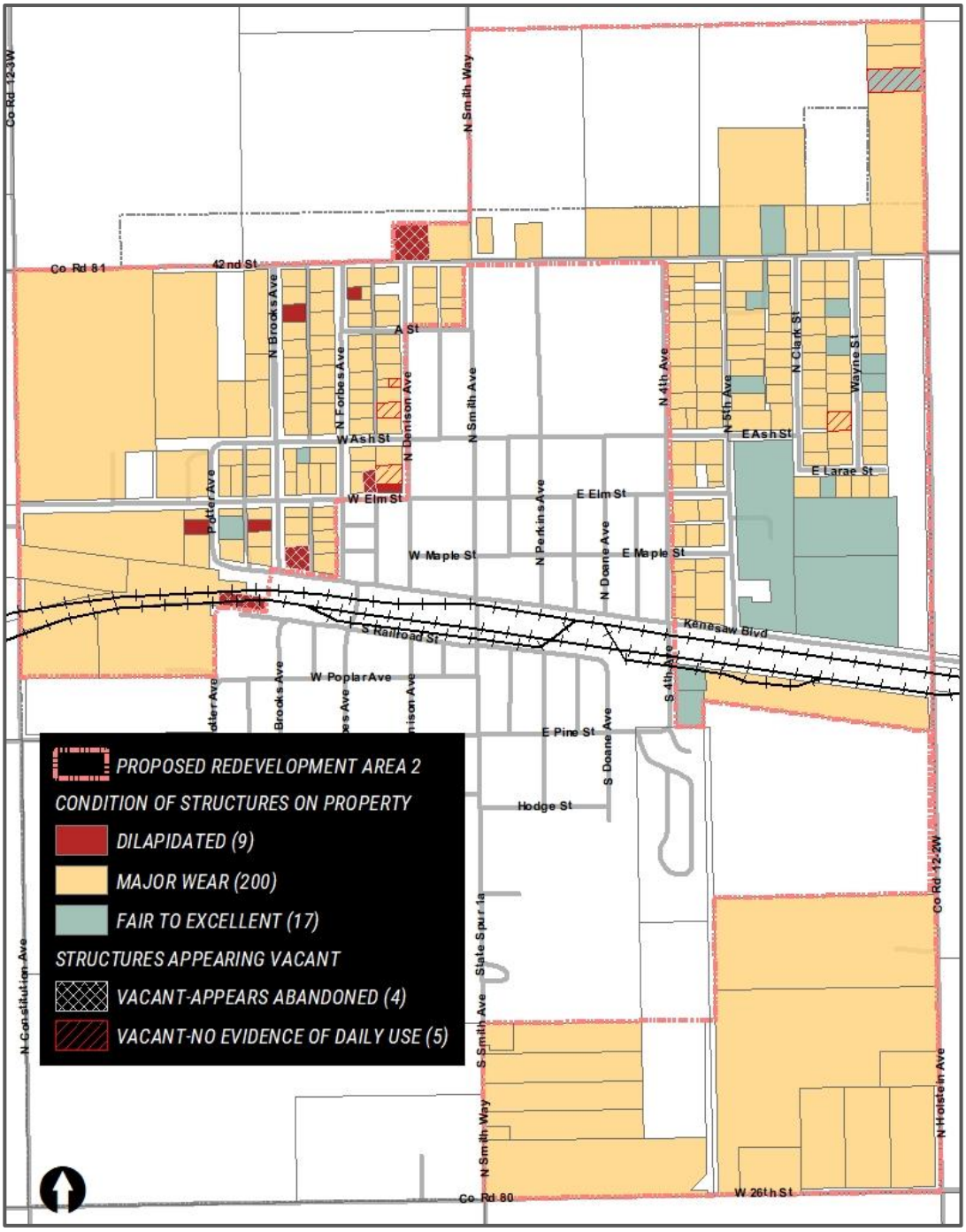
**1.-2. Dilapidation and Deterioration:**

In order to document the condition of every structure within the area, an onsite analysis was completed in December 2019.

The methodology for the rating was provided by a document titled Windshield Assessment, made available by the Housing Assessment Tool. This tool was created by HomeNE, a project of the South Central Economic Development District (SCEDD).

A copy of the Windshield Assessment guide is included within the appendix of this document.

A total of 9 properties were identified as dilapidated, with four of those properties identified as vacant, appearing abandoned.




Properties that appeared abandoned had structures that appeared as though they had not been inhabited for at least one year. In addition to nine dilapidated structures, a total of 200 structures were identified as having major wear showing signs of deterioration.

The structures that were labeled as dilapidated are pictured in the photos below.

18280 W. 42nd Street

206 Elm Street

200 Brooks Avenue

200 Brooks Avenue

**3. Age and Obsolescence:** According to current practices and standards, the age of Kenesaw's domestic water system would be considered obsolete due to the size of many of the lines within Proposed Redevelopment Area 2.

Several of the domestic water mains installed within the existing neighborhoods in the lower portion of Proposed Redevelopment Area 2 have a diameter of two or four inches.

Current standards for domestic water mains would require a water main size of no less than six inches.

**4. Conditions that endanger life or property by fire and other causes:** Standards for Water Works recommends that, in order to provide adequate fire protection, the minimum size of a water main must be no less than a 6" diameter.

Therefore, properties and/or structures located along the streets with four-inch water mains do not have adequate fire protection; the presence of these smaller mains creates a condition that endangers life and property by fire.

**5. Inadequate provision for ventilation, light, air, sanitation, or open spaces:** This factor is not present in Proposed Redevelopment Area 2.

**6. High density of population or overcrowding:** This factor is not present in Proposed Redevelopment Area 2.

### *SUBSTANDARD CONCLUSION*

Proposed Redevelopment Area 2 meets the criteria required to be declared a substandard area as four out of six substandard factors are present.

1. **Dilapidation;**
2. **Deterioration;**
3. **Age or Obsolescence;**
4. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
5. High density of population or overcrowding; and
6. **Conditions that endanger life or property by fire and other causes.**

### *BLIGHT CRITERIA:*

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following criteria:

Subjective Criteria are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Improper subdivision or obsolete platting;
5. Deterioration of site or other improvements;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Criteria are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the village for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the village in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

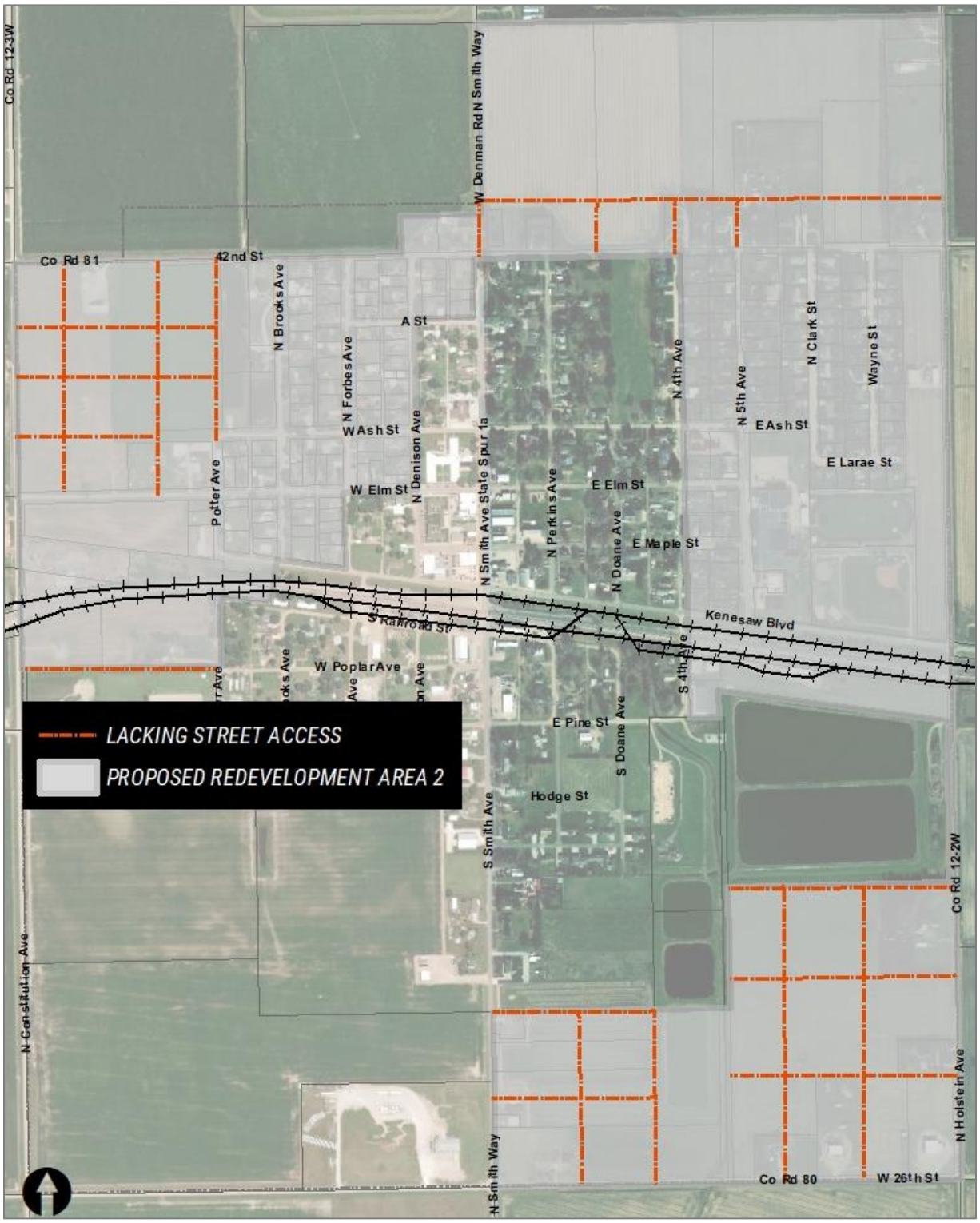
## Subjective Criteria

1. **Substantial number of deteriorated or deteriorating structures.**
   As noted in the substandard portion of this study, 200 structures within Proposed Redevelopment Area 2 were rated as having major wear. The Windshield Assessment Guide that was created by SCEDD and is included in the appendix of this document provides example photos of dwelling units with major wear. Components of those units with major wear, such as the foundation, roof, trim, gutters, and windows are in a state of deterioration.

   A total of 226 structures were assessed; 209 structures were rated as having major wear or dilapidated. Therefore, 92% of structures have major components that are either completely deteriorated (dilapidated) or in a deteriorating state.

| | |
|---|---|
| Total number of properties assessed | **265** |
| Total number of properties with structures | 226 |
| Structures rated as fair to excellent | 17 |
| Structures rated as having major wear | 200 |
| Structures rated as dilapidated | 9 |
| ***Percentage of units deteriorated/deteriorating*** | ***92%*** |

2. **Existence of defective or inadequate street layout AND 4. Improper subdivision or obsolete platting.** Properties located within Proposed Redevelopment Area 2 were not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. Lack of proper connectivity and public access will negatively impact these potential neighborhoods. Without intervention, these will continue to be underdeveloped.

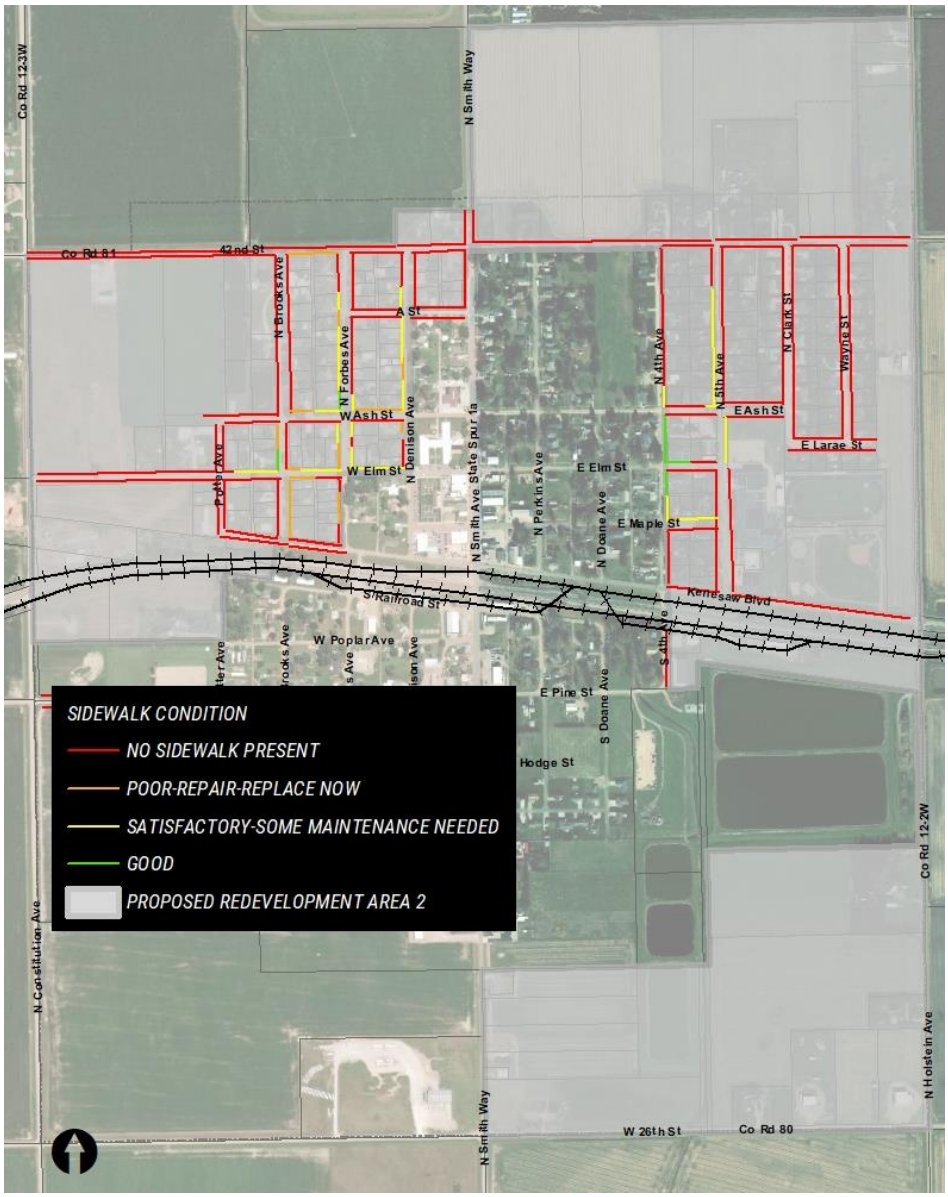


3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**
In addition to completing an assessment of the structures within Proposed Redevelopment Area 2, the sidewalks and street system were also assessed. Each block length of sidewalk received one of the following ratings: **3**-Good; **2**-Satisfactory-some maintenance needed; or **1**-Poor-repair/replace now. Properties that had no sidewalk access were labeled with a 0.

The sidewalk network is inconsistent throughout Proposed Redevelopment Area 2. In addition to missing links, some intersections also lack ADA (American with Disabilities Act) accessible curb ramps.

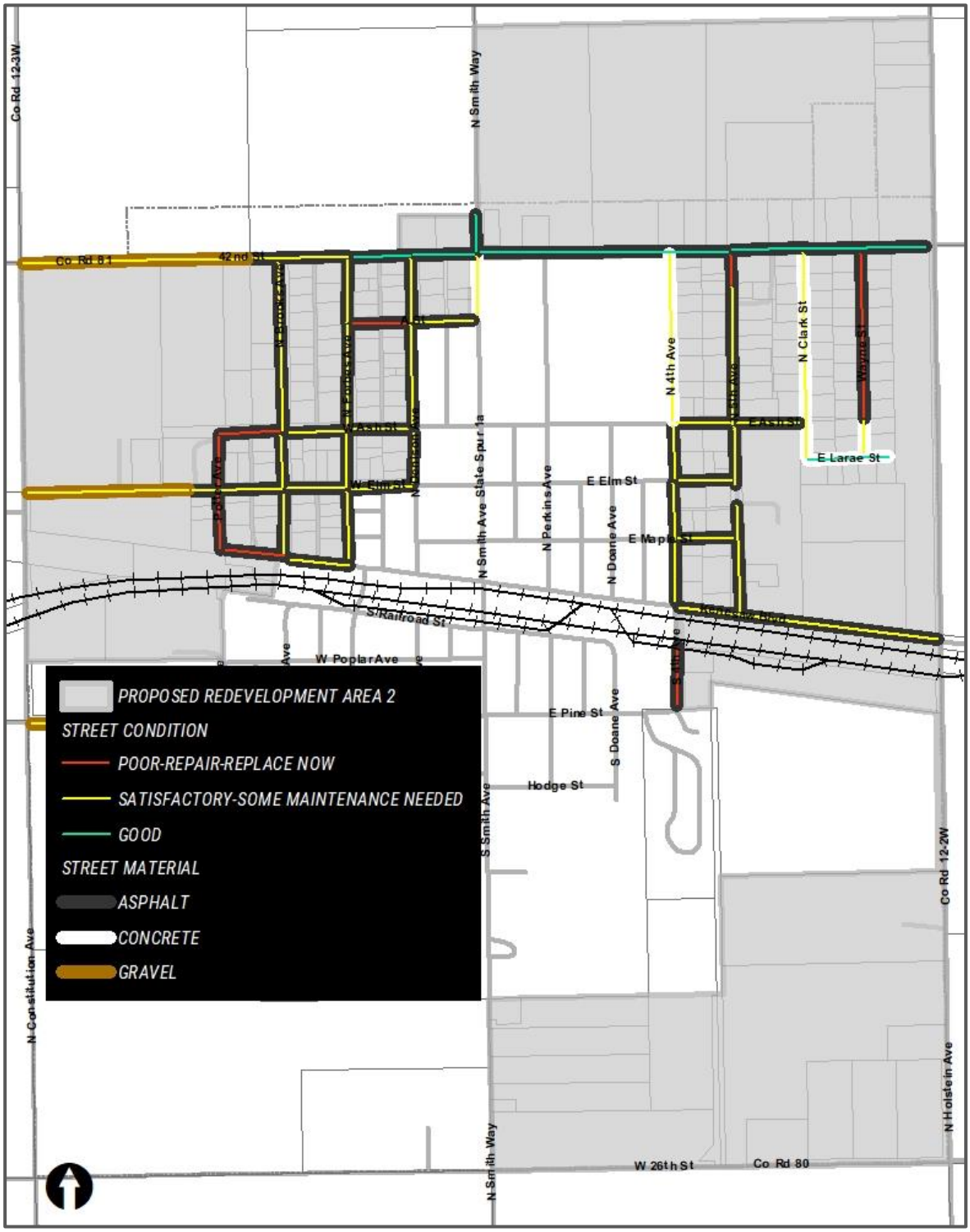
Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2(e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps".

It would be impossible and a waste of public funds to provide curb ramps and pedestrian access where sidewalks are severely deteriorated or missing.




Faulty lot layout within Proposed Redevelopment Area 2 has negatively impacted the accessibility of lots within the Area due to the lack of consistent sidewalk access.

5. **Deterioration of site or other improvements:**
The local street system, a site improvement within Proposed Redevelopment Area 2, was also assessed. Each block length of street received one of the following ratings: **3**-Good; **2**-Satisfactory-some maintenance needed; or **1**-Poor-repair/replace now. In addition to noting the condition, the material of each street length was also recorded. The image below demonstrates that several asphalt street lengths received a '1' rating. Asphalt streets that are in need of immediate replacement are in a deteriorated state now and will continue to deteriorate.



6. **Insanitary or unsafe conditions:** This condition is not significant within the Proposed Redevelopment Area 2.

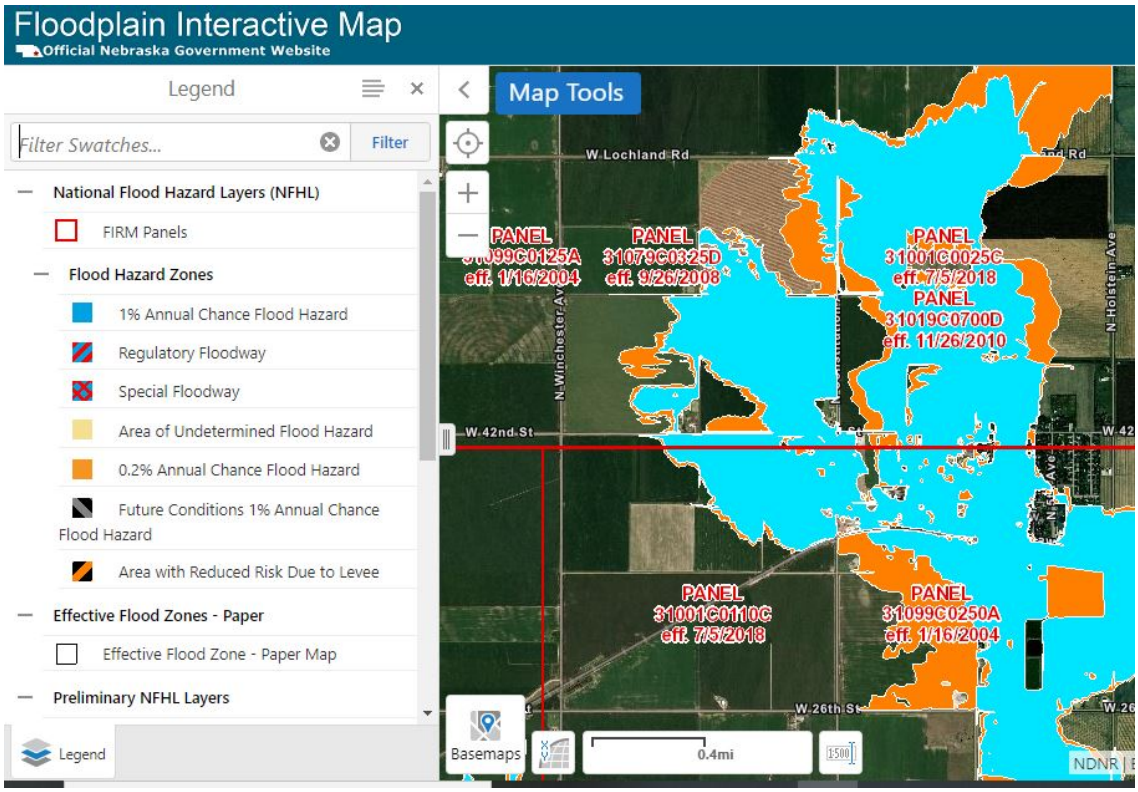
7. **Diversity of ownership:** This condition is not significant within the Proposed Redevelopment Area 2.

8. **Tax or special assessment delinquency exceeding the fair value of the land:** This condition is not significant within the Proposed Redevelopment Area 2.

9. **Defective or unusual conditions of title:** This condition is not significant within the Proposed Redevelopment Area 2.

10. **Existence of conditions that endanger life or property by fire and other causes:** As demonstrated within the Substandard Section of the Study, the water mains are smaller than the recommended standard of 6" for adequate fire protection. Therefore, properties and/or structures located along the streets with 4" water mains do not have adequate fire protection; the presence of these smaller mains creates a condition that endangers life and property by fire.

    According to the interactive floodplain map, available on the Nebraska Department of Natural Resources, the majority of Proposed Redevelopment Area 2 as well as the Village of Kenesaw is located within a 1% Annual Chance Flood Hazard. Properties located within this hazard area have been labeled by FEMA (Federal Emergency Management Agency) as having a 1% annual chance of being flooded. While it is possible to complete flood mitigation tasks, properties mapped within this flood hazard are not only considered to be at an increased risk for flooding but will also remain underdeveloped.



## Objective Criteria

1. **Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:** This condition is not significant within the Proposed Redevelopment Area 2.

2. **The average age of the residential or commercial units in the area is at least forty years:**

| YEAR RESIDENTIAL STRUCTURE BUILT IN KENESAW (BY %) | |
|---|---|
| 2010 OR LATER | 1% |
| 2000 to 2009 | 5% |
| 1990 to 1999 | 16% |
| 1980 to 1989 | 13% |
| 1970 to 1979 | 13% |
| 1960 to 1969 | 11% |
| 1950 to 1959 | 6% |
| 1940 to 1949 | 7% |
| 1939 or earlier | 27% |

SOURCE: AMERICAN COMMUNITY SURVEY, 2017 ESTIMATES

Data collected by the 2017 American Community Survey suggests that 64% of the residential structures in Kenesaw were constructed prior to 1980, forty years before 2020.

The site assessment completed for this study in 2019 counted a total of 226 structures within Proposed Redevelopment Area 2. Assuming that the structures within Proposed Redevelopment Area 2 have similar characteristics to all structures in Kenesaw, it is estimated that 60% of the structures in Proposed Redevelopment Area 2 are at least forty years old.

Since the majority of structures (64%) were most likely constructed prior to 1979, it can be assumed that the average of residential units in Proposed Redevelopment Area 2 is at least forty years.

| NUMBER OF STRUCTURES BUILT BY DECADE IN PROPOSED REDEVELOPMENT AREA 2 | |
|---|---|
| 2010 OR LATER | 2 |
| 2000 to 2009 | 11 |
| 1990 to 1999 | 36 |
| 1980 to 1989 | 29 |
| 1970 to 1979 | 29 |
| 1960 to 1969 | 25 |
| 1950 to 1959 | 14 |
| 1940 to 1949 | 16 |
| 1939 or earlier | 61 |
| | |
| TOTAL NUMBER OF STRUCTURES IN PROPOSED REDEVELOPMENT AREA 2 | 226 |
| PERCENTAGE OF STRUCTURES ESTIMATED TO BE BUILT PRIOR TO 1979 | 64% |

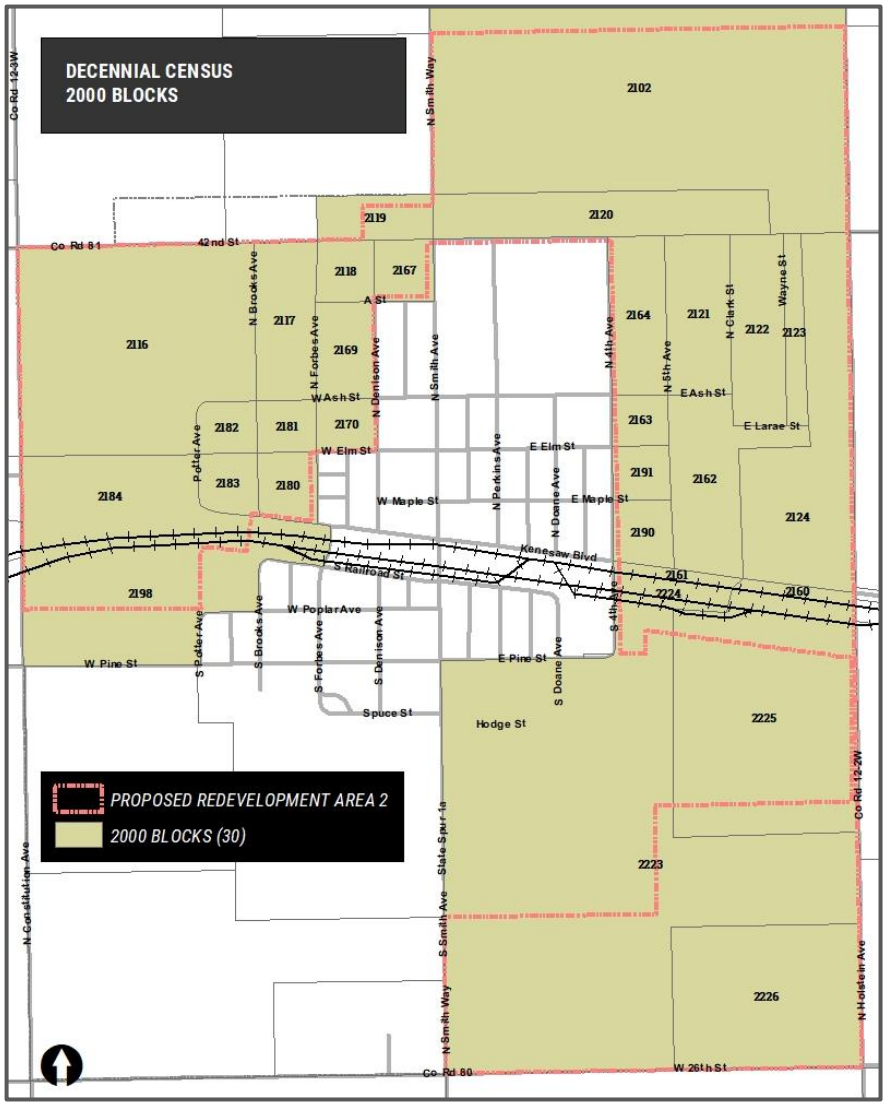
SOURCE: AMERICAN COMMUNITY SURVEY, 2017 ESTIMATES AND FIVE RULE SITE ASSESSMENT, 2019

3. **More than half of the plotted and subdivided property in an area is unimproved land that has been within the village for forty years and has remained unimproved during that time:** This condition is not significant within the Proposed Redevelopment Area 2.

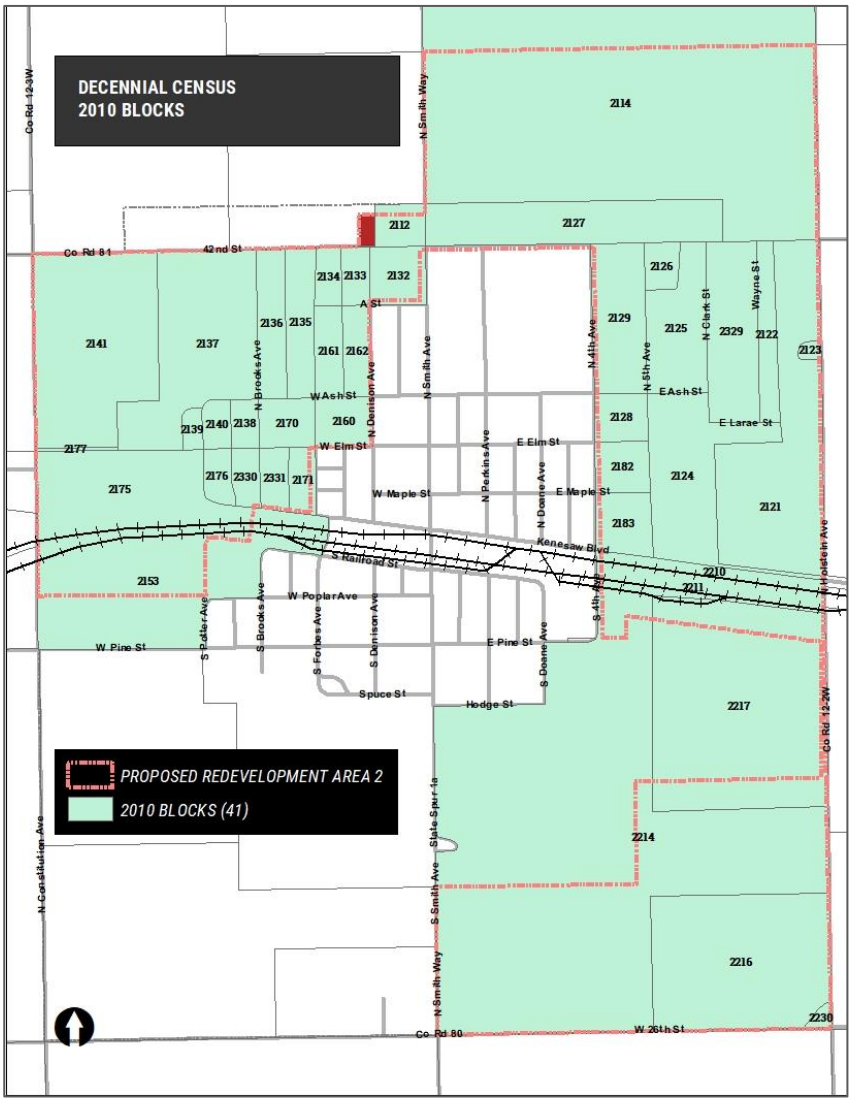
4. **The per capita income of the area is lower than the average per capita income of the village in which the redevelopment area is located:** This condition is not significant within the Proposed Redevelopment Area 2.

5. **Area has had either stable or decreasing population based on the last two decennial censuses**: Total population counts that were tabulated during the past two decennial censuses (2000 and 2010) are displayed below. In addition to population tables, block maps from each census are also displayed below.

| BLOCK | POPULATION |
|---|---|
| 2102 | 7 |
| 2116 | 13 |
| 2117 | 51 |
| 2118 | 18 |
| 2119 | 4 |
| 2120 | 7 |
| 2121 | 46 |
| 2122 | 46 |
| 2123 | 17 |
| 2124 | 0 |
| 2160 | 0 |
| 2161 | 0 |
| 2162 | 15 |
| 2163 | 5 |
| 2164 | 40 |
| 2165 | 55 |
| 2166 | 54 |
| 2167 | 9 |
| 2168 | 25 |
| 2169 | 25 |
| 2170 | 12 |
| 2180 | 22 |
| 2181 | 14 |
| 2182 | 11 |
| 2183 | 9 |
| 2184 | 0 |
| 2190 | 16 |
| 2191 | 10 |
| 2198 | 11 |
| 2223 | 28 |
| 2224 | 0 |
| 2225 | 0 |
| 2226 | 0 |
| TOTAL | 570 |



| BLOCK | POPULATION |
|---|---|
| 2112 | 1 |
| 2114 | 13 |
| 2121 | 0 |
| 2122 | 30 |
| 2123 | 0 |
| 2124 | 20 |
| 2125 | 43 |
| 2126 | 4 |
| 2127 | 20 |
| 2128 | 5 |
| 2129 | 46 |
| 2132 | 16 |
| 2133 | 10 |
| 2134 | 7 |
| 2135 | 22 |
| 2136 | 18 |
| 2137 | 5 |
| 2138 | 5 |
| 2139 | 2 |
| 2140 | 13 |
| 2141 | 0 |
| 2153 | 9 |
| 2160 | 13 |
| 2161 | 20 |
| 2162 | 12 |
| 2170 | 15 |
| 2171 | 13 |
| 2175 | 0 |
| 2176 | 0 |
| 2177 | 0 |
| 2182 | 15 |
| 2183 | 10 |
| 2210 | 0 |
| 2211 | 0 |
| 2214 | 38 |
| 2216 | 9 |
| 2217 | 0 |
| 2230 | 0 |
| 2329 | 55 |
| 2330 | 8 |
| 2331 | 8 |
| TOTAL | 505 |



| POPULATION CHANGE, PROPOSED REDEVELOPMENT AREA 2, 2000-2010 | |
|---|---|
| 2000 total population | 570 |
| 2010 total population | 505 |
| **Change in total population** | **-11%** |

### *BLIGHT CONCLUSION:*

A total of six (6) subjective criteria and a total of two (2) objective criteria are present within Proposed Redevelopment Area 2.

Subjective Criteria are defined as any combination of:

1. **Substantial number of deteriorated or deteriorating structures;**
2. **Existence of defective or inadequate street layout;**
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;**
4. **Improper subdivision or obsolete platting;**
5. **Deterioration of site or other improvements;**
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. **Existence of conditions that endanger life or property by fire and other causes.**

Objective Criteria are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is it least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the village for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the village in which the redevelopment area is located; and the
5. **Area has had either stable or decreasing population based on the last two decennial censuses.**

Proposed Redevelopment Area 2 meets the definition of a blighted area in need of redevelopment projects that should be completed or supported by the Adams County Planning Commission, Village Board of Trustees, and Community Redevelopment Authority.

# REDEVELOPMENT AREA 2-GENERAL REDEVELOPMENT PLAN

### *REDEVLEOPMENT PLAN DEFINITION*

Per Nebraska Revised Statute 18-2103 (27) a Redevelopment Plan means:

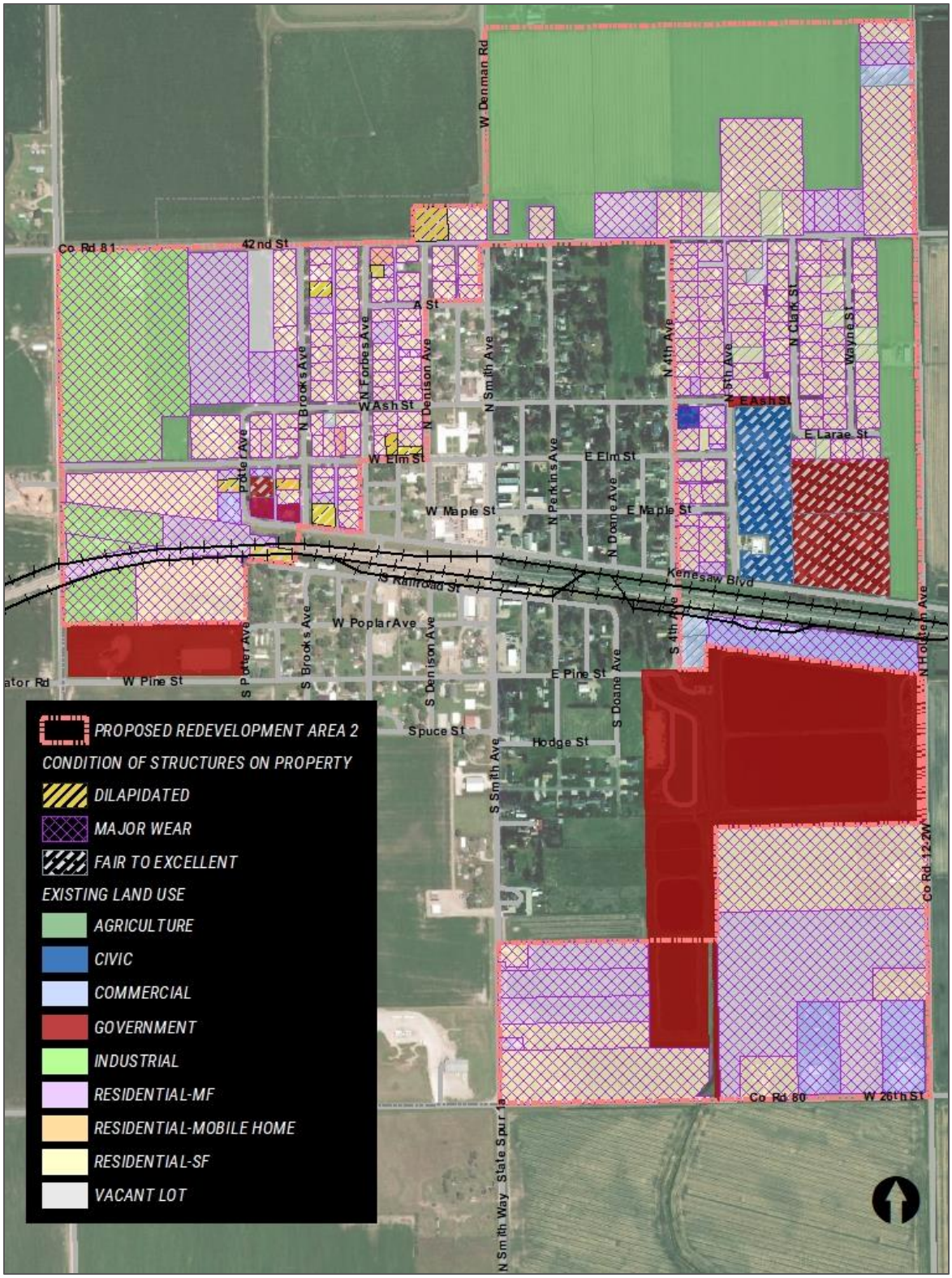
> A plan, as it exists from time to time for one or more community redevelopment areas, or for a redevelopment project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements.

### *REDEVELOPMENT PLAN CONTENTS*

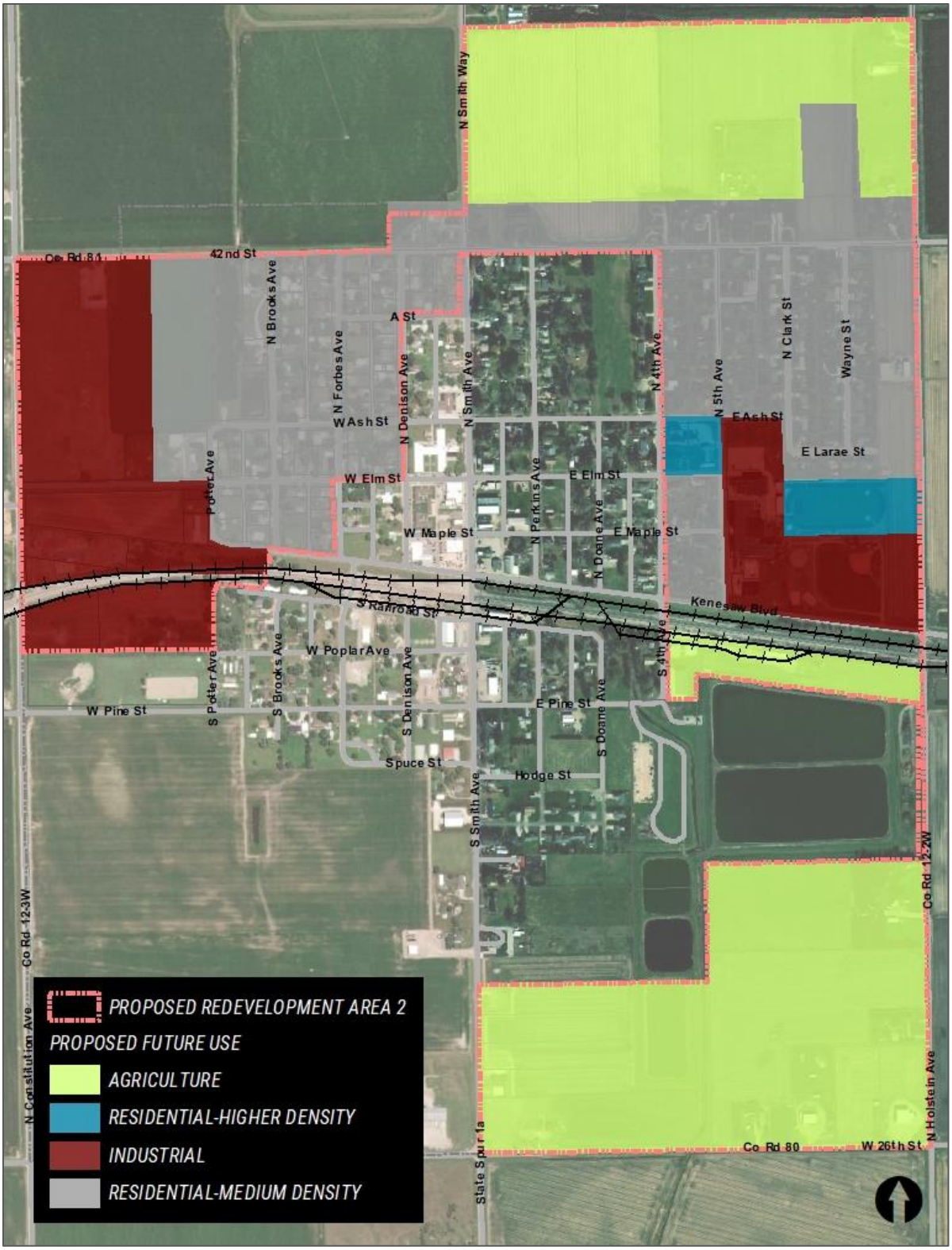
Per Nebraska Revised Statute 18-2111, a Redevelopment Plan must consist of the following components:

1. Map showing area boundaries, existing land uses, and condition of real property in the area.
2. Land use plan showing proposed uses.
3. A statement of proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes, or ordinances.
4. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.
5. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment (*not applicable to the general redevelopment plan*).
6. A site plan of the area (*not applicable to the general redevelopment plan*).

1. **Map showing area boundaries, existing land uses, and condition of real property in the area.**



2. **Land use plan showing proposed uses.**



**.3-.4. A statement of proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes, or ordinances; and a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.**

The Village of Kenesaw should complete redevelopment projects within Redevelopment Area 2. Per NRS 18-2103 (28), redevelopment projects will consist of one or some combination of those enumerated tasks, defined by the Statute:

Redevelopment project means any work or undertaking in one or more community redevelopment areas:

(a) to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas;

(b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, parks, playgrounds, public spaces, public parking facilities, sidewalks or moving sidewalks, convention and civic centers, bus stop shelters, lighting, benches or other similar furniture, trash receptacles, shelters, skywalks and pedestrian and vehicular overpasses and underpasses, enhancements to structures in the redevelopment plan area which exceed minimum building and design standards in the community and prevent the recurrence of substandard and blighted conditions, and any other necessary public improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;

(c) to sell, lease, or otherwise make available land in such areas for residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or for public use or to retain such land for public use, in accordance with a redevelopment plan; and may also include the preparation of the redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project;

(d) to dispose of all real and personal property or any interest in such property, or assets, cash, or other funds held or used in connection with residential, recreational, commercial, industrial, or other uses, including parking or other facilities functionally related or subordinate to such uses, or any public use specified in a redevelopment plan or project, except that such disposition shall be at its fair value for uses in accordance with the redevelopment plan;

(e) to acquire real property in a community redevelopment area which, under the redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitate the structures, and resell the property; and

(f) to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings in accordance with the redevelopment plan; and

(g) in a rural community or in an extremely blighted area within a municipality that is not a rural community, to carry out construction of workforce housing.

In order to enable the completion of redevelopment projects, a redevelopment contract may be utilized. Per NRS Per NRS 18-2103 (26) a redevelopment contract is defined as:

> "a contract entered into between an authority and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan".

# APPENDIX

# Housing Windshield Assessment Guide

It is a helpful step for a rural community to complete Housing Windshield Assessments to understand community housing needs, identify areas for redevelopment, and develop programs and support to improve existing housing stock.

Community volunteers travel throughout to inventory the exterior condition of homes and potential uses for vacant lots. These surveys are then compiled in the Housing Windshield Assessment Results which is important data about the condition of the current housing stock, potential for investment in improvement of the housing stock, and specific needs.

A Housing Windshield Assessment is an exterior review only. It is recommended that this tool be utilized with a Housing Survey for Residents that includes perceptions of tenants and homeowners on the needs for improvements including both the exterior and interior of the home and the income demographic of the households.

Surveyors should consider the condition of the following during your assessment:

- Foundation
- Roof
- Windows
- Siding
- Porch
- Overall visual impression of the home

It can be difficult to categorize the exterior condition of a home using only four (4) definitions. In order to compile and utilize this qualitative data to guide community decision making, it is important to make your best efforts to do so in an objective and consistent manner. The purpose of the next section of this guide is to provide descriptions and visual examples of each Housing Condition Rating to assist you with consistency in your review.

## Overall Housing Condition Rating (select one for each home)

**Excellent** Homes in excellent condition have solid roofs, foundations, and contribute positively to your community's housing stock.

**Satisfactory** Homes in satisfactory condition are structurally sound, but may need minor repairs such as new shingles, paint, concrete steps, or doors that need replacing; does not detract from the neighborhood but does have deferred maintenance issues.

**Major Wear** Homes typically have substantial wear such as a sagging roof, missing or rotted siding, rotting windows, and a sagging porch; appears "tired" and gives negative impression of the neighborhood.

**Dilapidated** Homes are in an overall unsatisfactory condition, with a crumbling foundation, windows and doors that are broken or rotted, or sagging roof; has extended it's life beyond normal expectancy & is a safety/health hazard.

## Windshield Housing Assessment

**Address:** _____ **ID#:** _____

1. **Type of Structure:**
   - Single Family O
   - Duplex O
   - Triplex/Fourplex O
   - Vacant Lot *(go to #6)* O
   - Public Housing O
   - 5+ Units O
   - Mobile Home O
   - Above Commercial Space O

2. **Occupancy status:**
   - Occupied O
   - Vacant available O
   - Vacant unavailable O
   - Vacant, availability unknown O
   - Abandoned O
   - Unknown O

3. **Tenure:** *(or intent if vacant)*
   - Owner occupied O
   - Tenant occupied O
   - Unknown O

4. **How would you rate the residence?**

   **Excellent:** Homes in excellent condition have solid roofs, foundations, and contribute positively to your community's housing stock. O

   **Satisfactory:** Homes in satisfactory condition are structurally sound, but may need minor repairs such as new shingles, paint, concrete steps, or doors that need replacing; does not detract from the neighborhood but does have deferred maintenance issues. O

   **Major wear:** Homes typically have substantial wear such as a sagging roof, missing or rotted siding, rotting windows, and a sagging porch; appears "tired" and gives negative impression of neighborhood. O

   **Dilapidated:** Homes are in an overall unsatisfactory condition, with a crumbling foundation, broken or rotted windows and doors, or sagging roof; has extended it's life beyond normal expectancy & is a safety/health hazard O

5. **Is this structure in need of repair?** *(mark all that apply)*
   - exterior painting O
   - siding O
   - new roof/shingles O
   - porch repair O
   - door replacements/repairs O
   - window replacement/repair O
   - foundation repair O

6. **Is the vacant lot appropriate for a new residential structure:**
   - Yes O
   - No O

7. **Appropriate for what type of structure?** *(mark all that apply)*
   - Single Family O
   - Duplex O
   - Triplex/Fourplex O
   - 5+ Units O
   - Mobile Home O
   - Above Commercial Space O

**Physical characteristics** (steep inclines, rocky terrain, flat):

**Surveyor:** _____

**Date:** _____

**Email:** _____ **Phone:** _____


## Windshield Housing Assessment

**Address:** _____ **ID#:** _____

1. **Type of Structure:**
   - Single Family O
   - Duplex O
   - Triplex/Fourplex O
   - Vacant Lot *(go to #6)* O
   - Public Housing O
   - 5+ Units O
   - Mobile Home O
   - Above Commercial Space O

2. **Occupancy status:**
   - Occupied O
   - Vacant available O
   - Vacant unavailable O
   - Vacant, availability unknown O
   - Abandoned O
   - Unknown O

3. **Tenure:** *(or intent if vacant)*
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   - Single Family O
   - Duplex O
   - Triplex/Fourplex O
   - 5+ Units O
   - Mobile Home O
   - Above Commercial Space O

**Physical characteristics** (steep inclines, rocky terrain, flat):

**Surveyor:** _____

**Date:** _____

**Email:** _____

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