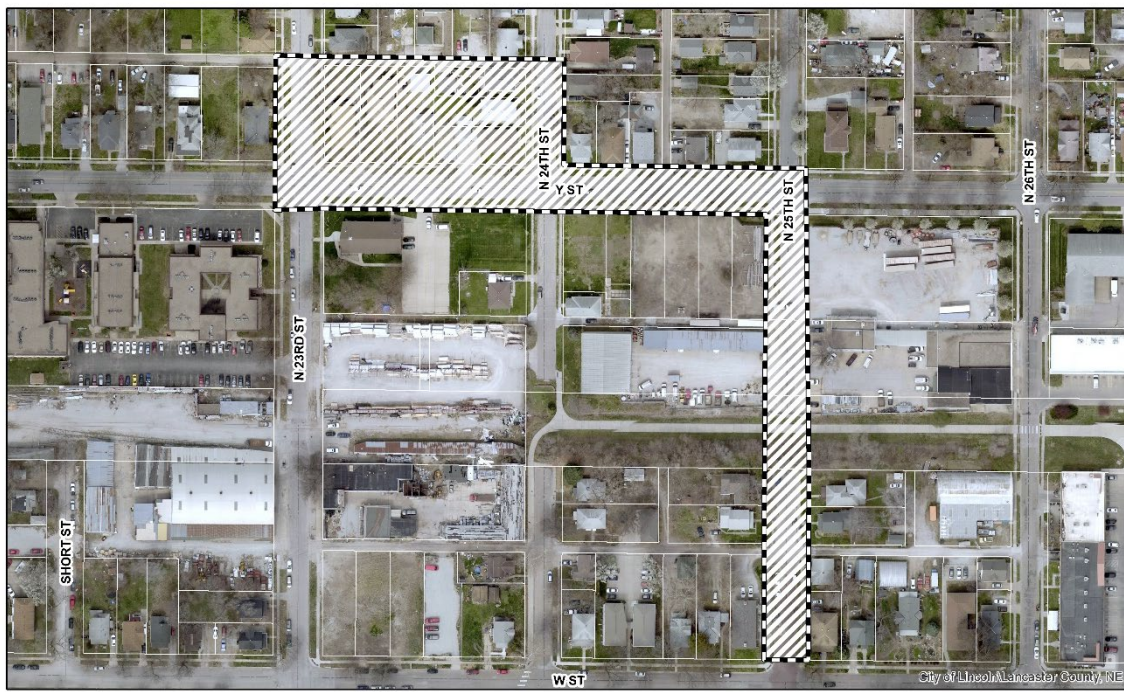


## Amendment to the North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan

### N. 23<sup>rd</sup> and Y Street Project

#### 1. Project Description.

The N. 23<sup>rd</sup> Street and Y Street Redevelopment Project (the “Project”) includes the redevelopment of the southern portion of the block adjacent to the north of Y Street between N. 23<sup>rd</sup> and N. 24<sup>th</sup> Streets into an approximately thirty-six (36) unit multi-family housing apartment building including a number of affordable housing units. The Project Site is legally described as Lots 7 through 12 inclusive, Block 2, of Moores Subdivision of Lot 5 in the NE  $\frac{1}{4}$  of Section 24, Township 10 Range 6, Lincoln, Lancaster County, Nebraska together adjacent rights of way (“Project Area”). The Project Area is depicted on the map, below:



23rd & Y St Redevelopment: Project Area

 23rd & Y

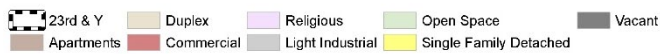


The goal of the project is to strengthen the Lincoln community by redeveloping underutilized land to create a wider variety of housing options, including a mix of affordable and market rate units. The Project accomplishes its goal through acquisition and assemblage of multiple small parcels, and removal of aged, lesser quality buildings and infrastructure in the course of constructing an approximately 36 unit multi-family apartment building with a number of units dedicated to affordable housing. The Project will remove blighted and substandard conditions in the Project Area and in The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan Area (“Redevelopment Area”), and it will result in the redevelopment of underutilized parcels in furtherance of the purposes of The North 27<sup>th</sup> Street Corridor and Environs Redevelopment Plan (“Redevelopment Plan”).

Surrounding land uses are primarily residential with both single family residences and multi-family apartment buildings, in addition to some industrial and commercial uses. The Project's location along Y Street, between the N. 27<sup>th</sup> street commercial corridor and the University of Nebraska-Lincoln's City campus, makes it an ideal location for redevelopment to higher density multi-family housing. See the Current Land Use Map and Future Land Use Map below.



23rd & Y St Redevelopment: Current Land Use

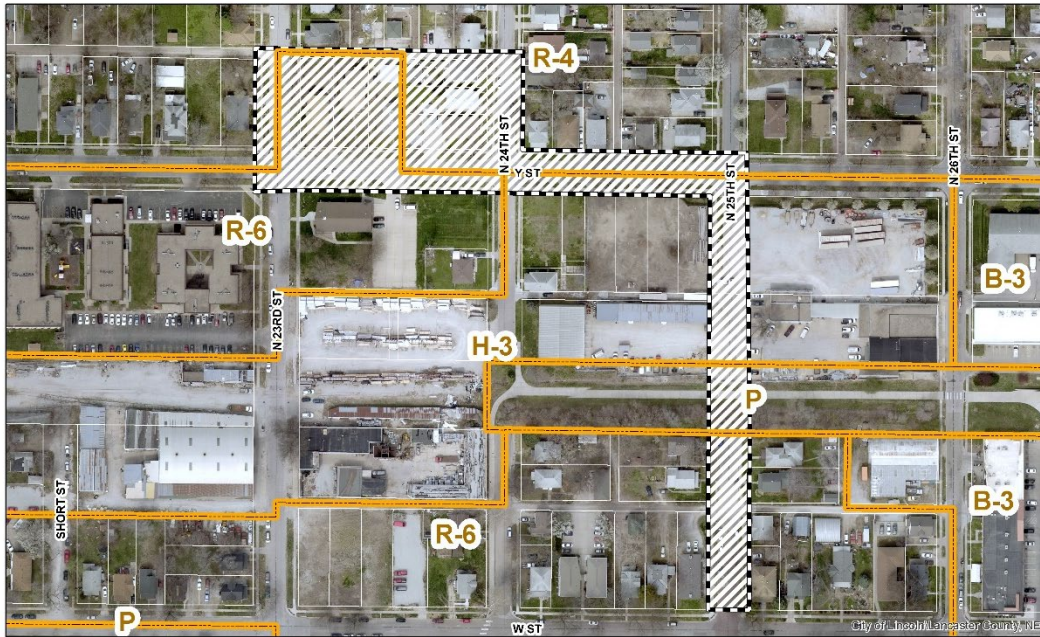


23rd & Y St Redevelopment: Future Land Use

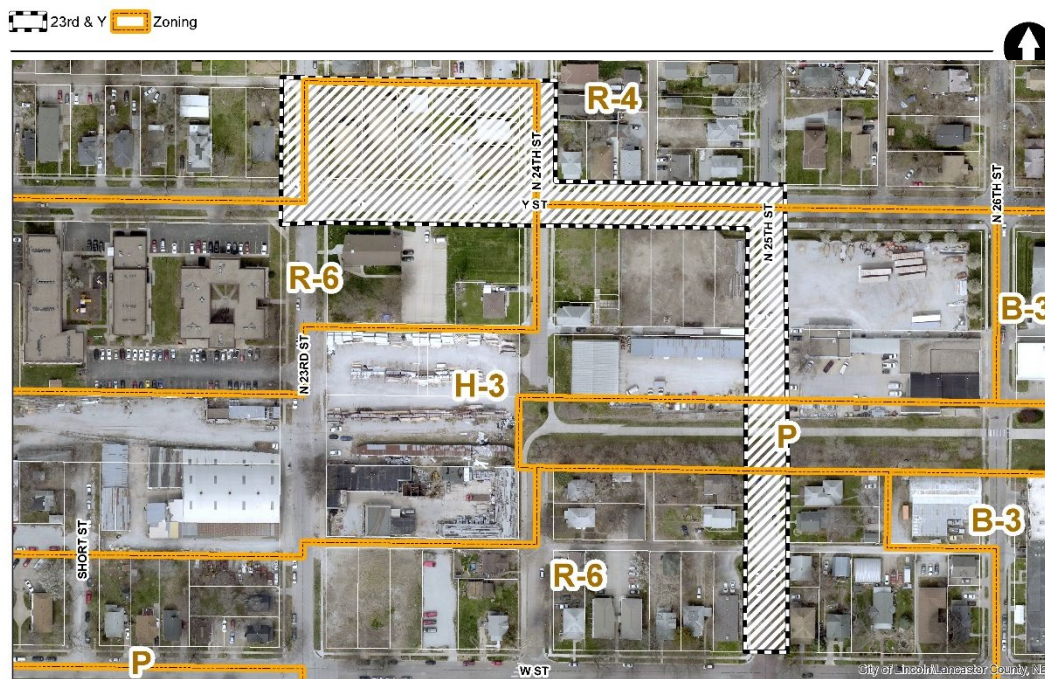




The east side of the Project Site is currently zoned R-4 while the west side is zoned R-6. The R-4 Residential District provides for moderate density housing while the R-6 Residential District provides for high residential density. The proposed Project will require the east side of the Project Area to be rezoned to R-6. See the Current Zoning Map and Future Zoning Map below.



23rd & Y St Redevelopment: Current Zoning



23rd & Y St Redevelopment: Future Zoning



The Project is consistent with the Redevelopment Plan, which encourages redevelopment of obsolete land uses in ways that strengthen existing residential investment, expand affordable housing stock, and encourage new developments which orient buildings along the street instead of orienting parking lots along the street. The Project is also consistent with LPlan 2040, the Lincoln-Lancaster County 2040 Comprehensive Plan. Chapter 7 (Neighborhoods and Housing) of the LPlan encourages distributing affordable housing throughout the community and near job opportunities. Finally, the Project is also consistent with the City of Lincoln Nebraska Affordable Housing Coordinate Action Plan, which seeks to increase the number of affordable units in Lincoln and recognizes the role of infill development and land assembly in reaching this goal.

The Project represents a significant investment in the Redevelopment Area. Publicly funded redevelopment activities may include: site acquisition, site demolition, grading, environmental remediation and abandonment, street, sidewalk or alley improvements, landscaping, façade enhancements, energy improvements, and other public improvements and related costs as permitted under the Community Development Law.

## **2. Statutory Elements.**

***Site Acquisition, Demolition and Disposal.*** The proposed redeveloper has purchased the Project Area. No relocation of individuals or business will be required. Demolition and site preparation will include clearing existing structures from the property, abandoning current utilities, and relocation or replacement of current utilities.

***Population Density.*** The population density of the Project Area will increase slightly as six (6) single family homes will be removed and approximately thirty-six (36) multi-family dwelling units constructed.

***Land Coverage.*** The Project will increase land coverage in the Project Area. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Lincoln.

***Zoning, Building Code and Ordinance.*** The Project Site is currently zoned R-6 and R-4 Residential, with the three western lots zoned R-6 and the three eastern lots zoned R-4. The proposed redeveloper will seek to rezone the eastern three lots as R-6 zoning and a Community Unit Plan to reduce required setbacks. All applicable building code requirements and ordinances will be satisfied.

***Traffic Flow, Street Layouts, and Street Grades.*** The project may slightly increase traffic flow generated to the Project Area from an increased number of residents. However, as proposed, the project may eliminate two direct driveway access points on Y Street.

The main vehicular access to the Project is proposed to be the east-west alley on the north side of the Project Area. The Project proposes vacating and paving the public alley while reserving an easement for public use of the alley. This arrangement will significantly improve the currently unpaved alley, and allow the proposed project to create parking directly adjacent to the alley.

**Parking.** The Project will increase off street parking in the area. The Project includes construction of a surface parking lot for use of the residents of the building to be constructed. A proposed Community Unit Plan for the Project will reduce the required parking ratio.

### **3. Proposed Costs and Financing.**

The estimated total development cost to implement the Project is approximately \$4,200,000, which includes approximately \$955,324,34 in funding for public improvements and enhancements from tax increment financing as authorized by the Community Development Act. The estimated total project cost and amount of public financing will be established as the site plan is finalized and the construction costs are determined. The source of the public funds for these improvements will be the tax increment generated from the private development of the Project Area. However, funding source and uses will be negotiated and identified in the redevelopment agreement, subject to approval by the Mayor and City Council.

### **Cost Benefit Analysis**

As required by the Nebraska Community Development Law (Neb. Rev. Stat. § 18-2113), the City has analyzed the costs and benefits of the proposed Project including:

#### ***Tax Revenues.***

The 2021 assessed value of the Project Area is approximately \$394,200.00. The Final assessed valuation of the Project is anticipated to be approximately \$3,924,000.00. The Project is expected to generate approximately \$71,054.38 in annual TIF revenue to assist with the cost of the construction of public improvements and enhancements related to the Project. The TIF Funds shall be subject to further adjustment as project costs are defined.

<b>Tax Increment Financing Analysis</b>		
Description		Amount
Base Value	<i>Current Assessed Value</i>	\$394,200.00
Not to Protest Value	<i>Anticipated Completed Valuation</i>	\$3,924,000.00
Increment Value	<i>Completed Value-Base Value</i>	\$3,529,800.00
Annual TIF Increment	<i>Increment x Est. Levy (2.0129860%)</i>	\$71,054.38
TIF Indebtedness Amount	<i>TIF Increment x 20 years at 4.5%</i>	\$955,324.34

The tax increment gained from this redevelopment Project Area would not be available for use as City general revenues over the 20-year tax increment financing period, but instead would be used toward bond repayment. After the 20-year period or the debt has been retired, whichever is sooner, the increase in annual taxes paid will be split among the taxing jurisdictions according to the tax levy. The current tax levy is shown above.

#### ***Public Infrastructure and Community Public Service Needs Impacts.***

It is not anticipated that the Project will have an adverse impact on existing public infrastructure, nor that the Project will have an adverse impact on City services, but instead will generate additional revenue providing support for those services.

***Employment within the Redevelopment Area.***

It is not anticipated that the Project will have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area. It is anticipated that the construction of a multi-family residential building may create additional full or part-time employment in the Redevelopment Area. The Project will also support temporary construction jobs during the redevelopment of the Project Area.

***Employment in the City outside the Project Area.***

The Project is not expected to adversely impact employment in the City outside the Redevelopment Area. Instead, the removal of blight and substandard conditions from the Project Area is anticipated to stimulate reinvestment in the Redevelopment Area. It is anticipated that the Project may attract further residential or commercial development, which will create additional jobs in the Redevelopment Area and the City of Lincoln as a whole. The Project should also increase the need for products and services from existing businesses in and around the Redevelopment Area.

***Impacts on the Student populations of school districts within the City.***

The Project is not expected to have a material impact on student populations in the City of Lincoln. The Project does consist of approximately 36 residential dwelling units and some portion of these units may become occupied by families with children, however, it is unlikely that all or a majority of the units would be occupied by families or that the number of children would have a material impact on the population of any school within the City.



Site Plan

