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“10 fast facts from the Norfolk Community Housing Study”



A housing study was recently completed in Norfolk by Hanna Keelan Associates of Lincoln. A steering committee made up of members of the Norfolk Housing Agency, Norfolk Area Economic Development Council, Norfolk Area Chamber of Commerce, and other housing stakeholders assisted in analyzing housing surveys and other data collected by Hanna Keelan. Although the entire study is available at www.norfolkne.gov/housing, here are ten of the many facts gleaned from the completed

study:

1. In the last ten years, residential growth and expansion has largely occurred to the north, west and south of Downtown Norfolk while commercial and industrial growth has been most prevalent east of the Downtown.
2. Of the 326 survey participants, 94 indicated they were not satisfied with their current housing situation either because their living quarters were too small, the homes were in need of substantial updating or they were too far from their work place.
3. A total of 147 survey participants identified an interest in purchasing a home in Norfolk with 102 participants having the ability to afford a home price at \$175,000 or above.
4. Norfolk should have a target of adding 762 new housing units by 2021.
5. About 222 acres are needed to construct all of the new housing units necessary in Norfolk.
6. Credit or lease-to-own housing programs and spec-house risk sharing programs should be created to assist those in need of affordable homes.
7. Rental housing price products should rent at or above \$770 per month.
8. The study also recommends developing housing for minorities and persons with a disability (ies) who need safe affordable housing.

9. A community wide Housing Investment Club should organize local funding and housing stakeholders to create a bank of funds to invest in housing.
10. An estimated \$149.3 million is needed to build the housing necessary in Norfolk.

“We knew that Norfolk had a housing problem but the study pinpointed what those specific housing needs are. There were some things we already knew and a few items we were frankly surprised by. This is a tool for developers looking to develop housing units in Norfolk from low income units on up,” said Gary Hilkemann, City of Norfolk Housing Director.