

## V. Housing Demand Analysis and Neighborhood Improvements Needed

This section analyzes the demand for additional housing units within Grand Island through 2030. It provides a list of neighborhood improvements that are needed within the study area, as well as a list of proposed and currently scheduled infrastructure projects.

### Future Housing Unit Demand

The Future Housing Demand Analysis is shown in Table 5-1. Household demand is calculated by taking the projected household population for a specific year and divide it by the average persons per household. The household demand is then adjusted to account for the vacancy rate of the community. It is expected that the vacancy rate will grow somewhat over the next 20 years, reflecting an increase from 3.0% to 6.0% over time. With this information, units needed can be derived by increasing the household demand by the vacancy rate.

The cumulative need is calculated by subtracting the unit needs for one year from the unit needs for another, adding in a figure for the number of replacement units needed for those removed from the housing stock due to fire or severe dilapidation and demolition.

Table 5-1 shows a need for 5,088 more units in Grand Island between 2008 and 2030. To achieve this figure, the city has to have an average increase per year of 231 units. This is much more than the actual 173 unit average annual increase from 2000 to 2007, as computed by the City.

**Table 5-1: Future Housing Unit Demand**

	2008	2013	2020	2030	Total
Population	47,263	49,178	52,812	58,569	
Household population	45,845	47,929	51,471	57,081	
Avg. persons per household	2.55	2.55	2.55	2.55	
Household demand	17,978	18,649	20,185	22,385	
Vacancy rate	3.0%	3.5%	4.5%	6.0%	
Unit needs	18,518	19,302	21,093	23,728	
Replacement need		23	50	56	130
Cumulative need		556	1,841	2,691	5,088
Average annual need		181	263	269	231

Source: City of Grand Island, Grand Island Comprehensive Plan 2004, US Census Bureau

Significant steps will need to be taken to meet the average 231 unit per year need. In addition to new development, existing unit rehabilitation will be required to reduce the number of replacement units needed per year, plus keep others from falling into severe disrepair.

## Neighborhood Improvements

Many possible neighborhood improvements were identified during the public input phase and the conditions analysis.

- Streetscape improvements along East Capital Ave, an entry to the City from the regional airport. Streetscape improvements should also be considered in the residential neighborhoods that serve as an entryway to the city along Highway 30.
- Removal of dilapidated homes.
- Proactively market the redevelopment of vacant properties through various incentive programs and Habitat for Humanity.
- Review the sidewalk system to close any gaps. Walkable neighborhoods are an important aspect to providing affordable housing to low-to-moderate income groups.
- Improve handicap accessibility of the sidewalk system.
- Study ways to reduce the impact of odors on the southeastern edges of the city.



## Infrastructure Improvements

Much of the housing and infrastructure within the study area is nearing 100 years in age. Some was part of the original plat of Grand Island, and much of the infrastructure is degrading faster than that in other areas of the city. Additionally, some of the water lines are undersized, and inadequate for higher density development.

The Grand Island Public Works Department cites the following projects within the City's Capital Improvement Program (2008-2013) that are targeted to improve the infrastructure within the study area.

- Stolley Park Road Widening/Infrastructure Improvements – Locust Street to Events Center
- Stolley Park Road Widening/Infrastructure Improvements – Events Center Drive to Stuhr Road
- Hike/Bike Bridge – South Locust
- Roundabout Construction – Capital and North Road Intersection
- Swift Road Paving – Wastewater Treatment Plant to Shady Bend Road
- Capital Ave – Web Road to Broadwell Avenue
- Capital Ave – Broadwell Avenue to St. Paul Road
- Grade Separation - Broadwell Avenue and Union Pacific Railroad
- 3<sup>rd</sup> Street Widening – Adams Street to Eddy Street
- Realign Walnut Entrance and Custer Ave / 15<sup>th</sup> Street Signal

Also, the Grand Island Public Works Department points out the following projects that should be undertaken to improve the infrastructure within the study area to keep the area viable for the life of the study:

- Plum Street Paving – From 2nd Street to Division Street
- Phoenix Ave Paving – From Adams Street to Lincoln Ave
- Brookline Drive Paving – From Locust Street to 300 feet East of Bellwood Drive
- Brookline Drive Water Line – From Locust Street to 300 feet East of Bellwood Drive
- Tract 10 Sanitary Sewer Line Replacement – Replacement of 4" lines in the Sycamore and Kimball Street neighborhood