



PENDER, NEBRASKA 2019-2029 COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

PREPARED FOR:
PENDER COMMUNITY DEVELOPMENT, INC.

PREPARED BY:

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

June, 2019

PENDER, NEBRASKA COMPREHENSIVE PLAN 2019 – 2029.

VILLAGE CLERK/TREASURER

Holly Kinning

VILLAGE BOARD

**William Newton – Chair
Matt Torczon
Dr. David Hoelting
David Powley
Chris Reha**

PLANNING & ZONING COMMISSION

**Derwin Roberts – Chair
Mark Lorensen
Harold Janke
L G Norman
Terry Glissman
Kerwin Kent**

PENDER COMMUNITY DEVELOPMENT, INC. BOARD

Diann Ballard – Coordinator

Derwin Roberts – President	Melissa Kelly	Ray Welsh
Mark Lorensen – Vice President	Ryan Kinning	Bill Newton
Troy Schwanebeck – Treasurer	Jason Dolliver	Nikki Peirce
Layton Jensen – Secretary	Lela Heineman	

The **Pender, Nebraska Comprehensive Planning Program** was funded by the **Nebraska Investment Finance Authority Housing Study Grant Program**, with matching funds from **Pender Community Development, Inc. (PCD)**. This **Comprehensive Plan** was completed with the guidance and direction of **PCD** and the **Pender Planning & Zoning Committee**.

HANNA:KEELAN ASSOCIATES, P.C. COMMUNITY PLANNING & RESEARCH

**COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS***

***Lincoln, Nebraska* 402.464.5383 ***

*** Becky Hanna, Tim Keelan, Keith Carl, Jake Palm ***

TABLE OF CONTENTS.

Participants.....	i
Table of Contents.....	ii
List of Tables.....	vi
List of Illustrations.....	vii
 SECTION 1 – THE PENDER PLANNING PROCESS.	
Introduction.....	1.1
- Planning Period.....	1.1
- Planning Jurisdiction.....	1.2
- Authority To Plan.....	1.2
- Community Summary.....	1.2
- Responsible Growth And Development.....	1.3
The Plan As A Community & Economic Development Tool.....	1.4
Organization Of The Plan.....	1.5
- Element 1.....	1.6
- Element 2.....	1.6
- Element 3.....	1.6
Comprehensive Citizen Participation Program.....	1.7
Pender Citizen Survey.....	1.9
Workforce Housing Needs Survey.....	1.11
 SECTION 2 – COMMUNITY PLANNING GOALS & ACTION STEPS.	
Introduction.....	2.1
Citizen Participation “Consensus Statements”.....	2.2
Community Growth, Land Use & Zoning.....	2.3
Housing & Neighborhood Redevelopment.....	2.10
Education & Community/Economic Development.....	2.19
 SECTION 3 – POPULATION, INCOME & ECONOMIC PROFILE.	
Introduction.....	3.1
General Population & Household Trends And Projections.....	3.2
- Population.....	3.2
- Age Distribution.....	3.2
- Household Characteristics.....	3.5

TABLE OF CONTENTS (Continued).

Income Trends And Projections.....	3.6
- Household Income Groups.....	3.6
- Per-Capita Income.....	3.8
- Cost Burdened Households.....	3.9
Employment/Economic Trends And Projections.....	3.10
- Employment Trends.....	3.10
- Workforce Employment By Type.....	3.12

SECTION 4 – LAND USE, GROWTH & DEVELOPMENT.

Introduction.....	4.1
Proper Land Use Practices.....	4.1
- Identification Of Future Growth Areas.....	4.2
- Location.....	4.2
Historical Development.....	4.2
- Population Growth.....	4.3
The Natural Environment.....	4.4
- Soil Associations.....	4.4
- Watersheds.....	4.6
- Wellhead Protection Program.....	4.6
- Climate.....	4.8
The Built Environment.....	4.8
Land Use Analysis.....	4.9
- Existing Land Use Profile.....	4.9
- Parks/Recreational.....	4.10
- Public/Quasi-Public.....	4.10
- Residential.....	4.10
- Commercial.....	4.11
- Industrial.....	4.11
Future Land Use.....	4.15
- Infill Developments.....	4.15
- Parks & Recreation.....	4.16
- Public/Quasi-Public.....	4.16
- Residential Areas.....	4.16
- Commercial.....	4.20
- Industrial.....	4.21

TABLE OF CONTENTS (Continued).

- Intensive Agricultural Uses..... 4.22
- Land Use Plan / Implementation..... 4.22
- Place-Based Development Components..... 4.23
- Annexation..... 4.24
 - Voluntary And Involuntary Annexation..... 4.24
 - Areas For Annexation..... 4.25

SECTION 5 – PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.

- Introduction..... 5.1
- Education..... 5.3
 - District Facilities..... 5.3
 - Area Colleges..... 5.4
 - Other Educational Facilities..... 5.5
 - Program Recommendations..... 5.5
 - Library..... 5.6
- Parks/Recreation..... 5.6
 - Future Park & Recreation Recommendations..... 5.9
- Health, Wellness & Elderly Services..... 5.9
- Public Safety & Government..... 5.11
 - Public Safety..... 5.11
 - Government..... 5.12
 - Commerce..... 5.12
- Public Utilities..... 5.13
 - Water System..... 5.13
 - Sanitary Sewer System..... 5.14
 - Electric System..... 5.14
 - Natural Gas System..... 5.14
- Transportation..... 5.15
 - Existing Transportation System..... 5.15
 - Traffic Volume..... 5.15
 - Road Classifications..... 5.18
 - Future Pender Transportation System..... 5.19

TABLE OF CONTENTS (Continued).

SECTION 6 – ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.

Introduction.....	6.1
Existing Conditions.....	6.1
Community Development Plan.....	6.2
- Housing Rehabilitation.....	6.3
- Downtown/Highway Commercial Areas.....	6.3
- Historic Preservation.....	6.7
- Nebraska “Main Street” Program.....	6.8
- Nebraska State Historic Preservation Tax Credit Program.....	6.8
- Nebraska Community Development Law.....	6.9
Economic Expectations.....	6.10
- Economic Partnerships.....	6.10
- Housing & Economic Development.....	6.10
- Business & Industrial Development.....	6.12
- Job Creation.....	6.12

SECTION 7 – ENERGY ELEMENT.

Introduction.....	7.1
Public Power Distribution.....	7.1
NPPD – Renewable Energy Strategic Plan.....	7.2
- Generating Resources.....	7.2
Sources of NPPD Energy Production.....	7.3
- NPPD Renewable Energy Capabilities.....	7.3
- NPPD Traditional Production Facilities.....	7.4
- NPPD Emission Free Electricity.....	7.5
- “Net Metering”.....	7.5
Electrical Energy Consumption.....	7.6
State-Wide Trends In Energy Consumption.....	7.7
- Nebraska Energy Consumption By Sector.....	7.8
Energy Conservation Policies.....	7.9

APPENDIX I – PENDER SURVEY RESULTS.

APPENDIX II – TABLE PROFILE.

LIST OF TABLES.

<u>Table</u>		<u>Page</u>
3.1	Population Trends & Projections.....	3.3
3.2	Population Age Distribution Trends & Projections.....	3.4
3.3	Specific Household Characteristics.....	3.5
3.4	Household Income Trends & Projections.....	3.7
3.5	Per Capita Income Trends & Projections.....	3.8
3.6	Estimated Owner Households By Income Cost Burdened With Housing Problems.....	3.9
3.7	Estimated Renter Households By Income Cost Burdened With Housing Problems.....	3.10
3.8	Labor Force Statistics.....	3.11
3.9	Civilian Labor Force & Employment.....	3.12
3.10	Workforce Employment By Type.....	3.13
4.1	Historical Population.....	4.3
4.2	Existing & Future Land Use Capacity Matrix.....	4.9
4.3	Employment In Place.....	4.11
7.1	Energy Consumption By Sector.....	7.6

LIST OF ILLUSTRATIONS.

<u>Illustration</u>		<u>Page</u>
1.1	Location Map.....	1.2
1.2	Redevelopment Area.....	1.4
2.1	Future Land Use Map: Corporate Limits.....	2.8
2.2	Future Land Use Map: Planning Jurisdiction.....	2.9
4.1	General Soil Associations Map.....	4.5
4.2	Wellhead Protection Map.....	4.7
4.3	Existing Land Use Map: Corporate Limits.....	4.12
4.4	Existing Land Use Map: Planning Jurisdiction.....	4.13
4.5	Future Land Use Map: Corporate Limits.....	4.17
4.6	Future Land Use Map: Planning Jurisdiction.....	4.18
5.1	Public Facilities Map.....	5.2
5.2	State Functional Classifications Map.....	5.16
5.3	Average Annual 24-Hour Traffic.....	5.17
6.1	Future Land Use Map: Planning Jurisdiction.....	6.5



PENDER, NEBRASKA

2019-2029 COMPREHENSIVE PLANNING PROGRAM

COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 1

THE PENDER PLANNING PROCESS.

SECTION 1

THE PENDER PLANNING PROCESS.

INTRODUCTION.

This **Pender, Nebraska Comprehensive Plan** was prepared as a tool to assist in planning for future stability and development in the Village of Pender and its respective Planning Jurisdiction. The **Comprehensive Plan** contains information about existing conditions within the Village, including population, land use, public facilities, utilities and transportation. The **Plan** also includes an economic development profile/plan to address issues such as business retention and housing development, and an energy element to evaluate energy utilization and promote conservation measures. This **Plan** replaces the current **Comprehensive Plan**, prepared in 2010.

The Pender planning process included the development of a **general plan**, which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The **Plan** itself presents a planning program with “**Goals and Action Steps**” in the areas of “**Community Growth, Land Use, & Zoning;**” “**Housing & Neighborhood Redevelopment;**” and “**Education & Community/Economic Development.**”

The **Comprehensive Plan** was prepared under the direction of **Pender Community Development, Inc. (PCD)** and the **Pender Planning & Zoning Commission**, with the assistance of the **Village Board, Village Staff** and Planning Consultants **Hanna:Keelan Associates, P.C.** of Lincoln, Nebraska. The **Comprehensive Plan** was funded by a **Housing Study Grant** from the **NEBRASKA INVESTMENT FINANCE AUTHORITY**, with matching funds provided by **PCD**.

PLANNING PERIOD

The planning period for achieving the goals, programs and community and economic development activities identified in this **Comprehensive Plan** is **10 years, 2019 to 2029**. The **Plan** highlights necessary, broad-based community and economic development activities to meet the Village’s goals. This approach allows the Community of Pender to focus on a long-term vision, accomplished by means of implementing specific activities to address the social and economic well-being of its residents.

PLANNING JURISDICTION

The Village of Pender currently recognizes a One-Half Mile Planning Jurisdiction. It is recommended that the Village implement a One-Mile Planning Jurisdiction, allowed to the Village via Nebraska State Statutes. The Village enforces planning, zoning and subdivision regulations within the Planning Jurisdiction.

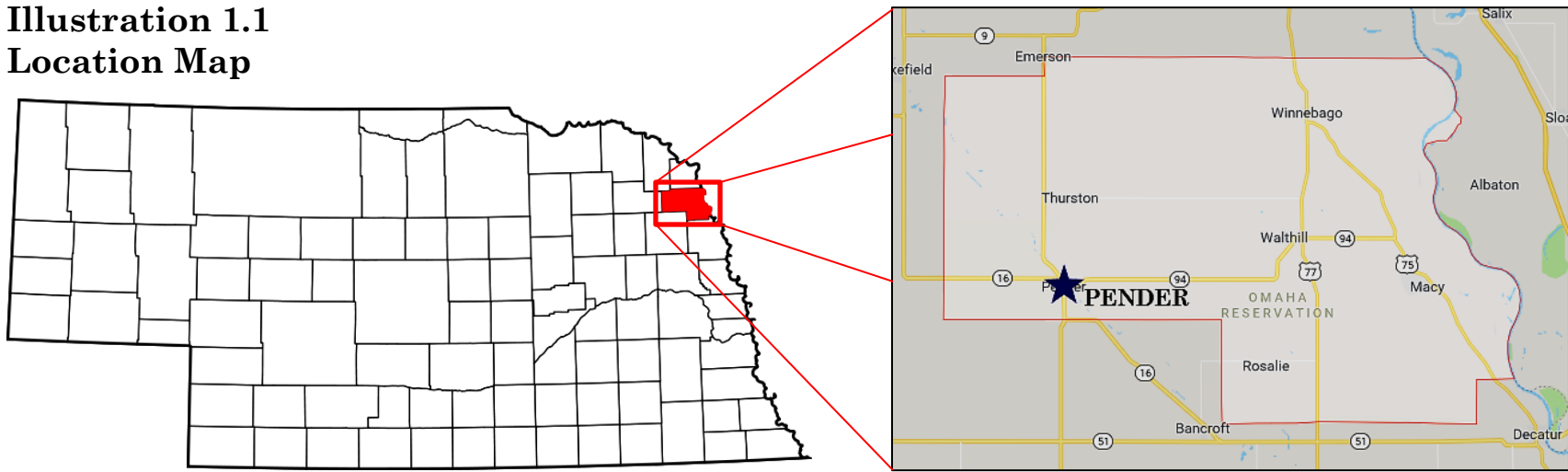
AUTHORITY TO PLAN

This **Comprehensive Plan** for the Village of Pender is prepared under the Authority of Section 19-924 to 19-929, Nebraska State Statutes 1943, as Amended.

COMMUNITY SUMMARY

The Village of Pender, the largest Community in Thurston County, is located in northeast Nebraska approximately 80 miles northwest of Omaha, Nebraska, and 35 miles southwest of South Sioux City, Nebraska. The Village is served by State Highways 9, 16 and 94. Pender is the County-Seat of Thurston County, with an estimated population of 1,120 residents, as of 2019.

Illustration 1.1 Location Map



The Village of Pender is in a position to capitalize on recent community and economic development enhancements, which have led to an increasing population since the 2010 Census. Pender offers a variety of amenities, including a new community center, hospital, public schools, restaurants, governmental services, grocery and convenience stores and assisted living and skilled nursing facilities.

Downtown Pender is located along Highway 94 (Main Street) in the northeastern portion of the Community. Highway 9 / 16 passes through the Downtown along 4th Street. Downtown Pender consists of a mixture of retail and professional businesses and governmental services. The Village Offices recently relocated to the new Pender Community Center along Main Street between 6th Street and Norris Avenue. Thurston County government offices are located in the Thurston County Courthouse along Main Street between 5th and 6th Streets. The Village has recently completed a **Downtown Revitalization Program** planning process, to provide development/redevelopment activities in the Downtown area.

Major employers in Pender include **Blue Ox, Pender Community Hospital** and **AgriVision Equipment**, located in the southern portion of the Community, as well as the centrally located **Pender Public Schools**. The Community has the advantage of being located within reasonable commute times to the Cities of Norfolk and Fremont, Nebraska, and Sioux City, Iowa, allowing for expanded access to nearby amenities and services.

RESPONSIBLE GROWTH AND DEVELOPMENT

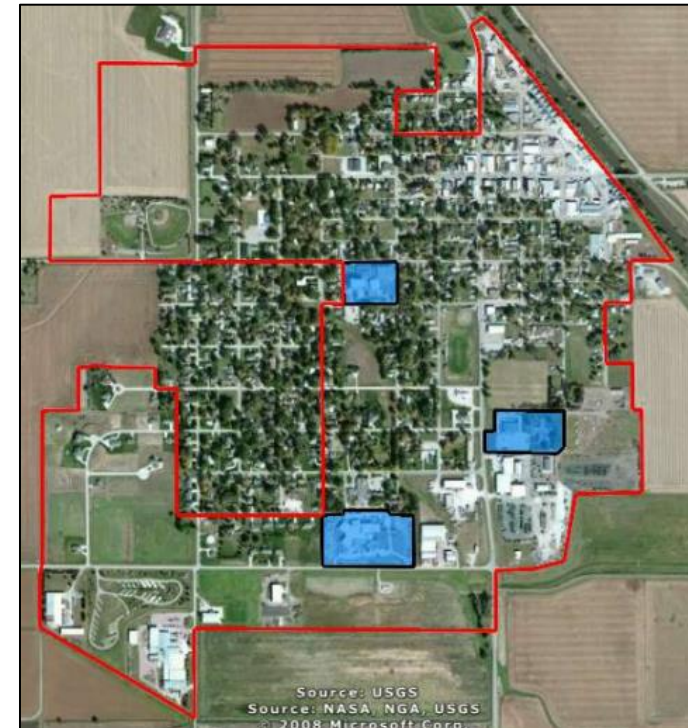
The Pender Comprehensive Plan promotes responsible growth and sustainability of Community services and values. This includes an understanding of the growth potential within the existing built environs of Pender, as well as the support for preserving the agricultural and natural resources associated with the Village. Undeveloped areas outside the Pender Corporate Limits, but within the Pender Planning Jurisdiction, will be assigned land uses and zoning classifications capable of preserving the integrity of these areas, while providing for controlled, well planned growth throughout the 10-year planning period.

Responsible growth and development activities will include the ongoing planning and implementation of needed public facilities, utilities and transportation systems in Pender. The Community is cognizant of its residential, commercial, industrial, social and recreational needs, but will need to continue to upgrade and develop modern, accessible public facilities and infrastructure to meet an increasing demand for these services.

THE PLAN AS A COMMUNITY & ECONOMIC DEVELOPMENT TOOL.

The **Pender Comprehensive Plan** has been designed to **enhance and promote community and economic development efforts**, to support the stability and growth of the local economy. To accomplish this, local leaders will need to react to changing economic conditions and access both public and private financing programs available to meet and aid in financing these changes. Local decisions will need to enhance community and economic development opportunities, as well as preserve local values. The Community's ability to utilize Tax Increment Financing (TIF) for economic development purposes will play an important role in growth opportunities for Pender. Citizen input will be needed to assist and enhance this political decision making process.

The Community greatly benefits from having effective community and economic development organizations, including **Pender Community Development, Inc. (PCD)**, **Pender Economic Development, Inc. (PED)**, **Pender-Thurston Education & Community Foundation (PTECF)**, **Pender-Thurston Chamber of Commerce (PTCOC)**, **Northeast Nebraska Economic Development District (NENEDD)**, **Thurston County Tourism Committee**, and the **Pender Village Board, Planning & Zoning Commission, Downtown Revitalization (DTR) Committee and Community Redevelopment Authority (CRA)**, to serve as a vehicle to plan and implement residential, commercial and industrial development and redevelopment activities in the Village. A **Blight and Substandard Determination Study** was completed and approved in 2013, which included the majority of the land within the Pender Corporate Limits in a Redevelopment Area. **Illustration 1.2** displays a map of the Redevelopment Area provided in the 2013 Study. Areas shaded in blue are not included in the Redevelopment Area.



**ILLUSTRATION 1.2
REDEVELOPMENT AREA**

The **Future Land Use Maps** for the Village of Pender encourage growth and expansion of the Community during the 10-year planning period, including new multifamily and single family residential, commercial, public/recreational and industrial uses outside the existing Corporate Limits. The Village must also continue to improve and enhance its older neighborhoods, including the Downtown. The Village should establish incentives for public and private partnerships for redevelopment to coincide with community growth and expansion.

Incentives such as appropriating sales tax dollars for economic development purposes, TIF, Historic Tax Credits, Community Development Block Grants, and a variety of housing and economic development funding sources, coupled with private financing, should be utilized on an annual basis by the Community to achieve the goals contained within this **Comprehensive Plan**.

Under the direction of **PCD**, a new **Community Housing Study** was completed in February, 2019 by Hanna:Keelan Associates, P.C. The **Study** includes a **10-Year Housing Action Plan**, complete with a list of specific housing programs for both the construction of new housing and the rehabilitation of the existing housing stock. Providing safe, modern and affordable housing in Pender during the next 10 years will ensure a population base capable of supporting various important businesses and services in the Community.

Workforce housing development and housing rehabilitation activities in Pender, coupled with new housing opportunities for both elderly and young families, will need to be an ongoing process. The Village should support housing improvement and development efforts as a means of both expanding the population and local tax base.

ORGANIZATION OF THE PLAN.

The creation of the **Pender Comprehensive Plan** included the implementation of both **qualitative** and **quantitative research activities**, in an effort to gather pertinent planning information and data. The **qualitative approach** included a comprehensive citizen participation process consisting of meetings with members of **PCD** and the Planning & Zoning Commission, a Community Leadership Session and the implementation of two important Community Surveys in an effort to assess the needs and wants of the local citizenry.

The **quantitative approach** included the analysis of the various statistical databases provided by the 2000 and 2010 Censuses, the 2012-2016 American Community Survey and information from other pertinent local, state and federal agencies. The **quantitative approach** also included on-site field research activities to determine the present condition and profiles of local land use, housing, public infrastructure and facilities, transportation and environmental issues.

The combined results of these two important research approaches produced this **Comprehensive Plan** and includes the following Sections:

- ❖ **The Pender Planning Process.**
- ❖ **Community Planning Goals & Action Steps.**
- ❖ **Population, Income & Economic Profile.**
- ❖ **Land Use, Growth & Redevelopment.**
- ❖ **Public Facilities, Utilities & Transportation.**
- ❖ **Economic & Community Development Profile & Plan.**
- ❖ **Energy Element.**

The system embodied in this community planning framework is a process that relies upon continuous feedback, as goals change and policies become more clearly defined. Planning is an ongoing process that requires constant monitoring and revision throughout the proposed planning period. This **Comprehensive Plan** is organized into three elements, as summarized below.

ELEMENT 1

The **first** element of the **Comprehensive Plan** are the **Goals** and **Action Steps**, which represent the foundation for which planning components are designed and eventually implemented. The **Goals** and **Action Steps** identified in this **Comprehensive Plan** address each component of the Plan itself. Action Steps identify specific activities the Community should undertake to accomplish the **Goals**.

ELEMENT 2

The **second** element is the **Background Analysis**, which presents the research, both, quantitative and qualitative, necessary for the development of the **Plan's Goals** and **Action Steps**. This research included the investigation of demographic, economic, land use, housing, transportation and public facilities and utilities in Pender. The careful research of past and present data allowed for the projection of future population and development needs.

ELEMENT 3

The **third** and final element of the **Comprehensive Plan** are the **Planning Components**, which present general background analysis and future plans for land use, public facilities, infrastructure, transportation and energy consumption reduction.

COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

A comprehensive citizen participation program was implemented to gather the opinions of the Pender citizenry regarding Community planning and housing issues and needs. *Planning for Pender’s future is most effective when it includes opinions from as many citizens as possible.* The methods used to gather information from the citizens of Pender included meetings with PCD and the **Planning & Zoning Commission**, a **Community Leadership Session** consisting of PCD, municipal and non-profit organization members, local business owners and general citizenry to discuss wanted or needed, potential catalyst projects for the Community, and the completion of two important Surveys: a “**Citizen Survey**” and a “**Workforce Housing Needs Survey**.”

An outline of the discussions that took place during the Community Leadership Session in November, 2018, is provided on Page 1.8 to summarize key issues and potential project ideas that may need to be considered over the next ten years.

Workforce Housing Needs Survey

Pender Community Development, Inc. (PCD), in cooperation with major employers in and near Pender, is conducting the following Survey to determine the specific renter and owner housing needs of the Community’s workforce. This Survey is funded by a **Housing Grant from the Nebraska Investment Finance Authority**, with matching funds from PCD. We would appreciate you completing and returning the following Survey to your employer by **FRIDAY, NOVEMBER 30TH**.
TOTAL SURVEYS: 209

1. Place of Employment? **RESPONSES:**

Employer	Number
AgriVision Equipment Group	23
Align Chiropractic	1
Apothecary Shop	1
Blue Ox	52
CharterWest Bank	3
Christiansen Construction	1
Thurston County	1
Frontier Bank	2
Legacy Garden Rehabilitation & Living Center	4
Lindsay Corporation	1
Little Sprouts Child Development Center	1
Northeast Nebraska Community Action Partnership	8
Northeast Nebraska Insurance	1
Pender Community Hospital/Medical Clinic	57
Pender Public Schools	41
Self-Employed	2

2. Where do you currently reside?
 Pender (83) Rural Thurston County (26) **Other (92) RESPONSES:**

Place	#	Place	#	Place	#
Bancroft	13	Emerson	12	Wakefield	5
Beemer	1	Laurel	1	Wayne	9
Rural Burt County	2	Lyons	2	Rural Wayne County	1
Rural Cuming County	11	Norfolk	1	West Point	8
Rural Dakota County	3	Oakland	2	Winside	2
Decatur	3	Onawa, IA	2	Wisner	8
Rural Dixon County	1	Thurston	2	Rural Woodbury County, IA	1

Pender, Nebraska
Comprehensive Planning Program

CITIZEN SURVEY

Pender Community Development, Inc. (PCD) is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10 years. The Program is funded by the Nebraska Investment Finance Authority-Housing Study Grant Program, with matching funds from PCD. An important activity of this Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following Citizen Survey to Village Hall by **FRIDAY, NOVEMBER 30TH**.
TOTAL SURVEYS: 140

COMPLETE THE SURVEY AND BE ELIGIBLE FOR A \$50 GAS CARD DRAWING!!

POPULATION CHARACTERISTICS

1. How long have you lived in Pender?

Less than 1 Year (4) 11 to 20 Years (19)
 1 to 5 Years (21) **21+ Years (66)**
 6 to 10 Years (12) I do not live in Pender (13)

2. Including yourself, how many persons are there in your family/household?

One (11) Four (37)
 Two (44) Five (10)
 Three (21) Six or More (12)

3. How many persons in your family are in each of the following age groups?

Less than 18 Years (66)	55 to 64 Years (32)
18 to 24 Years (28)	65 to 74 Years (19)
25 to 34 Years (36)	75 to 81 Years (3)
35 to 44 Years (44)	82+ Years (3)
45 to 54 Years (27)	

EDUCATION

4. Check all that apply.

HOUSING NEEDS

- Senior Housing
 - Assisted Living
 - New Nursing Home (Existing 42-Bd near capacity)
 - Larger units
- Workforce Housing
 - New units < \$200K
 - Does demand exist for moderate- to high-income?
- Townhomes, including for elderly
- Additional Downtown Housing
- Address Trailer Court Issues
 - Mobile homes do not meet code – unsafe, unsanitary conditions
 - Need to either clean up, or eliminate

COMMUNITY DEVELOPMENT

- Population Goal: 1,500
 - Business Development Program
 - Comparable Sales
 - Find a way to create the housing market
- Annex 100 acres within 2 years, install infrastructure
- Utilize TIF, CRA funding
- Home Rehabilitation Program
 - Currently, \$40-45K available for owner-occupied only
 - How can these funds be utilized for another purpose, such as rental rehab?

PUBLIC NEEDS

- Community Center
 - Complete Capital Campaign
 - Increase community endowment fund
- New, stand-alone fire station
- County Courthouse
 - Modernization/rehabilitation effort
 - Build new County Courthouse?
- Public Recreational Opportunities
 - New/updated swimming pool or splash pad
 - Public trails
 - Industrial Road often used as walking path
 - Apply for trail grants
 - Park & Pool redesign → currently, street runs between pool and park
 - Community Lake
 - More ballfields; Track and Field Facility
- Increase retail & dining options

DOWNTOWN REVITALIZATION

- Vacant Storefronts → Business incubator program?
- Façade improvements
- Historic preservation → Enhanced signage, downtown historic district, other?
- Additional Downtown Housing

PENDER CITIZEN SURVEY.

The Pender “**Citizen Survey**” asked participants to provide input regarding various aspects of the Community, including housing, their current living situation, condition of their dwelling unit and what families could afford for monthly rent or a monthly house payment. A total of **140 Surveys** were completed. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I** of this **Comprehensive Plan**.

- An estimated 47 percent of **Survey** participants have lived in Pender for 21 years or more.
- 109 participants resided in a single family home. A majority of participants were satisfied with their current housing situation. **A total of 21, or 15 percent of Survey participants rated the condition of their home as “fair” or “poor,” or in need of minor or major rehabilitation.**
- Housing types identified as “**Greatly Needed**” in the Village of Pender include, but are not limited to Housing for Middle-Income Families, Single Parent Families and Existing/New Employees, General Rental Housing, Rehabilitation of Owner-Occupied Housing and Housing Choices for First-Time Homebuyers.
- Top-rated Community services in Pender included Churches, Pharmacy, Fire Protection, Wellness/Fitness Center, Medical Clinic, Banks and Schools.
- Approximately 82 percent of the **Survey** respondents supported the Community using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 81 percent of the **Survey** respondents supported Pender using State or Federal grant funds to conduct a rental housing rehabilitation program.
- 87 percent of the **Survey** respondents supported Pender establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.

- 87 percent of the **Survey** respondents supported the Community using grant dollars to purchase, rehab and resell vacant housing in the Community.
- 87 percent of the **Survey** respondents supported Pender using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.
- Survey respondents indicated that:
 - ❖ 96.0 percent would recommend Pender Public Schools to Parents.
 - ❖ 37.4 percent were graduates of Pender Public Schools.
 - ❖ 39.6 percent currently have children attending Pender Public Schools.
 - ❖ 23.0 percent of the respondents agreed that Pender Public Schools were a factor in their decision to reside in Pender.
- Top-rated Business/Industry Sectors in Pender included:
 - ❖ Farming/Agriculture.
 - ❖ Medical/Emergency.
 - ❖ Manufacturing.
- When responding to a sample list of transportation items needing to be addressed in Pender, the top three responses were:
 1. Control Storm Water Runoff.
 2. Pedestrian/Trails Connections.
 3. School Traffic Circulation.
- Top responses to the question, “The sustainability of the Village of Pender can be improved with” were:
 1. Improved Streets, Sidewalks & Alleys.
 2. Business Retention, Recruitment & Expansion.
 3. Water, Sewer & Utility Replacement.

WORKFORCE HOUSING NEEDS SURVEY.

PCD, in cooperation with **local major employers**, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the Community's workforce. A total of **209 Surveys** were completed.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and what participants could afford for monthly rent or house payment. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Comprehensive Plan**.

- **Survey respondents included 160 homeowners and 37 renters. A total of 24 participants were not satisfied with their current housing situation.** Reasons included: home was too small, in need of substantial updating and/or being too far from their place of employment. **A total of 26 Survey participants indicated an interest in purchasing a home in Pender.**
- A total of **36 Survey respondents** identified the ability to afford a home priced at or above \$135,000. **32 Survey respondents** identified homes priced at or below \$100,000 as the most their family could afford to purchase a home.
- Most **Survey** participants identified an ability to afford a monthly rent between \$400 and \$600.
- The most common barriers identified when obtaining affordable **owner housing** included, **housing prices, a lack of sufficient homes for sale and the cost of real estate taxes.**
- The most common barriers faced when obtaining affordable **rental housing** included, the **high cost of rent, a lack of available rental units in a specific price range and the cost of utilities.**



PENDER, NEBRASKA 2019-2029 COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 2 COMMUNITY PLANNING GOALS & ACTION STEPS.

SECTION 2

COMMUNITY PLANNING GOALS & ACTION STEPS.

INTRODUCTION.

The Pender Comprehensive Plan is an essential and most appropriate tool to properly guide the development of the Village, based upon the vision, values and expectations of the Community. The ***Community Planning Goals and Action Steps***, an important aspect of the Plan, provides local leaders direction in the administration and overall implementation of the Comprehensive Plan. In essence, the goals and action steps are the **most fundamental elements of the Plan**; the premises upon which all other elements of the Plan must relate.

Goals are broad statements, identifying the state or condition the citizenry wishes the primary components of the planning area to be or evolve into within a given length of time. These primary components include **Community Growth & Land Use/Zoning, Housing & Neighborhood Redevelopment and Education & Economic/Community Development**.

“**Goals**” are long-term in nature and, in the case of those identified for the **Pender Comprehensive Plan**, will be active throughout the 10-year planning period. “**Action Steps**” **help to further define the meaning of goals** and represent **very specific activities** to accomplish a specific Goal. In many cases, specific time lines are attached to **Action Steps** and are the most measurable component of this **Comprehensive Plan**.

Village of Pender government, as well as local community and economic development boards/committees, should review the following **Goals & Action Steps** on an annual basis to ensure the Community’s development visions and desires are being met.

The main component supporting these **Goals & Action Steps** is the **Comprehensive Citizen Participation Program**. This includes meetings with Pender Community Development, Inc. (PCD) and the Planning & Zoning Commission, two Community Surveys and a “Community Leadership Session.”

CITIZEN PARTICIPATION “CONSENSUS STATEMENTS”.

The Pender Citizen Participation Process provided the following important **Consensus Statements**. These Statements were developed as a result of citizen input from PCD and Pender Planning & Zoning Commission meetings, as well as the two Surveys.

- **Community residents want new and expanded commercial and entertainment facilities in Pender**, particularly along the highway corridors and the Downtown, in an effort to be more economically competitive with surrounding communities. This includes encouraging local, County and regional residents to consider Pender for their retail and employment needs.
- **Residents are concerned about pedestrian safety** for the general public, especially children. Parks, schools and other public facilities that are frequently utilized by local children and residents must have appropriate and efficient safety measures and devices implemented to ensure safe access to and from these facilities.
- **Property clean-up and nuisance abatement activities should be a priority in the Village**, including building façade improvements, housing rehabilitation and code enforcement, junk vehicle removal and aesthetic improvements along major corridors (benches, street trees, street lighting, curb cuts, etc.). This will improve the overall quality of life of local citizens and enhance Community sustainability.
- **The top housing needs in Pender include affordable single family housing for middle-income persons and families** (including first-time homebuyers, single parent households, existing/new employees and general rental housing) consisting of two+-bedrooms, rehabilitation of owner and renter-occupied housing and retirement housing for low- to moderate-income elderly persons. **The majority of the Pender Community Survey participants identified support for the use of local, State and Federal grant opportunities to assist with owner and renter-occupied housing rehabilitation, purchase/rehab/ resale or re-rent programs and down payment assistance.**
- **Employees of Pender area businesses identified a desire to locate in the Community if more housing types were made available.** Workforce Housing Needs Survey participants identified the cost of rent, housing prices, a lack of sufficient available homes or rental units in an affordable price range, the cost of utilities, and the cost of real estate taxes as impediments to obtaining housing in Pender. The development of “workforce housing” will be critical to both attract and retain both local businesses and major employers.

COMMUNITY GROWTH, LAND USE & ZONING.

Goal 1 – Population Growth Activities. The Village of Pender is projected to increase from the current (2019) population of 1,120, to an estimated 1,182 by 2029, representing an annual increase of 0.5 percent. The Community, through more aggressive planning and development activities, could reach a “high” population of 1,202 within the next 10 years, an increase of 82 persons, or an annual increase of 0.7 percent. Land availability for residential, commercial and industrial development should correlate with future population growth projections.

- **Action Step 1:** Meet the projected population growth and land use needs by **maximizing development in existing land areas** served by municipal infrastructure, including the development/infill of vacant parcels within the Corporate Limits of Pender. Approximately 99 acres of vacant land exists within the Corporate Limits of the Village of Pender. An estimated 80 percent, or 79 acres of this area is developable.
- **Action Step 2:** Designate a minimum of **28 additional acres** of land to support **future single family and multifamily residential developments, based upon the targeted future housing demand.** Currently, the Village has a surplus of land acres designated for single family use, and a shortage of land areas designated for multifamily use, when compared to the National Planning Standard. Residential land uses should be increased through infill development of vacant land throughout the Village, as well as the incorporation of multifamily land use in the southeastern portion of the Village. Future residential growth areas beyond the current Corporate Limits are recommended to be concentrated primarily northwest and southwest of the Community.

The Land Use Plan includes:

- ❖ **Eastern Growth Areas** focus on continuing the development along the Highway 9, 16 and 94 Corridors. This includes the Highway 9 / 16 Corridor which stretches from the northern to southern entrances to the Village, as well as the Highway 94 / Downtown Corridor. Vacant and residential lots along these corridors are recommended to be targeted for commercial uses, except in the northeastern portion of the Village, where existing industrial uses adjacent the Logan Creek Dredge/Levee should remain. Multifamily land uses should be targeted to the vacant lots in the southeastern portion of the Village, adjacent both commercial and industrial uses. Automotive-oriented and larger retail commercial structures should locate outside and adjacent the current Corporate Limits southeast of Pender, along the Highway 9 / 16 Corridor.

- ❖ **The Southern and Southwestern Growth Areas** are intended to expand opportunities for single and multifamily residential developments, as well as industrial developments, through 2029. This includes the infill of vacant lots within the existing Corporate Limits, both single family and multifamily residential development adjacent but outside the current Corporate Limits and the expansion of industrial uses in the southern portion of the Community, both within and outside the existing Corporate Limits.
- ❖ **The Northern and Northwestern Growth Areas** target new single family and multifamily residential developments, as well as parks and recreation space to accommodate for the new track and field facility. Single family residential land uses are recommended to be targeted to the vacant lots in the northern portion of the Community and outside but adjacent the northwest Corporate Limits. Undeveloped land near the existing assisted living facility in northwest Pender is suitable for additional multifamily uses.
- ❖ **A housing target demand of 44 dwelling units, including 26 owner and 18 rental units,** is projected for Pender by 2029 to support future population growth within each of these growth areas. Development within each of the identified primary growth areas should focus on infill of vacant lots within the Corporate Limits, redevelopment of existing structures and development of adjacent parcels currently outside the Corporate Limits. Land uses along the highway corridors are recommended to primarily be of commercial use, with automotive-oriented and larger retail commercial structures located near or outside the Corporate Limits. New industrial developments should be located adjacent current industrial uses in the southern portion of the Village.

Approximately 57 percent of Citizen Survey respondents identified the western portions of Pender as the most preferred location for future residential growth.

- **Action Step 3: Continue the development of Commercial and Industrial Land in Pender.** An analysis of existing land uses in the Community identifies a need for an additional **four acres of commercial** and **eight acres of industrial land**, based upon the targeted population growth. The location of future highway-oriented commercial uses is recommended along the Highway 9 / 16 Corridor (4th Street) through the Village. Future professional services, specialty retail outlets and other pedestrian-oriented businesses should be targeted to the Downtown in northeast Pender along Highway 94 (Main Street), while automotive oriented businesses or other larger commercial uses should be developed southeast, but adjacent the current Corporate Limits, along the Highway 9 /16 Corridor. Light industrial uses and manufacturing companies within the Corporate Limits should be designated to industrial zoned areas in the northeast and southwest portions of the Village. New industrial land uses should develop on vacant lots south and adjacent the current Corporate Limits.
- **Action Step 4: Address parks, open space and public/quasi-public land uses in Pender.** Based upon the targeted population growth, an analysis of existing land uses in the Village identifies a need for an additional six acres of parks, recreation or open space land uses, and four additional acres of public/quasi-public land. **The development of a track and field facility is considered a top public facilities priority by Pender residents.** Other parks improvements should include a focus on improving the existing park facilities and the development of a public trail, potentially developing it along Rattlesnake Creek and the Logan Creek Dredge/Levee. These trails should also extend throughout and around the Village, to better connect Community parks, facilities, schools, neighborhoods and the Downtown area.



Goal 2 – Land Use Plan. Adopt and maintain a **Land Use Plan** capable of fulfilling the residential, employment, recreational and entertainment needs of the Community of Pender. The Plan should encourage the preservation and protection of environmental resources while supporting development within the Planning Jurisdiction of Pender.

- **Action Step 1:** Develop solutions to **correct development barriers** in Pender, including the prohibition of intensive agricultural uses, such as feedlot operations, from expanding or developing within the Planning Jurisdiction.
- **Action Step 2:** Promote **residential, commercial and industrial growth areas** that are located beyond designated floodplains and sensitive soil areas. Target infill residential development activities on vacant lots scattered throughout the Village, and on vacant lots created after the demolition and removal of substantially deteriorated dwellings. Commercial uses are recommended to be developed along the highway corridors through Pender, and the expansion of industrial uses should be targeted in the southern portion of the Community.
- **Action Step 3:** Locate future higher density (multifamily) residential developments to buffer commercial and industrial areas from lower density single family and duplex developments. Specifically, this would include areas adjacent commercial and industrial uses in the southeastern portion of the Village.
- **Action Step 4:** All future development in Pender should be accompanied with a **modern utility and infrastructure system** of public and/or private utilities and a storm water drainage plan.
- **Action Step 5:** Maintain a program of sufficient open spaces and park lands, as is necessary, in order to provide outdoor recreation, conserve natural resources and preserve historical sites as a means of giving the Community a sense of identity. Encourage the development of a trails system throughout and around the Village. Construct connecting trails as new subdivisions and other growth areas develop.
- **Action Step 6:** Expand the Village of Pender Planning Jurisdiction from one-half mile to one mile, in accordance with Nebraska State Statutes, Section 13-327. Pender may apply, by ordinance, zoning regulations, property use regulations and building, electrical and plumbing ordinances within its Planning Jurisdiction, for the purpose of promoting the health, safety, morals and well-being of both present and future residents of Pender.

Goal 3: Ordinances and Regulations. Maintain proper **land use development ordinances** and **regulations** in Pender. Utilize the Village’s Zoning and Subdivision Regulations to implement the development provisions in the Land Use Plan.

- **Action Step 1:** Adopt necessary **zoning and subdivision regulations and ordinances** and maintain appropriate **building codes**, which support the efficient implementation of the **Land Use Plan**. Establish new provisions within these regulations and codes that support mixed land use developments and promote sustainable development principles, smart growth and green building practices. Subdivision requirements should include modern infrastructure standards and the incorporation of storm water management and alternative energy systems.
- **Action Step 2:** Utilize both **voluntary and involuntary annexation policies** in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential and commercial growth areas adjacent the current Corporate Limits of the Village of Pender. Future development should be encouraged to locate in areas free of environmental problems related to ground and surface water features, soil and topographic slope. **Floodplain Regulations** should be strictly enforced for all proposed developments in the Village, especially along the Logan Creek Dredge and its associated tributaries.
- **Action Step 3: Continue to enforce modern construction and property standards** by including the most up-to-date International Building, Residential and Property Maintenance Codes with the Village’s current municipal codes. All development/redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution. Such action ensures that the residents of the Pender can live and work safely in structures that are built and maintained to modern safety standards.

FUTURE LAND USE MAP

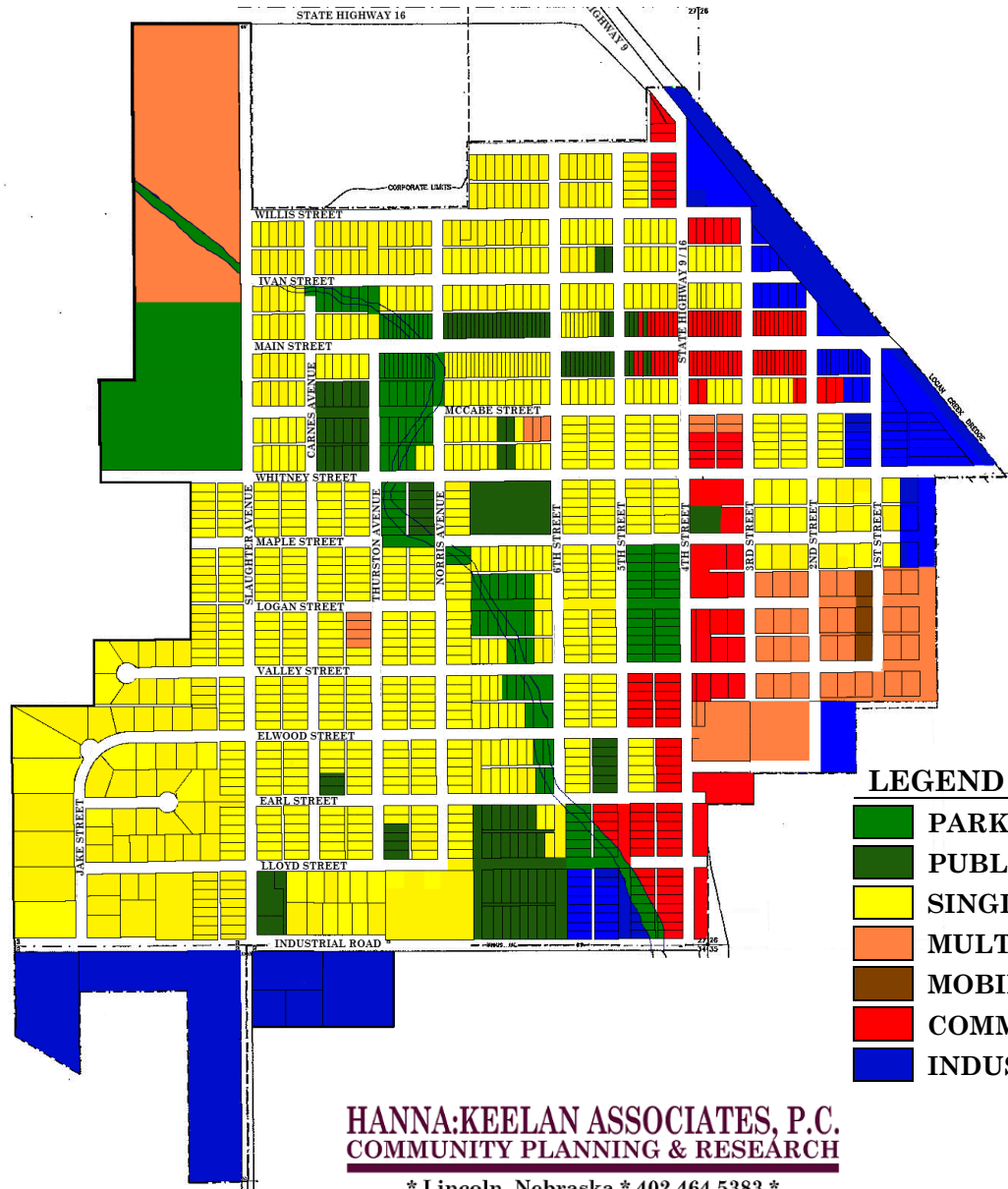
CORPORATE LIMITS

PENDER, NEBRASKA

2029



NORTH



LEGEND

- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 2.1

FUTURE LAND USE MAP

PLANNING JURISDICTION

PENDER, NEBRASKA

2029

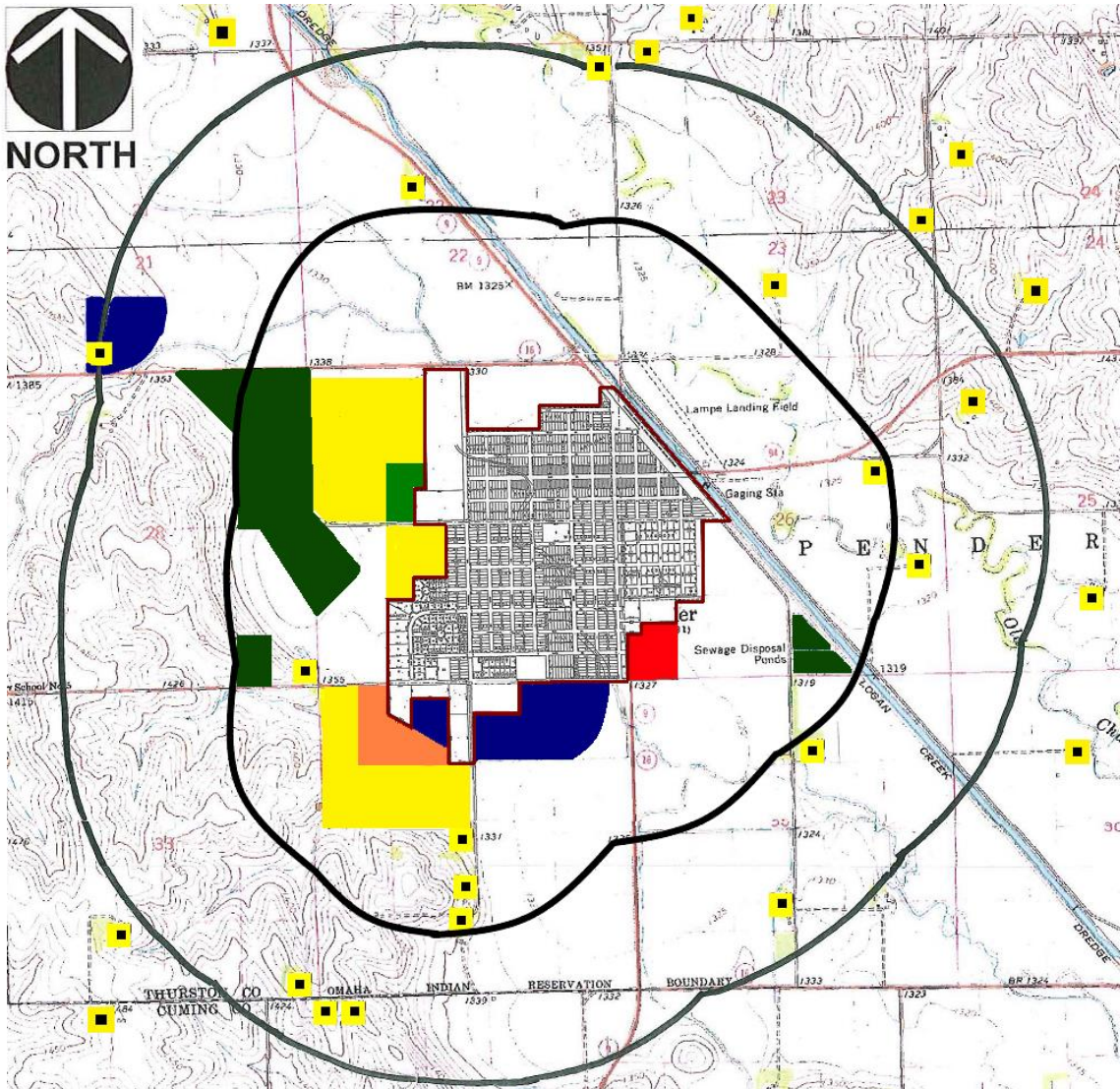


ILLUSTRATION 2.2

LEGEND

- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION
- RESIDENTIAL SUBDIVISION
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL
- VILLAGE OF PENDER CORPORATE LIMITS
- EXISTING ONE-HALF MILE PLANNING JURISDICTION
- FUTURE ONE-MILE PLANNING JURISDICTION

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

Goal 4: Appearance and Sustainability. Continue to implement various Community improvement projects that enhance the quality of life and aesthetic appearance of the Village of Pender.

- **Action Step 1:** Create a sustainable, healthy Community for residents currently living in, or families planning to move to Pender. **Citizen Survey participants strongly agreed with improved streets, sidewalks and alleys; business retention, recruitment and expansion; water, sewer and utility replacement; and nuisance enforcement/property clean-up as methods to improve the sustainability of the Community.** Local banks, schools, churches, fire protection, pharmacy and the fitness center were identified as high-quality community services/facilities in Pender.
- **Action Step 2:** Incorporate **beautification projects** that improve the appearance of Pender. Target areas should include, but not be limited to, the public park, Downtown district and highway corridors. **Citizen Survey participants agreed with improving the appearance of the Community through street and pedestrian lighting; restoration/preservation of historic buildings; housing development and rehabilitation; and nuisance enforcement/property clean-up.**

HOUSING & NEIGHBORHOOD REDEVELOPMENT.

Goal 1: Community-Wide Housing Development Initiative. Implement a **housing development initiative** for Pender, as a primary economic development activity. **A core activity of this Housing Development Initiative will be the development of a Community-Wide Housing Partnership** to monitor and encourage housing development throughout Pender. The **Partnership** should be comprised of **PCD, PED, the Pender Planning & Zoning Commission, Village Board and Village Staff.** The **Partnership** could also include the participation of other local and regional groups and organizations serving the Community of Pender, including Pender-Thurston Chamber of Commerce (PTCOC), Northeast Nebraska Area Agency on Aging (NENAAA), Northeast Nebraska Community Action Partnership (NENCAP) and Northeast Nebraska Economic Development District (NENEDD).

The **Housing Partnership** would work directly with both local and State housing stakeholders and housing funders to encourage the development of specific housing programs that meet the needs of the Community's current and future residents, with emphasis on housing for the local workforce, families, the elderly, veterans, college students and populations with special needs.

- **Action Step 1:** The **Housing Initiative** should target the development of up to **44 new housing units in Pender, by 2029**, including an estimated **26 owner housing units** and **18 rental units**. The development of these new housing units would add an estimated **\$10.3 Million** to the local residential property tax base.

NOTE: The Village of Pender has a housing vacancy deficiency of owner housing units. This vacancy deficiency results in a lack of housing supply, limiting choice by both current and future residents. With projected increases in population through 2029, it is critical that the Community be prepared by implementing housing development “plans of action” that include the identification of vacant lots within the current Corporate Limits, as well as suitable land adjacent but outside the Community for the development of a rural “build through” residential subdivision which could be annexed in the future. A purchase/rehab/resell or re-rent program involving existing vacant housing should also be implemented.

- **Action Step 2:** All new housing developments in the Village of Pender should be developed in a manner that supports **place-based development**. Components of place-based development include sociability, access and linkage, uses and activities, and comfort and image. Additional information regarding place-based development is highlighted in the **10-Year Housing Action Plan**.
- **Action Step 3:** The **Housing Partnership** should be comprised of Community leadership and organizations from both the private and public sector, including major employers and other local “housing stakeholders” directly involved with selling and leasing real estate, builders, suppliers and representatives of organizations providing housing and related services to the elderly, workforce families and special populations.
- **Action Step 4:** The **Housing Partnership** should assist with and expand the Community’s **Continuum of (Housing) Residential Care Programs**, directed at persons and families 55+ years of age. These **Programs** would address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with and without supportive services.
 - ❖ Independent living housing types for the 55 to 75 year age group should include smaller, space efficient detached single family houses, attached townhomes and duplex/triplex units of 1,600 to 2,200 square feet.

- ❖ The continuation of modern programs of assisted and long-term care living should be on the housing agenda for the Community of Pender. Legacy Garden Rehabilitation provides a 42-bed skilled nursing facility and currently maintains an 86 percent occupancy rate. Prairie Breeze Assisted Living provides a 16-bed assisted living facility and currently maintains a 94 percent occupancy rate with a 4-person waiting list.
- ❖ Existing retirement and elderly rental housing facilities, both affordable and market rate (private pay) maintain high occupancy levels, some with a waiting list. Additional elderly housing projects need to be planned for, and built during the next five years.
- **Action Step 5:** The **Housing Partnership**, working with major employers, PTCOC, NENAAA, NENCAP and NENEDD, should design and implement **Community-wide Workforce Housing Assistance Programs** in Pender. The purpose of these **Programs** would be to encourage and directly involve major employers with assisting their employees in obtaining affordable housing. Assistance could include, but not be limited to, locating and negotiating the purchase of a home, to providing funding assistance for the purchase and/or rehabilitation of a house. Funding assistance could be, for example, a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc.

An estimated 22 housing units, consisting of 12 owner and 10 rental units should be targeted for the “workforce population” in Pender, by 2029. The Housing Partnership, with NENEDD’s assistance, should be responsible for preparing and implementing grant administration and funding associated with the Rural Workforce Housing Fund (LB 518) for workforce housing development activities in the Community.

Two or more major employers should consider forming a limited partnership to develop housing projects in the Community, utilizing all available public and private funding sources. Any limited partnership would collaborate with local housing developers to construct housing for local employees.

Goal 2: New Housing Developments in Pender should address the needs of both **owner and renter households** of all age and income sectors, with varied, affordable price products.

- **Action Step 1:** Build new owner and rental housing units that are affordable for low- to middle income workforce families and households that are cost-burdened throughout the Community. Affordable homes, particularly those with three+-bedrooms, are in demand in the Community. Consider expanding existing, or creating new **Credit- or Lease-To-Own Housing Programs and a Spec-House Risk Sharing Program.**
- **Action Step 2:** Owner housing units should be constructed in Pender, with emphasis on single family homes. **The average affordable purchase price of a home in Pender should be at or above \$172,500 for workforce families. The price product in highest demand in Pender includes homes at or above \$210,500.** Owner housing should generally consist of three+-bedrooms, with the exception of housing for older adults and retirees, which would typically be two-bedroom units.
- **Action Step 3:** Rental units should be constructed in Pender, with emphasis on town home, duplex and apartment units for the elderly and local workforce households. **Rental housing price products in the Community should rent at or above the average affordable monthly rent of \$790 for workforce families. The price product in highest demand in Pender ranges from \$595 to \$860.** General rental housing, preferably units consisting of two+-bedrooms, should be constructed to provide safe, decent and affordable rental housing options.

NOTE: Future affordable rental housing in Pender will require the creative use of available “tools” of both public intervention and credit enhancement to buy down both development and operational costs. “Tools” could come in the form of grants, low-interest loans, mortgage insurance, tax increment financing and land and/or cash donations.

- **Action Step 4:** Plan and develop additional **owner and rental housing** for **Special Populations;** a target number of **four units, including two owner and two rental units.** This includes persons with a mental and/or physical disability.

- **Action Step 5: Housing development projects in Pender should coincide with public facility, utility and infrastructure improvements**, emphasizing alternative transportation methods, such as multi-use trails and local transit services. Access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation are important for prolonged sustainability in residential neighborhoods. The planning and use of **alternative energy systems** should be a goal of the Community for future residential developments.
- **Action Step 6:** Develop unique solutions to create residential developments, both on existing vacant lots as infill, and on land adjacent the Corporate Limits of Pender. **Available tracts of vacant land, best suited for residential development within the Corporate Limits, are in the northern and southwestern portions of Pender. Residential growth areas, outside the Corporate Limits, are located northwest and southwest of the Community.**
- **Action Step 7:** Employ proper, modern planning practices for the development of housing units in identified residential growth areas. This would include the design of modern infrastructure systems. **Input received from the Community Surveys, as well as from PCD, identified a need for additional housing for workforce families in the Community.**
- **Action Step 8:** Public and private sectors should create a **“shared cost” program** to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments. Tax Increment Financing is an excellent source of financing for public infrastructure systems.



Goal 3: Existing Owner and Rental Housing Stock. Housing rehabilitation programs and activities in the Village of Pender should strive to protect and preserve the existing housing stock of the Community.

- **Action Step 1:** Pender should continue to administer both owner and rental housing rehabilitation activities, with emphasis on meeting the housing rehabilitation needs of the elderly, low and middle income families, and housing occupied by persons with special needs. **“Greatly Needed” housing types/activities, as per the Pender Citizen Survey, Housing for Middle-Income Families, Single Parent Families and Existing/New Employees, General Rental Housing, Rehabilitation of Owner-Occupied Housing and Housing Choices for First-Time Homebuyers.**
- **Action Step 2: The Community of Pender should continue to preserve housing of historical significance.** Housing that is significant architecturally or for its association with persons or families who played key roles in the development and growth of the Village adds to the character and uniqueness of Pender neighborhoods. Encourage future residential development which is compatible and complements existing neighborhoods, both in style and scale with existing architecture.
- **Action Step 3:** Ensure sound, decent, affordable housing for Pender residents by enforcing existing building, plumbing, electrical and fire codes for all residential developments. Promote maximum energy efficient housing standards and provide incentives for implementation.

Goal 4: Financing Housing Development. The Village of Pender and housing developers should consider both public and private funding sources to both construct new housing and maintain the existing housing stock.

- **Action Step 1:** The **Village of Pender and local Housing Partners** should continue to pursue State and Federal Grants to assist in financing housing rehabilitation, housing purchase, rehabilitate and resale and first-time homebuyer’s programs. The Village and private builders should pursue such funding from **USDA-Rural Development, Nebraska Investment Finance Authority and Nebraska Department of Economic Development.**

More than 80 percent of Citizen Survey respondents expressed support for the Village in using State or Federal grant funds for each of the following activities:

- ❖ Conduct an owner and/or renter housing rehabilitation program.
 - ❖ Purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.
 - ❖ Rehabilitate and resell vacant housing in the Community.
 - ❖ Provide down payment assistance to first-time homebuyers.
- **Action Step 2:** The Village of Pender should utilize **Tax Increment Financing (TIF)** to assist in the financing of new housing developments, especially those targeted to low- and moderate-income families, specifically to lower the cost of land, address public facility needs, and meet utility requirements. Pender also needs to expand its use of TIF to redevelop dilapidated housing for new replacement housing.

In 2018, the Nebraska State Legislature passed Legislative Bill 496, which allows for the use of TIF to assist in financing the development of workforce housing.

- **Action Step 3:** Housing developers in Pender should be encouraged to pursue the securement of all available tools of financing assistance in the development of new housing projects in the Community. This assistance is available with the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA-Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development, in the form of grants, tax credits and mortgage insurance.
- **Action Step 4:** Secure monies from the **Rural Workforce Housing Fund (LB 518)** that would allow a non-profit developer(s) to apply for grant dollars for housing development and/or rehabilitation for the purpose of creating housing opportunities for workforce populations.

Goal 5: Impediments to Fair Housing Choice. As a Community, Pender will need to identify, discuss and establish a plan to eliminate all barriers and impediments to fair housing choice in the Village. All sectors of the Community, both public and private, should play a role in this process. This would include the involvement of Village government, schools, churches and the local business sector.

- **Action Step 1:** Address the following, primary impediments to fair housing choice in Pender, as identified by participants of the **Pender Workforce Housing Needs Survey**. ***For Owner Households – Housing Prices, the Lack of Sufficient Homes for Sale and the Cost of Real Estate Taxes. For Renter Households – Cost of Rent, Lack of Availability of Decent Rental Units in their Price Range and the Cost of Utilities.*** The **Community-Wide Housing Partnership**, along with additional local, State and Federal funding sources, could provide funding to assist in developing new, affordable housing that could potentially alleviate one or several impediments to fair housing.
- **Action Step 2:** Create and support the efforts of a **Community-wide “Fair Housing Advisory Group”** through the provision of adequate resources for the delivery of fair housing activities. **Activities of the Advisory Group could include the following:**
 - ❖ Create a **“Fair Housing Plan”** to identify strategies to further affordable housing opportunities.
 - ❖ Host a **“Housing Fair”** for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
 - ❖ Promote **“Equal Housing Opportunities”** on flyers, brochures and local newspapers.
 - ❖ Enforce **Fair Housing Policies** and submit complaints of discrimination to the Nebraska Equal Opportunity Commission.
- **Action Step 3:** Continue to implement **Fair Housing Policies** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.

- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** Develop housing for **minorities** needing safe and affordable housing.
- **Action Step 6:** **Support bilingual and impoverished families** in their search for affordable housing. This could include housing counseling, homeownership classes and information on fair lending practices.
- **Action Step 7:** Continue to routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.



EDUCATION & COMMUNITY/ECONOMIC DEVELOPMENT.

Goal 1: Educational Quality. Continue to provide a **high quality public education** for the residents of Pender. Maintain an excellence in education by expanding facilities, amenities, and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population for Pender Public Schools. **Approximately 23 percent of Citizen Survey participants identified Pender Public Schools as a factor in their decision to live in Pender. Additionally, 96 percent of Survey respondents would recommend Pender Public Schools to other families looking to relocate from another Community.**

- **Action Step 1:** Support a gradually **increasing enrollment** at Pender Public Schools. In the event of a substantial increase in enrollment, educational facilities should be prepared with appropriate amenities, facilities and necessary staff to meet increased demands.
- **Action Step 2: Extra-Curricular Activities,** such as homework assistance, athletics and student clubs, should continue to be an important role in the development of education in all school children.
- **Action Step 3:** Support the **student leadership programs** that are offered by Pender Public Schools. Programs of this nature will provide school children of all ages with the necessary knowledge and potential to be successful, post-graduation.
- **Action Step 4:** Reinforce and develop **continuing education programs** to address current and future needs of youths, new families, adults and senior citizens.



Goal 2: Economic Development. Utilize the **Pender Comprehensive Plan** as a **community and economic development resource and guide** to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in Pender.

- **Action Step 1:** Focus efforts of **diversified businesses and employment opportunities** to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in Pender, to increase and diversify employment opportunities.
- **Action Step 2: PCD** and the Village of Pender should consider the development of a new, or rehabilitation of an existing building for the purpose of a local **“business incubator program”** for home-based businesses to establish, grow and expand their capacities.
- **Action Step 3: PCD** will need to utilize the funding opportunities available with LB840 to maximize use of local tax dollars on an annual basis.
- **Action Step 4:** Continue to support **business retention and expansion programs** offered by PTCOC, to ensure the continuation of well established businesses. Business transition services should be offered to support the transfer of businesses to new generation owners, as current owners retire. These Programs could assist in recruiting both high school and college students/graduates to train in selective career paths to become business owners. The Community should also create and maintain a listing of “Home-Based Businesses.”
- **Action Step 5: Housing initiatives** in Pender should be paired with **job creation activities**. A high percentage of persons employed in Pender live in other Communities. This is primarily due to the lack of available or suitable housing. Programs supported by PCD, PTCOC, Pender Planning & Zoning Commission and Village Board, through the provision of housing development partners, should focus on addressing the need for housing development and redevelopment in older neighborhoods, combined with promoting new housing development in new residential subdivisions.
- **Action Step 6:** Expand efforts to utilize **Federal, State and Local Governmental Incentives** for promoting economic development in Pender and recruit and retain job/business opportunities. Continue strong relationships with Local and State agencies such as the Nebraska Department of Economic Development.

Goal 3: Community Development. Community Development practices should strive to both **stabilize and improve the local Pender economy and quality of life.** Proper renovation, adaptive reuse and additions of existing buildings, as well as new construction activities should be components of locally available incentives to attract residents, businesses and industries.

- **Action Step 1:** Encourage local reinvestment in Pender by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity.
- **Action Step 2:** Enhance the attractiveness of the business and industrial areas in Pender, including a **building repair and modification program** for deteriorating structures, such as commercial buildings with upper-story housing and homes adjacent Downtown Pender.
- **Action Step 3:** Continue the promotion of the development and redevelopment of highway-oriented commercial businesses along the Highway 9 / 16 Corridor through Pender.
- **Action Step 4:** Utilize all available **public programs of financing** in funding development and redevelopment programs. These programs include, but are not limited to HOME Funds, Community Development Block Grants, SAFETEA-LU (Transportation Enhancement Act), The Nebraska Transportation Innovation Act, Nebraska Affordable Housing Trust Fund, State and Federal Historic Preservation Tax Credits and locally based **TIF**.
- **Action Step 5:** Provide **public improvements** to older residential neighborhoods in need of street repair and resurfacing, landscaping and street trees. Downtown facade improvements, a public gathering/festival space and additional public parking are all needed to support the development of additional specialty retail businesses.
- **Action Step 6:** Utilize **TIF** as a financial incentive for redevelopment projects in Downtown Pender. Identified improvements include, but are not limited to, structurally securing Downtown buildings, façade and landscaping improvements, public parking improvements and gateway entry improvements along the Highway 9, 16 and 94 Corridors within the Downtown.

- **Action Step 7:** Enhance the potential of **Community agency connections**, including PCD, PED, PTECF, PTCOC, the Pender Planning & Zoning Commission, Village Board, DTR Committee and CRA, NENCAP, NENEDD and other existing organizations or special committees for technical and financial assistance for securing new community and economic development activities. Utilize local, State and Federal funding sources to strengthen existing and assist in the creation of new business/industry.
- **Action Step 8:** Promote **Community sustainability and quality of life** in Pender as being a great place to live, work, raise a family and retire. The high quality of parks and recreation areas and public facilities make this Community attractive to existing and future residents. Continuing a “**sense of community**” image in Pender, through the local public education system and close-knit neighborhoods, is important to the long-term viability of the Community.

Goal 4: Community Redevelopment Planning and Implementation. Focus on improving structures, utility mains and public facilities throughout Pender. Utilize various local, State and Federal funding sources to achieve various redevelopment goals in Pender.

- **Action Step 1:** Utilize **TIF** in the designated “**Redevelopment Area**” of Pender as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments. This **Area** contains a majority of the land within the Pender Corporate Limits, including the Downtown. **Illustration 1.2, Page 1.4** displays a map of the Village’s **Redevelopment Area**.



- **Action Step 2:** Pender should continue to use of **TIF** for Community development activities involving the improvement of public utilities, facilities, streets, sidewalks and trails.
- **Action Step 3:** Continue to support the efforts of **PCD** to arrange and manage a variety of funding sources and development/redevelopment activities, along with the implementation of improvements within the Village’s current “**Redevelopment Area.**”

Goal 5: Public Facilities & Utilities. **Maintain and improve the existing public facilities and utilities** in Pender. Develop, as needed, new facilities and services to reflect the Community's needs and demands during the 10-year planning period. Provide modern water and sewage treatment mains, public utility facilities, flood control and similar environmental control processes.

- **Action Step 1: Upgrade and expand public services** to keep pace with population changes and associated commercial, industrial and residential developments. Provide public services in an efficient and economic manner to protect and enhance the safety and welfare of Pender residents. Provide modern sewage treatment facilities, refuse collection and disposal, street cleaning, flood control and similar environmental control processes.
- **Action Step 2:** Provide **adequate law enforcement, fire and ambulance protection/services**, with increased emphasis on community relations, as well as adequate civil defense and emergency services. Ensure that facilities necessary to support such services are available throughout the Community. Promote the coordination of these services among the various governmental and quasi-governmental entities.
- **Action Step 3:** Maintain an **adequate supply of potable water** and an **expanded distribution system** suitable for both present and future consumption and fire protection in Pender. Continue to maintain the water distribution system to supply a sufficient quantity and quality of water for residents. **The Village of Pender Fire Services was ranked as one of the best Public Services in the Community by the residents that completed the Citizen Survey.**
- **Action Step 4:** Continue efforts to **upgrade and expand segments of the Pender municipal sanitary sewer collection system** within the 10-year planning period. Age-related maintenance and up-keep are occasional problems with the system. The collection and treatment systems may require minor modification, rehabilitation or replacement in order to properly serve a growing population.

Goal 6: Energy. Access available programs and funding sources to reduce energy consumptions and promote the use of alternative energy systems in Pender.

- **Action Step 1:** Promote the use of **alternate energy systems** in Pender, available through the provisions of the Nebraska Net Metering, State Statutes §70-2001. A variety of wind, solar, geothermal, biomass and methane energy sources are available in association with “green building” methods to significantly reduce energy costs for heating and cooling.

Net Metering is also encouraged to be supplemented with “green building” techniques to enhance energy efficiency by all sectors of the Village of Pender. **Tax Increment Financing**, in combination with low-interest or no-interest loans through programs available from the United States Department of Agriculture, for example, can greatly reduce the cost of implementing these alternative energy systems.

- **Action Step 2:** Assist public and private property owners in Pender to access available funding sources through utility districts such as the Nebraska Municipal Power Pool (NMPP) and the Nebraska Energy Office for modern heating, cooling and lighting systems to reduce consumption rates by commercial, industrial, residential and public/quasi-public building owners.
- **Action Step 3:** Promote and utilize energy programs and rebates for both businesses and homeowners throughout Pender, to provide energy savings to the Community and reduce energy waste.
- **Action Step 4:** Strive to establish a pilot project in Pender that utilizes alternative energy systems to provide electric energy to multiple stores within a strip-mall setting or within Downtown Pender at a reduced rate or “no cost.” This would reduce overhead costs and achieve profitability.

Goal 7: Transportation. Provide an **efficient transportation system** throughout Pender for the safe and efficient movement of people, goods and services.

- **Action Step 1:** Continue to annually update the coordinated **One- and Six-Year Road Plan** for maintenance and improvement of existing and future streets, roads and highways in the Community. This includes paving, curbs, gutters, street lighting and curb cuts, all in an effort to reduce excessive travel delays.
- **Action Step 2:** Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the street system in Pender.

- **Action Step 3:** Coordinate the **Pender Land Use Plan** and the **One- and Six- Year Road Plan** to prepare the Village for future growth and development. Emphasis should be given to seeking cost effective methods to reduce/calm traffic along the Highway Corridors (Main Street and 4th Street) and near public schools.
- **Action Step 4:** New residential, commercial and industrial developments in Pender should have appropriate and adequate streets, curbs, gutters and sidewalks.
- **Action Step 5:** Plan and implement a “**Safe Routes to School**” initiative in Pender. Create a collaborative partnership including, but not limited to, educators, parents, students, community leaders, health officials and administrators to encourage school-age children to walk or bike to school through the construction of bike lanes and pedestrian walkways. Specifically address the desire of Pender residents for the need for sidewalks and or hiking and biking trails.
- **Action Step 6:** Address transportation issues identified in the Pender Citizen Survey. **These include, but are not limited to, controlled storm water runoff, improved pedestrian and trails connections and improved school traffic circulation.**





PENDER, NEBRASKA 2019-2029 COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 3 POPULATION, INCOME & ECONOMIC PROFILE.

SECTION 3

POPULATION, INCOME & ECONOMIC PROFILE.

INTRODUCTION.

Population, income and economic trends in Pender, Nebraska and the Village’s Planning Jurisdiction serve as valuable indicators of future development needs and patterns for the Community, and provide a basis for the realistic projection of future population, income and economics. The population trends and projections for the years 2000 through 2029 were studied and forecasted for Pender, utilizing a process of both trend analysis and popular consent.

Pender is projected to increase in population during the next 10 years, due primarily to additional employment opportunities and continued housing development for both current and future Pender workers. To maintain a stable population base, the Village will need to develop existing land within the Corporate Limits, while developing suitable land adjacent the Village for future annexation. This population will also require the creation of additional housing units and related public facilities and utilities for the Village.

The **Pender Community Housing Study**, completed in February, 2019, highlighted population, income, economic and housing trends and projections, as well as determined a 10-year housing target demand for Pender. The **Study** also identified important housing development projects to serve several different income levels in the Community.

A target demand for up to **44 new housing units** by **2029** should be implemented. A “**10-Year Housing Action Plan**” identifies specific housing projects most needed by the local citizens of Pender.

The most critical housing issues in Pender are to promote the development of housing for the local workforce population affordable to all salary income levels. Other priority housing needs in Pender include housing for low- to middle-income families, single parent families, general rental housing, rehabilitation of owner-occupied housing, housing for first-time homebuyers and the elderly. Housing units of various types and styles, having three+-bedrooms are recommended. Future population and household growth in Pender will be driven by new and expanded economic development and public service activities in the Village of Pender and throughout Thurston County.

GENERAL POPULATION & HOUSEHOLD TRENDS AND PROJECTIONS.

The analysis and projection of local demographics are at the center of all planning decisions. This process assists in the understanding of important changes which have and will occur throughout the 10-year planning period. Estimating population is critical to a community planning process. Further, projecting population growth and/or decline of a community is extremely complex. Projections are based upon various assumptions about the future, and must be carefully analyzed and continually reevaluated, due to the changing economic and social structure of a community.

POPULATION

Table 3.1, Page 3.3 identifies **population trends and projections** for the Village of Pender and Thurston County. **The current (2019) estimated population for Pender is 1,120. The “medium” population projection for Pender estimates a 2029 population of 1,182, an increase of 62 residents, or 5.5 percent. Pender has the potential to experience a “high” population of 1,202, an increase of 82 residents, or 7.3 percent by 2029 through an increase of housing development and community/economic development activities.**

AGE DISTRIBUTION

For planning purposes, the various cohorts of population are important indicators of the special needs of a community. The cohorts of age, sex and family structure can assist in determining potential labor force and the need for housing, public facilities and other important local services. An analysis of age characteristics can be used to identify the potential need for public schools, recreational areas and short- and long-term health care facilities.

- **Table 3.2, Page 3.4** provides **age distribution** for the Village of Pender, from 2000 to 2029. The “55-64” age group experienced the largest increase in population from 2000 to 2010, increasing by 20, or from 111 to 131. The “75-84” age group is projected to experience the largest increase in population from 2019 to 2029, with an estimated increase of 15 persons.
- **All Pender population groups, with the exception of the “19 and Under” age group, are projected to increase by 2029. This includes retiree, elderly and frail elderly populations. This is due, in part, to two factors: expanding employment opportunities and an “aging in place” population. Additional housing for elderly, frail elderly and retirees that includes independent living, assisted living and long-term care will be needed in Pender.**

**TABLE 3.1
POPULATION TRENDS AND PROJECTIONS
PENDER / THURSTON COUNTY, NEBRASKA
2000-2029**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
Pender:	2000	1,148	--	--	--	--
	2010	1,002	-146	-12.7%	-14.6	-1.3%
	2019	1,120	+118	+11.8%	+14.8	+1.5%
	Low 2029	1,151	+31	+2.8%	+3.1	+0.3%
	Medium 2029	1,182	+62	+5.5%	+6.2	+0.5%
	High 2029	1,202	+82	+7.3%	+8.2	+0.7%
Thurston County:	2000	7,171	--	--	--	--
	2010	6,940	-231	-3.2%	-23.1	-0.3%
	2019	7,248	+308	+4.4%	+38.5	+0.6%
	Low 2029	7,295	+47	+0.6%	+4.7	+0.06%
	Medium 2029	7,382	+134	+1.8%	+13.4	+0.2%
	High 2029	7,426	+178	+2.4%	+17.8	+0.2%

Source: 2000, 2010 Census; 2011-2017 Census Population Estimates.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 3.2
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS (MEDIUM)
PENDER / THURSTON COUNTY, NEBRASKA
2000-2029**

Pender: <u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010</u> <u>Change</u>	<u>2019</u>	<u>2029</u>	<u>2019-2029</u> <u>Change</u>
19 and Under	283	209	-74	242	236	-6
20-34	147	140	-7	155	161	+6
35-54	267	247	-20	251	258	+7
55-64	111	131	+20	166	180	+14
65-74	163	96	-67	112	126	+14
75-84	115	128	+13	137	152	+15
<u>85+</u>	<u>62</u>	<u>51</u>	<u>-11</u>	<u>57</u>	<u>69</u>	<u>+12</u>
Totals	1,148	1,002	-146	1,120	1,182	+62
Median Age	45.2	49.5	+4.3	50.5	52.4	+1.9
Thurston County:						
<u>Age Group</u>						
19 and Under	2,862	2,710	-152	2,726	2,756	+30
20-34	1,190	1,179	-11	1,272	1,280	+8
35-54	1,631	1,560	-71	1,566	1,572	+6
55-64	544	666	+122	748	766	+18
65-74	530	391	-139	451	479	+28
75-84	312	324	+12	339	368	+29
<u>85+</u>	<u>102</u>	<u>110</u>	<u>+8</u>	<u>146</u>	<u>161</u>	<u>+15</u>
Totals	7,171	6,940	-231	7,248	7,382	+34
Median Age	28.5	29.4	+0.9	30.0	31.9	+1.9

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

HOUSEHOLD CHARACTERISTICS

- **Table 3.3** identifies **specific household characteristics** in the Village of Pender, from 2000 to 2029. The overall number of households in Pender decreased between 2000 and 2010, from 489 to 444 total households. **Currently, Pender consists of an estimated 465 households, including 373 owner and 92 renter households.**
- **An estimated 486 households are projected to exist in Pender by 2029. This will include an estimated 384 owner and 102 renter households.**
- The current number of persons per household in Pender is approximately 2.32 and is projected to increase to 2.34 by 2029.
- Currently (2019), an estimated 39 persons reside in **group quarters**. By 2029, an estimated 44 persons will receive services in a group quarter facility. Group quarters consist of dormitories, correctional facilities and nursing/care centers and are not considered a household.

	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Pender:	2000	1,148	61	1,087	489	2.22
	2010	1,002	32	970	444	2.18
	2019	1,120	39	1,081	465	2.32
	2029	1,182	44	1,138	486	2.34
Thurston County:	2000	7,171	100	7,071	2,255	3.14
	2010	6,940	58	6,882	2,158	3.19
	2019	7,248	62	7,186	2,175	3.30
	2029	7,382	68	7,314	2,203	3.32

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

INCOME TRENDS AND PROJECTIONS.

HOUSEHOLD INCOME GROUPS

- **Table 3.4, Page 3.7, identifies household income trends and projections for Pender, Nebraska, from 2000 to 2029. Household incomes in Pender have increased in recent years and are projected to continue this trend through 2029. From 2000 to 2019, the median income in Pender increased from \$30,990 to \$55,100. The median income is projected to increase by 2029 to \$60,000, an increase of 8.9 percent from 2019.**
- The number of households in the Village of Pender having an annual income at or above \$35,000 is expected to increase during the next 10 years. The number of Households with incomes of at least \$50,000 are expected to experience the greatest increase, by 2029.
- The median income of renter households in Pender is projected to increase by 14.7 percent over the next 10 years, from \$26,500 to \$30,400 by 2029. The number of renter households having an annual income at or above \$35,000 is expected to increase during the next 10 years. **The number of renter households with incomes of at least \$50,000 are expected to increase from eight households in 2019, to 16 households in 2029, a 100 percent increase.**



**TABLE 3.4
HOUSEHOLD INCOME
TRENDS AND PROJECTIONS
PENDER, NEBRASKA
2000-2029**

<u>Income Group</u>	<u>2000*</u>	<u>2016 Est.*</u>	<u>2019</u>	<u>2029</u>	<u>% Change 2019-2029</u>
<u>All Households</u>					
Less than \$10,000	28	26	22	15	-31.8%
\$10,000-\$19,999	110	24	23	18	-21.7%
\$20,000-\$34,999	145	88	86	75	-12.8%
\$35,000-\$49,999	78	79	89	100	+12.3%
<u>\$50,000 or More</u>	<u>126</u>	<u>233</u>	<u>245</u>	<u>278</u>	<u>+13.5%</u>
Totals	487	450	465	486	+4.3%
Median Income	\$30,990	\$53,333	\$55,100	\$60,000	+8.9%
<u>Renter Households</u>					
Less than \$10,000	13	14	13	10	-23.1%
\$10,000-\$19,999	38	6	5	5	+0.0%
\$20,000-\$34,999	53	50	44	41	-6.8%
\$35,000-\$49,999	18	24	22	30	+36.4%
<u>\$50,000 or More</u>	<u>15</u>	<u>5</u>	<u>8</u>	<u>16</u>	<u>+100.0%</u>
Totals	137	99	92	102	+10.9%
Median Income	\$24,952	\$24,728	\$26,500	\$30,400	+14.7%

* Specified Data Used. 2016 Estimate subject to Margin of Error.

Source: 2000 Census.

2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

PER-CAPITA INCOME

- **Table 3.5** identifies **per capita income trends & projections** in Thurston County and the State of Nebraska, from 2012 to 2029. Current per capita income in Thurston County is an estimated \$50,905. By 2029, per capita income in the County is projected to increase by an estimated 11.9 percent, to \$56,980.
- The current and projected per capita income in Thurston County are slightly below the State of Nebraska, which is expected to increase 19.8 percent by 2029, to an estimated \$61,606.

TABLE 3.5 PER CAPITA INCOME TRENDS AND PROJECTIONS THURSTON COUNTY / STATE OF NEBRASKA 2012-2029				
	<u>Thurston County</u>		<u>State of Nebraska</u>	
<u>Year</u>	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2012	\$41,678	--	\$46,066	--
2013	\$54,047	+29.7%	\$45,876	-0.4%
2014	\$49,306	-8.8%	\$48,419	+5.5%
2015	\$50,769	+3.0%	\$49,567	+2.3%
2016	\$49,448	-2.6%	\$50,029	+0.9%
2019	\$50,905	+2.9%	\$51,436	+2.8%
2012-2019	\$41,678-\$50,905	+22.1%	\$46,166-\$51,436	+11.4%
2019-2029	\$50,905-\$56,980	+11.9%	\$51,436-\$61,606	+19.8%

Source: Nebraska Department of Economic Development, 2018.
Hanna:Keelan Associates, P.C., 2019.

COST BURDENED HOUSEHOLDS

- **Tables 3.6 and 3.7 identify households with housing problems/cost burdened** in the Village of Pender. Cost burdened households are those that spend 30 percent or more of their income on housing costs. Housing costs include any cost directly attributable to the cost of living and may include rent, mortgage, insurance, taxes and utilities. Housing problems may include a lack of plumbing facilities or overcrowded housing conditions. Overcrowded housing conditions exist when more than 1.01 persons per room exist in a housing unit.
- **An estimated 43 owner and 47 renter households in Pender are currently cost burdened and/or have housing problems. Households experiencing cost burden and/or housing problems are projected to decline for both owner and renter households by 2029, when an estimated 38 owner and 42 renter cost burden households are projected to exist in the Community.**
- Substandard Housing, as defined by the U.S. Department of Housing and Urban Development, considers housing units that are experiencing overcrowded conditions (1.01+ persons per room) or homes without complete plumbing. **The 2012-2016 American Community Survey estimated all homes in Pender had complete plumbing, but found 18 homes experienced overcrowded conditions.**

TABLE 3.6				
ESTIMATED OWNER HOUSEHOLDS BY INCOME				
COST BURDENED WITH HOUSING PROBLEMS				
PENDER, NEBRASKA				
2000-2029				
Income Range	2000* # / #CB-HP	2015* # / #CB-HP	2019 # / #CB-HP	2029 # / #CB-HP
0%-30% AMI	16 / 12	30 / 25	31 / 26	28 / 22
31%-50% AMI	48 / 4	35 / 4	36 / 6	37 / 6
51%-80% AMI	79 / 12	35 / 0	36 / 1	32 / 2
81%+ AMI	<u>226 / 4</u>	<u>265 / 8</u>	<u>270 / 10</u>	<u>287 / 8</u>
Totals	369 / 32	365 / 36	373 / 43	384 / 38

* Specified Data Used. 2015 Estimate subject to margin of error.
 # = Total Households #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2011-2015 CHAS Tables.
 Hanna:Keelan Associates, P.C., 2019.

**TABLE 3.7
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
PENDER, NEBRASKA
2000-2029**

<u>Income Range</u>	<u>2000*</u> # / #CB-HP	<u>2015*</u> # / #CB-HP	<u>2019</u> # / #CB-HP	<u>2029</u> # / #CB-HP
0%-30% AMI	20 / 12	15 / 15	15 / 15	14 / 12
31%-50% AMI	34 / 12	30 / 30	28 / 26	25 / 22
51%-80% AMI	58 / 8	25 / 4	26 / 5	30 / 6
<u>81%+ AMI</u>	<u>55 / 0</u>	<u>20 / 0</u>	<u>23 / 1</u>	<u>33 / 2</u>
Totals	167 / 32	90 / 49	92 / 47	102 / 42

* Specified Data Used. 2015 Estimate subject to margin of error.
= Total Households #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2011-2015 CHAS Tables.
Hanna:Keelan Associates, P.C., 2019.

EMPLOYMENT/ECONOMIC TRENDS AND PROJECTIONS.

The most recent and comprehensive employment data available for Thurston County was obtained from the Nebraska Department of Labor. Since some of these figures are only available County-Wide, a review and analysis of Thurston County labor force statistics is also highlighted to provide a general understanding of the economic activity occurring in and around the Village of Pender.

EMPLOYMENT TRENDS

- **Tables 3.8 and 3.9, Pages 3.11 and 3.12, identify employment trends and projections** in Thurston County, Nebraska, from 2000 to 2029. The unemployment rate in the County ranged from 4.6 percent to 10.5 percent, between 2000 and 2018. During this time, the number of employed persons in the County increased by 229, or 8.7 percent. Currently, an estimated 2,810 employed persons exist in Thurston County, with an estimated unemployment rate of 4.7 percent. By 2029, the number of employed persons is projected to increase by 144 persons, or 5.1 percent, to 2,954.

**TABLE 3.8
LABOR FORCE STATISTICS
THURSTON COUNTY, NEBRASKA
2000-2018**

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Unemployment Rate</u>
2000	2,840	2,642	198	7.0%
2001	2,751	2,582	169	6.1%
2002	2,818	2,621	197	7.0%
2003	2,909	2,692	217	7.5%
2004	2,954	2,724	230	7.8%
2005	3,002	2,768	234	7.8%
2006	3,006	2,800	206	6.9%
2007	2,988	2,793	195	6.5%
2008	2,995	2,793	202	6.7%
2009	3,160	2,828	332	10.5%
2010	3,054	2,762	292	9.6%
2011	3,122	2,804	318	10.2%
2012	3,146	2,872	274	8.7%
2013	3,105	2,867	238	7.7%
2014	3,020	2,836	184	6.1%
2015	2,970	2,812	158	5.3%
2016	2,975	2,830	145	4.9%
2017	2,988	2,839	149	5.0%
2018*	3,008	2,871	137	4.6%
2000-2018	2,840-3,008	+229	-61	7.0%-4.6%

*Employment data as of July, 2018.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

**TABLE 3.9
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
THURSTON COUNTY, NEBRASKA
1990-2029**

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2019</u>	<u>2029</u>
Civilian Labor Force	2,580	2,857	3,054	2,950	3,090
Unemployment	176	193	292	140	136
Rate of Unemployment	6.8%	6.8%	9.6%	4.7%	4.4%
Employment	2,404	2,664	2,762	2,810	2,954
<u>Change in Employment</u>					
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-2000	+260	+26	+10.8%	+1.1%	
2000-2010	+98	+9.8	+3.7%	+0.4%	
2010-2019	+48	+6	+1.7%	+0.2%	
2019-2029	+144	+13.1	+5.1%	+0.5%	

Source: Nebraska Department of Labor, Labor Market Information, 2018.
Hanna:Keelan Associates, P.C., 2019.

WORKFORCE EMPLOYMENT BY TYPE

- **Table 3.10, Page 3.13, identifies workforce employment by type** in Thurston County, Nebraska, as of 2018. Of the non-farm employment workforce sectors, the largest in the County is Local Government, with an estimated 1,521 workers.
- **Pender is the commercial and employment center of western Thurston and northeastern Cuming Counties. The Community has a diverse commercial and industrial setting in northeast Nebraska. Major employers in Pender include Blue Ox, Pender Community Hospital, AgriVision Equipment and Pender Public Schools.**

- Overall, Pender has a strong economic outlook for the 10-year planning period. Economic opportunities exist, primarily due to potential population increases and expanded employment opportunities in and around Pender. Additional commercial and industrial business, as well as the expansion of existing businesses in the Pender area, and the provision of vacant land for these economic growth activities should be pursued if the Community desires more commerce. Existing, locally-based businesses, including agricultural-related industries, will ensure Pender has a stable economic base and a bright future for increased economic development.

**TABLE 3.10
WORKFORCE EMPLOYMENT BY TYPE
THURSTON COUNTY, NEBRASKA
JULY, 2018**

<u>Workforce</u>	<u>Employment</u>	<u>Workforce</u>	<u>Employment</u>
Non-Farm Employment (Wage and Salary)	2,886		
Agriculture Forestry, Fishing & Hunting.	0	Professional, Scientific & Technical Services.	77
Mining, Quarrying and Oil/Gas Extraction.	0	Management of Companies & Enterprises.	*
Utilities.	0	Administrative/Support/Waste.	22
Construction.	44	Educational Services.	74
Manufacturing.	199	Health Care & Social Assistance.	206
Wholesale Trade.	158	Arts, Entertainment & Recreation.	*
Retail Trade.	112	Accommodation & Food Service.	33
Transportation & Warehousing.	*	Other Services (except Public Administration).	61
Information.	10	Federal Government.	209
Finance & Insurance.	68	State Government.	6
Real Estate & Rental/Leasing.	33	Local Government.	1,521

*Data not available because of disclosure suppression.
Source: Nebraska Department of Labor, Labor Market Information, 2018.



PENDER, NEBRASKA
2019-2029 COMPREHENSIVE PLANNING PROGRAM
COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 4
LAND USE, GROWTH &
REDEVELOPMENT.

SECTION 4 **LAND USE, GROWTH & REDEVELOPMENT.**

INTRODUCTION.

The **Land Use, Growth, and Redevelopment** section of this **Comprehensive Plan** identifies the current and future land use development patterns in Pender, Nebraska. The land use component examines **development opportunities and requirements and future utilization of land** in and around the Village. A discussion of the **environmental and physical characteristics** of Pender precedes a description and analysis of **existing and future land use** conditions in the Village.

PROPER LAND USE PRACTICES.

Proper land use practices can protect the natural resources of a community and be a complement to the built environment. The natural environment of the Village of Pender provides both opportunities and constraints for existing and future developments. As humans strive to create a sustainable living environment, they must work and live in harmony with their natural surroundings. This can occur by designing with nature, conserving unique features, protecting watersheds and using sensitive development practices.

In Pender, the primary development constraints are associated with the floodplain of Logan Creek, a channelized Creek with an associated levee to protect Pender from periodic flooding; Rattlesnake Creek, which meanders through Pender from the northwest to southeast; and the Municipal Airport west of Pender. The Nebraska Department of Natural Resources' *2013 Flood Hazard Mitigation Plan* documents the levee around Pender's northern and eastern Corporate Limits as providing 100-500 Year Flood protection.

IDENTIFICATION OF FUTURE GROWTH AREAS

The proposed **Land Use Plan** concentrates on the use of land in the Village of Pender and the Community's respective Planning Jurisdiction, during the 10-year planning period. The Village of Pender currently recognizes a One-Half Mile Planning Jurisdiction. It is recommended that the Village implement a One-Mile Planning Jurisdiction, allowed to the Village via Nebraska State Statutes. Special attention is given to the identification of future residential, public/quasi-public, parks and recreational, commercial and industrial growth areas. The identification of undeveloped land in the Corporate Limits and Planning Jurisdiction is imperative to support growth and development opportunities during the next 10 years.

LOCATION

The Village of Pender is located in northeastern Nebraska, at the intersection of Highways 9, 16 and 94, in Thurston County. The Village is the County-Seat and largest Community in the County, which abuts the Missouri River along its eastern border. Pender is connected with major transportation corridors in the region; South Sioux City, Nebraska and Interstate 29 are approximately 35 miles northeast, and the City of Omaha, Nebraska and Interstate 80 are approximately 80 miles southeast. This geographic setting directly links Pender with trading centers in the Midwest and points beyond.

HISTORICAL DEVELOPMENT.

Early settlement near what is now the Village of Pender had its origins with an act of the United States Congress in 1882. The Act released 50,000 acres, of Omaha Indian Reservation Land for purchase and settlement. Settlers rushed to the area, which became Thurston County on April 20, 1884 to stake a claim to land. A year earlier, W.E. Pebbles had scouted the area and determined that the lands now known as Pender were ideally located to serve as a town site along the route of the Chicago, St. Paul, Minneapolis & Omaha Railroad. To further secure the town site, he named the town after the director of the Railroad, John Pender. (*Source: "Nebraska...Our Towns," published by Second Century Publication Committee*).

POPULATION GROWTH

Table 4.1 highlights **historical population trends** for the Village of Pender. Population of this rural Community flourished following its official settlement in 1885, reaching nearly 950 residents by 1900. Throughout much of the 1900’s the population of Pender is characterized by a gradual increase to a decennial population peak of 1,318 in 1980. The late 1900s and early 2000s saw a declining population, with the 2010 Census recording a population of 1,002. Population estimates over the last decade have shown a return to an increasing population in the Community, with an estimated 2019 population of 1,120 residents. Population projections for 2019 and beyond indicate that the Community has stabilized and should expect a slight increase in population over the next decade.

TABLE 4.1		
HISTORICAL POPULATION		
PENDER, NEBRASKA		
1890-2019		
Year	Population	+/- & Percent Change
1890	429	-- / --
1900	943	+514 / +119.8%
1910	804	-139 / -14.7%
1920	992	+188 / +23.4%
1930	1,006	+14 / +1.4%
1940	1,135	+129 / +12.8%
1950	1,167	+32 / +2.8%
1960	1,165	-2 / -0.2%
1970	1,229	+64 / +5.5%
1980	1,318	+89 / +7.2%
1990	1,208	-110 / -8.3%
2000	1,148	-60 / -5.0%
2010	1,002	-146 / -12.7%
2019	1,120	+118 / +11.8%
Source: U.S. Census. Hanna:Keelan Associates, P.C., 2019.		



Old Palace Hotel.



St. John's Church, 1908.



Main Street, 1930s.

SOIL ASSOCIATIONS

The soils in and around Pender are classified into two soil groups, or Associations, each with a broad range of characteristics. **Illustration 4.1** graphically displays the **General Soil Associations** for the Village of Pender and its Planning Jurisdiction. The U.S. Department of Agriculture, Natural Resources Conservation Service conducted the soil survey and developed the boundaries of the soil types found on **Illustration 4.1**. The two Soil Associations depicted in **Illustration 4.1** are the Judson-Kennebec-Lamo and the Moody-Mora-Judson Associations.

❖ JUDSON-KENNEBEC-LAMO ASSOCIATION

The majority of the Pender Planning Jurisdiction is comprised of the **Judson Kennebec-Lamo Association**. Judson soils are located in the slopes of drainage ways of upland areas. Kennebec soils are formed in silty deposits on flood plains along major drainage ways, and Lamo soils are formed in clayey deposits on flood plains. This Association includes all but the southwest portion of the Pender Corporate Limits and nearly all of the Planning Jurisdiction. Most rural areas included in this Association are cultivated.

Development of buildings with foundations in this Association have fair to poor bearing capacity, requiring reinforced foundations. Septic tanks and absorption fields are “*moderately limited*” for Kennebec soils and “*severely limited*” for Lamo soils due to potential for flooding and shallow depth to water table, respectively. Sewage lagoons are “*moderately limited*” throughout the Association, requiring sealing in places.

❖ MOODY-MORA-JUDSON ASSOCIATION

The southwest portion of the Corporate Limits of Pender, as well as the extreme northeast and southwest portions of the Planning Jurisdiction are included within the **Moody-Mora-Judson Association**. Moody soils are at the upper elevations of the uplands hills and plateaus. Nora soils are within the slopes of drainage ways, while Judson soils are below Moody and Nora soils on the lower elevations of slopes. Nearly all rural areas of this Association are cultivated.

Limitations for all of these Associations in terms of dwellings include fair to poor bearing capacity. Sewage lagoons and septic tank absorption fields are stated as “*slight*” for Judson soils, but “*moderate to severe*” for Moody and Nora soils due to slopes and slow permeability.







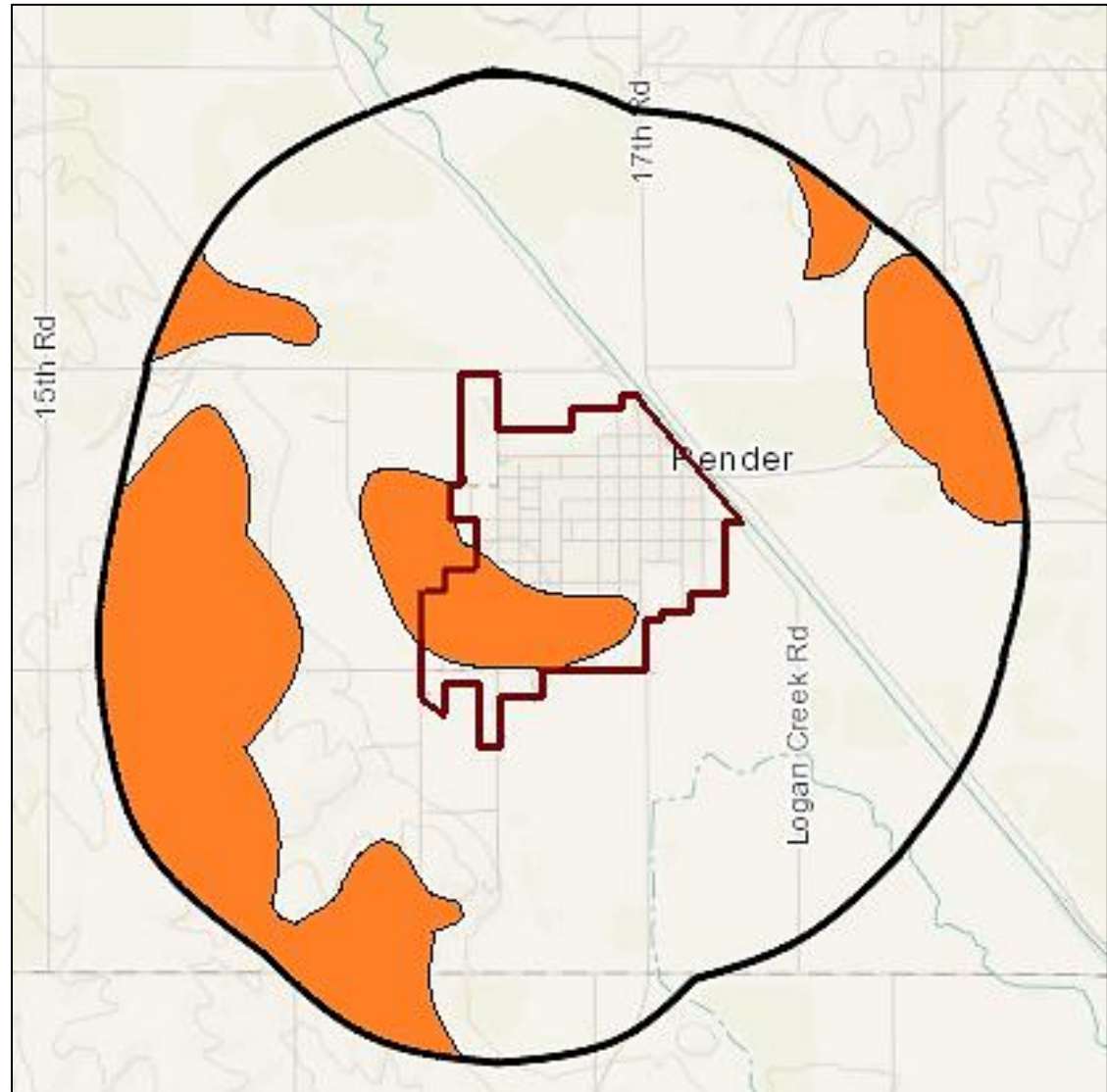
GENERAL SOIL ASSOCIATIONS MAP

PENDER, NEBRASKA

ILLUSTRATION 4.1

LEGEND

-  Judson-Kennebec-Lamo Soils Association
-  Moody-Mora-Judson Soils Association
-  Pender Corporate Limits
-  One-Mile Radius



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

WATERSHEDS

The topography and terrain of Pender and the Planning Jurisdiction vary. The natural landscape has been formed by wind and water erosion and deposits creating areas of nearly level lands on stream terraces. The Village of Pender generally rests on upper elevations above Logan Creek. The natural topography of Pender is nearly level to gently, or steeply sloping above drainage ways. Lands slope gradually from the southwest to northeast of Pender, through the Community and carry storm water runoff to Logan Creek.

Groundwater and groundwater-fed surface streams account for a large percentage of the water resources in the Pender Planning Jurisdiction. The underground water supply for the Village is part of the Missouri River Drainage Basin, which underlies much of the eastern portions of Nebraska. The average depth of municipal wells is approximately 160 feet. The Village relies upon the groundwater reserves and surface water runoff to recharge the underground water supply of the three municipal wells, located three-quarters of a mile southwest of the Corporate Limits. A description of the municipal water system is provided in the utilities discussion of **Section 5** of this **Plan**.

The underground water supply is vital to the region and is the source of water for numerous rural private drinking and irrigation wells. Any endangerment to the supply threatens public health, as well as the local farm economy. This natural resource must be protected. Securing the quality of drinking water from private wells in the rural areas within the Pender Planning Jurisdiction is very important. **A minimum lot size of three acres is recommended for residences in agricultural zoned areas.** This standard generally ensures that households do not contaminate the drinking water of adjacent properties.

Rural dwellings typically have septic tanks and/or leach fields. If located too close to each other, contamination could occur. Adequate residential lot sizes help ensure residents' health, safety, and welfare into the future.

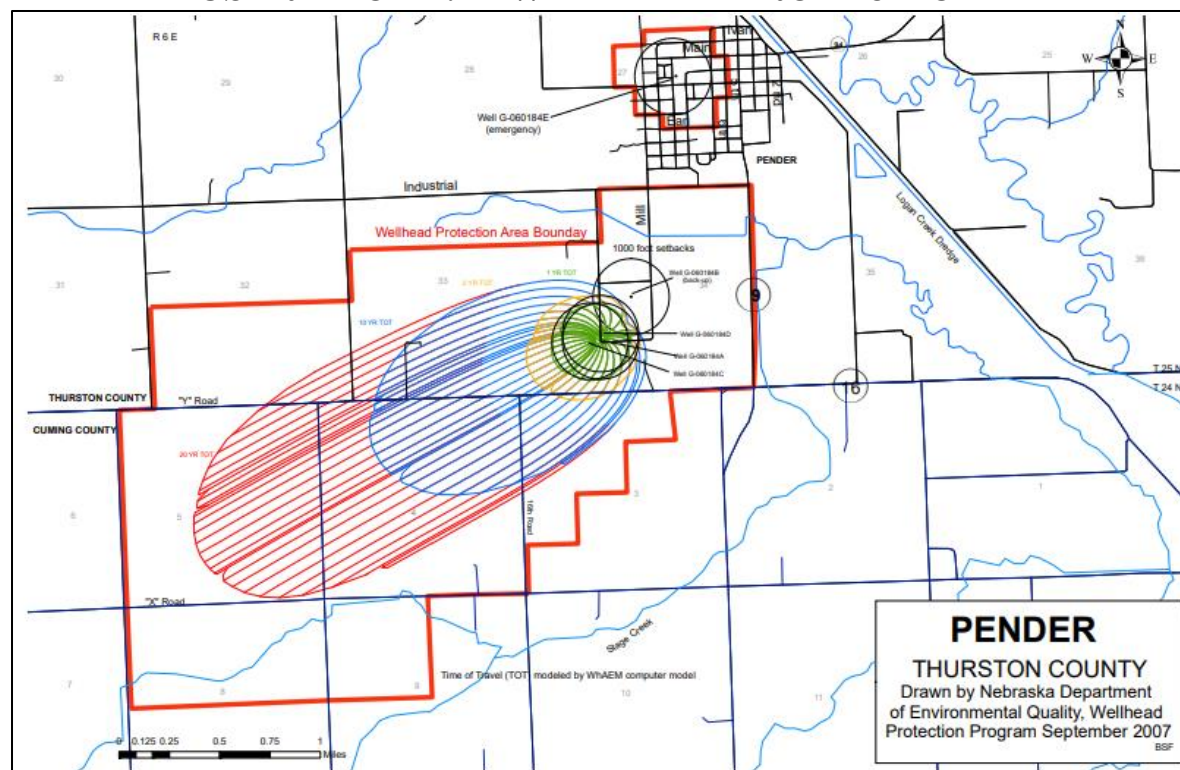
WELLHEAD PROTECTION PROGRAM

The Nebraska Department of Environmental Quality (NDEQ) regulates ground water quality and quantity. To assist local municipalities with protecting their municipal drinking water supply, NDEQ has developed the **Nebraska Wellhead Protection (WHP) Program**. The voluntary program intends to prevent the contamination of ground water used by public water supply wells.

The **WHP Program** provides the following in accordance with the federal laws: 1) duties of the governmental entities and utility districts, 2) determines protection area, 3) identify contamination sources, 4) develop a contaminant source management program, 5) develop an alternate drinking water plan, 6) review contaminated sources in future wellhead areas, and 7) involve the public.

The purpose of **Nebraska's WHP** is to prevent the location of new contaminant sources in wellhead protection areas through planning, minimize the hazard of existing sources through management, and provide early warning of existing contamination through ground water monitoring. The **Wellhead Protection Area** is a region with restrictive regulations on land use to prevent potential contaminants from uses located in the sensitive area. The boundaries are delineated by a time-of-travel cylindrical displacement calculation. The boundary is then mapped by NDEQ so Communities can apply zoning regulations to the floating district. **The Pender Municipal Wells are located in the municipal well field three-quarters of a mile southwest of Pender, and thus, are within the jurisdiction of Thurston County.**

ILLUSTRATION 4.2 – WELLHEAD PROTECTION MAP



CLIMATE

The climate of the Pender area is continental and characterized by widely ranging seasonal temperatures and rapidly changing weather patterns. The temperature ranges from an average daily minimum of 9°F in January and maximum of 88°F in July. The average annual precipitation in Pender is 29” of rain and 31” of snow. These climatic characteristics and fertile soils create an environment for a productive agricultural industry.

THE BUILT ENVIRONMENT.

The built environment of Pender is characterized by its districts, paths, edges, nodes and landmarks. The combination of these physical features creates a sense of place for the citizens and patrons of the Community. The natural terrain enhances the built environment by providing an aesthetic base for urban development. The districts and neighborhoods are defined by their edges or boundaries. The major transportation corridors and the physical barriers of the terrain generally create the edge of each district, giving the neighborhoods distinct boundaries.

Designating the proper land uses adjacent the Highways 9, 16 and 94 Corridors is essential. The general trend is to guide commercial development along Highway 9 / 16 (4th Street) from the northern to the southern Corporate Limits in eastern Pender. Highway 94 enters the Village from the east in northeastern Pender, and runs east/west along Main Street through the Downtown. Industrial uses are generally concentrated in two industrial parks in the northeast and southwest portions of the Village.

Future industrial uses are planned to remain in their current locations with growth extending into the Planning Jurisdiction south of the current Corporate Limits. Downtown Pender is planned to remain the primary focus of retail commerce. The majority of future automotive oriented commercial uses are recommended to locate in the southeastern portion of the Village outside the existing Corporate Limits, adjacent Highway 9 / 16.

LAND USE ANALYSIS.

EXISTING LAND USE PROFILE

Table 4.2 identifies the existing land use in Pender as of 2019, per land use type and acres per 100 people. As a reference, the planning standard for acres per 100 people per land use category is also shown. **The total area within the Village of Pender is currently estimated to be 415.6 acres. Existing land use in and around Pender is also identified in Table 4.2 and Illustrations 4.3 and 4.4.**

	2019		PENDER PLANNING STANDARD	NATIONAL PLANNING STANDARD	TOTAL ACRES NEEDED (Pender / National)			Future Land Use Map Pender Adjusted (Per Note 2)
	ACRES	PERCENT			2019	2029**	2029***	
Parks & Rec / Open Space	23.4	5.6%	2.1	2.0	23.4 / 22.4	24.8 / 23.6	25.2 / 24.0	29 Acres
Public/Quasi-Public	22.7	5.5%	2.0	2.8	22.7 / 31.4	23.6 / 33.1	24.0 / 33.7	27 Acres
Residential	137.4	33.1%	12.2	10.0	137.4 / 112.0	144.2 / 118.2	146.6 / 120.2	165 Acres
<i>Single & Two-Family</i>	129.0	31.0%	11.5	7.5	129.0 / 84.0	135.9 / 88.7	138.2 / 90.2	157 Acres
<i>Multifamily</i>	7.1	1.7%	0.6	2.0	7.1 / 22.4	7.1 / 23.6	7.2 / 24.0	7 Acres
<i>Mobile Home</i>	1.3	0.3%	0.1	0.5	1.3 / 5.6	1.2 / 5.9	1.2 / 6.0	1 Acre
Commercial	22.8	5.5%	2.0	2.4	22.8 / 26.9	23.6 / 28.4	24.0 / 28.8	27 Acres
Industrial	35.9	8.6%	3.2	2.3	35.9 / 25.8	37.8 / 27.2	38.5 / 27.6	44 Acres
Streets/Alleys	74.3	17.9%	6.6	9.0	74.3 / 100.8	78.0 / 106.4	79.3 / 108.2	89 Acres
Total Developed	316.5	76.2%	28.1	28.5	316.5 / 319.3	332.0 / 336.9	337.6 / 342.5	381 Acres
Total Vacant	99.1	23.8%	8.9	6.5	99.1 / 72.8	103.9 / 76.8	105.3 / 78.1	118 Acres
<i>Developable*</i>	79.1	79.8%	7.1	6.5	79.1 / 72.8	83.9 / 76.8	85.3 / 78.1	98 Acres
<i>Not Developable</i>	20.0	20.2%	1.8	NA	20.0 / NA	20.0 / NA	20.0 / NA	20 Acres
Total Acreage	415.6[^]	100.0%	37.0	35.0	415.6 / 392.1	435.9 / 413.7	442.9 / 420.6	499 Acres

The following **existing land use** discussion focuses on each of the land use types in Pender, utilizing **Table 4.2** in comparison to National Planning Standards.

PARKS/RECREATIONAL

Park facilities in the Village of Pender include a public park, swimming pool and ballfields. Land attributed to parks and recreational use accounts for approximately 5.6 percent of the total developed land in Pender. The 23.4 acres of park land equates to 2.1 acres per 100 people, slightly higher than the national planning standard of two acres per 100 people.

PUBLIC/QUASI-PUBLIC

Public/Quasi-Public land acreage in Pender totals an estimated 22.7 acres, or 5.5 percent of the total platted Village area. This land classification includes churches, public schools, Village and County buildings, Pender Community Hospital and the Pender Community Center or any other public buildings. This land use classification equals an estimated two acres per 100 people, approximately 29 percent lower than the recommended planning standard of 2.8 acres per 100 people.

RESIDENTIAL

Single and multifamily residential uses, including housing for employees, families and the elderly, are the primary housing types in the Community. Residential uses occupy an estimated 137.4 acres of land, or 33.1 percent of the Village's total area. The 12.2 acres of residential land per 100 persons in Pender is approximately 18 percent more than the planning standard of 10 acres.

- ❖ *Single Family* land usage calculates to approximately 129 acres, an estimated 31 percent of the total Village land area. The 11.5 acres of single family residential land per 100 persons is approximately 53 percent more than the planning standard of 7.5 acres per 100 people.
- ❖ *Multifamily* land usage in Pender totals approximately 7.1 acres, an estimated 1.7 percent of the Community's total land area. This calculates to 0.6 acres of multifamily land per 100 persons, which is 70 percent less than the recommended two acres per 100 people.
- ❖ *Mobile Homes* comprise approximately 1.3 acres, an estimated 0.3 percent of the total platted land within the Pender Corporate Limits. The 1.3 acres of mobile home land use equals 0.1 acres per 100 persons. This total is 80 percent less than the recommended planning standard of 0.5 acres per 100 persons.

COMMERCIAL

Commercial land uses comprise approximately 5.5 percent of Pender’s total land area, or about 22.8 acres. A comparison of land use ratios from the national planning standards indicates that Pender has approximately 17 percent less commercial land uses than the recommended standard. Although commercial uses should continue to be developed along the Highway 9 / 16 Corridor through Pender, the Community should strive to maintain the Downtown as a desired location of Pender residents to be the focus of entertainment and social activities in the Village.

INDUSTRIAL

The total acreage of classified *industrial* land use in Pender is approximately 35.9 acres. Industrial acreage per 100 people is 3.2, or about 39 percent more than the planning standard of 2.3 acres per 100 persons. Substantial amounts of industrial land uses are located in the northeast and southern portions of the Village.

Pender Workforce Employment Data.

Table 4.3 displays U.S. Census Workforce Employment Data from 2015, which indicates a total of 830 workers are employed in Pender. Of the 830 total workers, 703 workers, or 84.7 percent, commute to Pender for employment. The remaining 127, or 15.3 percent, live and work in Pender.

Additionally, a total of 462 employed persons live in the Village of Pender. Of those 462 employed persons, 335, or 72.5 percent commute for work beyond the Corporate Limits of the Village, while the remaining 127 live and work in Pender.

**TABLE 4.3
EMPLOYMENT IN PLACE
PENDER, NEBRASKA
2015**

	<u>Number</u>	<u>Percentage</u>
Total Persons		
Employed in Pender	830	100.0%
Live Outside Pender	703	84.7%
Live Inside Pender	127	15.3%
Total Employed Persons		
Living in Pender	462	100.0%
Employed Outside Pender	335	72.5%
Employed Inside Pender	127	27.5%

Source: U.S. Census Bureau, Center for Economic Studies, 2015.

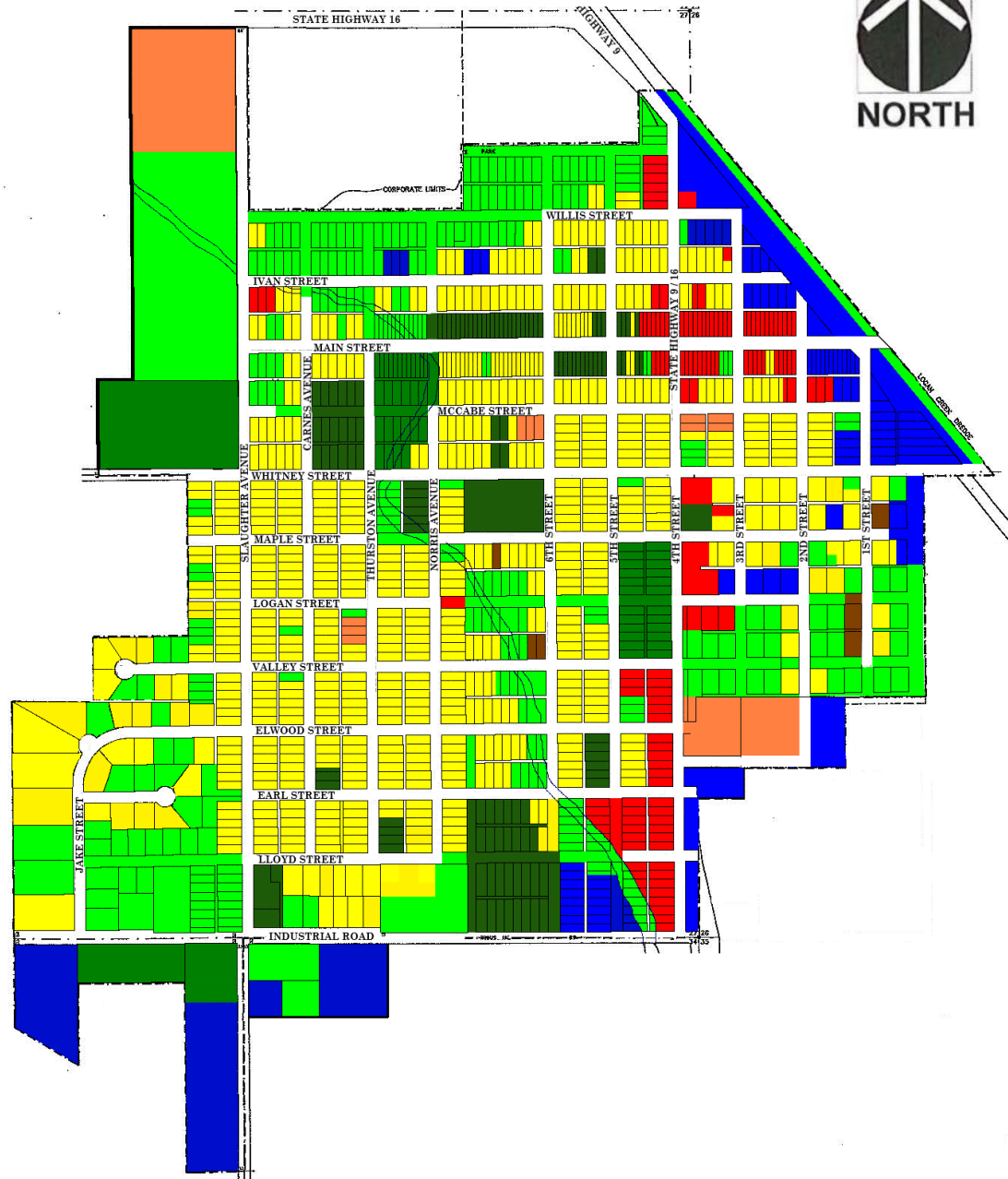
EXISTING LAND USE MAP

CORPORATE LIMITS
 PENDER, NEBRASKA
 2019



LEGEND

- VACANT/UNDEVELOPED
- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL



HANNA:KEELAN ASSOCIATES, P.C.
 COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 4.3







EXISTING LAND USE MAP

PLANNING JURISDICTION

PENDER, NEBRASKA

2019

LEGEND

-  PUBLIC/QUASI-PUBLIC
-  INDUSTRIAL
-  SINGLE FAMILY RESIDENTIAL
-  PENDER CORPORATE LIMITS
-  EXISTING ONE-HALF MILE PLANNING JURISDICTION
-  FUTURE ONE-MILE PLANNING JURISDICTION

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

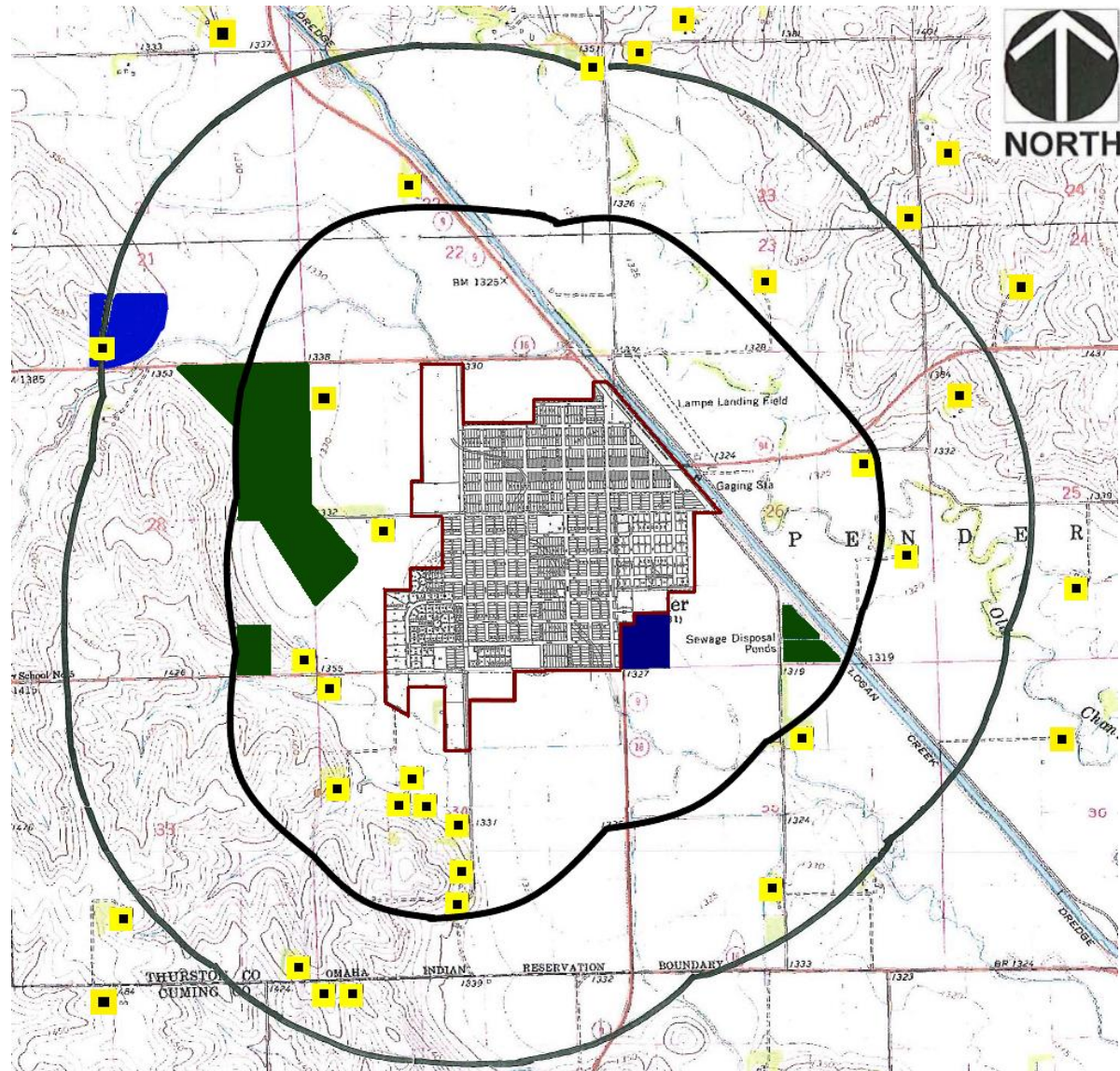


ILLUSTRATION 4.4

GROWTH & DEVELOPMENT PRIORITIES

The results of the Land Use Capacity Matrix revealed that Pender needs to concentrate on maximizing development of existing land areas, including infill development of vacant parcels within the existing

Corporate Limits. Infill is especially important considering the natural hazards that complicate development beyond Pender's current Corporate Limits. These hazards include the flood-prone, bottom lands associate with Logan Creek and its tributaries, as well as the levees constructed to protect the northern, eastern and southeastern portions of Pender. The Village should focus on targeting land to be designated for residential uses, specifically multifamily housing, and diversifying and expanding its commercial land uses on the Highway Corridors.

- ❖ *The Village must continue to designate undeveloped, vacant land for both single family and multifamily housing.*
- ❖ *Consider additional housing in the upper levels of Downtown buildings.*
- ❖ *Increase efforts to attract and retain commercial retail businesses along the Highway Corridors, including the Downtown.*
- ❖ *Automotive oriented commercial uses should be expanded along the Highway 9 / 16 Corridor in the southeastern portion of the Village.*



FUTURE LAND USE.

The Village of Pender should propose a goal of implementing appropriate community and economic development initiatives to increase the population base and provide additional wealth to the Community. Since its founding, the Village has experienced population growth, reaching a historic peak of 1,318, as per the 1980 Census. A decreasing population was evident as of the 2010 Census, which recorded a population of 1,002. However, as of 2019, estimates indicate the population has stabilized and is increasing once again, with a current estimated population of 1,120.

The Village should plan for an estimated population of 1,182 residents by 2029, an increase of 62 persons during the next 10 years. **Through the creation of additional housing and full-time employment opportunities, greater population growth is possible during the next 10 years. The “High” population projection for Pender during this planning period is 1,202 residents by 2029, or an increase of 82 persons.**

Achieving the projections for growth through 2029 will require the annexation of undeveloped land and the expansion of infrastructure and utilities to support residential, commercial and industrial development. The identification of future growth areas for all land use types adjacent and beyond the Village of Pender Corporate Limits is necessary to support growth opportunities. **Illustrations 4.5 and 4.6, Pages 4.17 and 4.18, identify future land use patterns for Pender and its Planning Jurisdiction.**

INFILL DEVELOPMENTS

The strategic development of infill lots and other undeveloped land areas within the Corporate Limits of Pender would allow for managed growth and the utilization of existing infrastructure, including streets, electrical, gas and water and sewer systems. The current available undeveloped parcels are not sufficient to meet the needs for future development opportunities throughout the 10-year planning period, 2019 to 2029. **Thus, the identification of residential, commercial, industrial and parks and recreational growth areas beyond the current Corporate Limits is a vital component of this Comprehensive Plan.**

Illustration 4.5, Future Land Use Map, highlights the future land use development recommendations for areas within the Corporate Limits of Pender. **Future Land Use Map, Illustration 4.6**, identifies the growth areas proposed beyond the current Corporate Limits, but within the Planning Jurisdiction.

PARKS & RECREATION

An estimated 23.4 acres of park and recreation land currently exists in Pender. This acreage is in line with current national planning standards, based on the population of Pender. The Village maintains one public park, a swimming pool and two ballfields, all located in the northwestern portion of the Village.

An increased effort to modernize and expand park equipment needs to be a focus during the 10-year planning period. Community leaders and residents have identified a public trails network, a renovated pool/splash pad area and a track and field facility as potential projects most desired in the Community.

The development of a public trails network that extends throughout the Village, connecting schools, parks, neighborhoods, the Downtown and other Community facilities would provide several benefits, including safe and healthy recreation and transportation opportunities, as well as become a source of community identity and pride.

PUBLIC/QUASI-PUBLIC

Future public/quasi-public land uses in Pender will primarily accommodate any expansions of existing public services. Existing facilities and land use configurations are expected to be sufficient to occupy their present land area to meet the service requirements of Pender through 2029.

RESIDENTIAL AREAS

Future residential development in and around the Village of Pender should be a high priority during the 10-year planning period. Based upon the targeted housing demand, the Village will need to designate an estimated 6.8 additional acres of land during the next 10 years, for residential development, providing additional housing options to all income sectors, age groups and family types/sizes in the Community.

The “High” population projection for Pender would require up to an estimated 9.2 additional acres of land for residential development. The Village should designate, or reserve, approximately 28 acres for future/planned residential subdivisions, totaling 165 acres at both developed and planned residential uses.

The **Future Land Use Map, Illustration 4.6**, identifies designated residential areas in and around Pender as single family and multifamily uses. These designations will allow developers the option of providing a variety of housing for persons and families, of all ages and incomes.

FUTURE LAND USE MAP
CORPORATE LIMITS
PENDER, NEBRASKA
2029



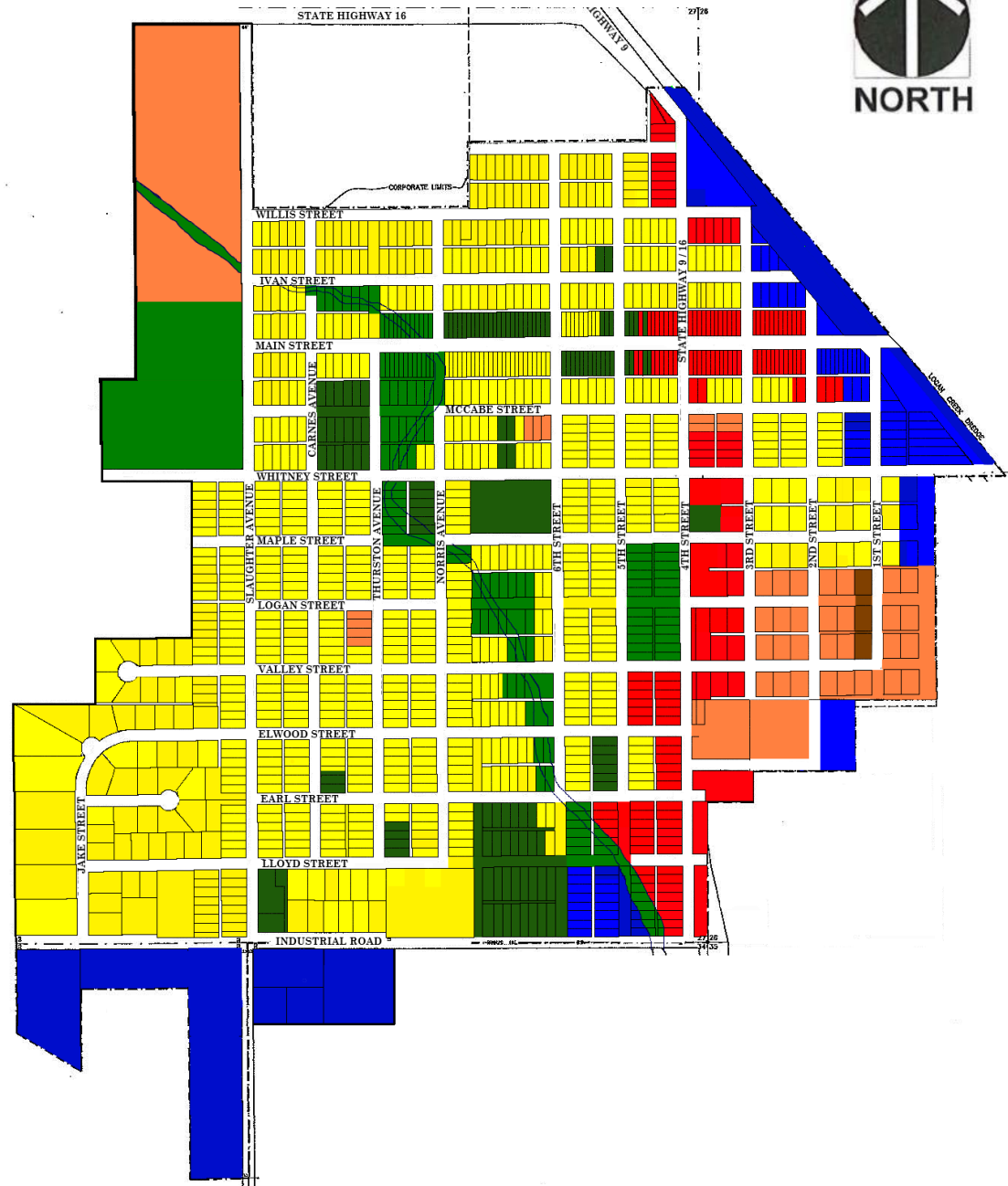
ILLUSTRATION 4.5

LEGEND

- PARKS/RECREATION/OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *



FUTURE LAND USE MAP

PLANNING JURISDICTION

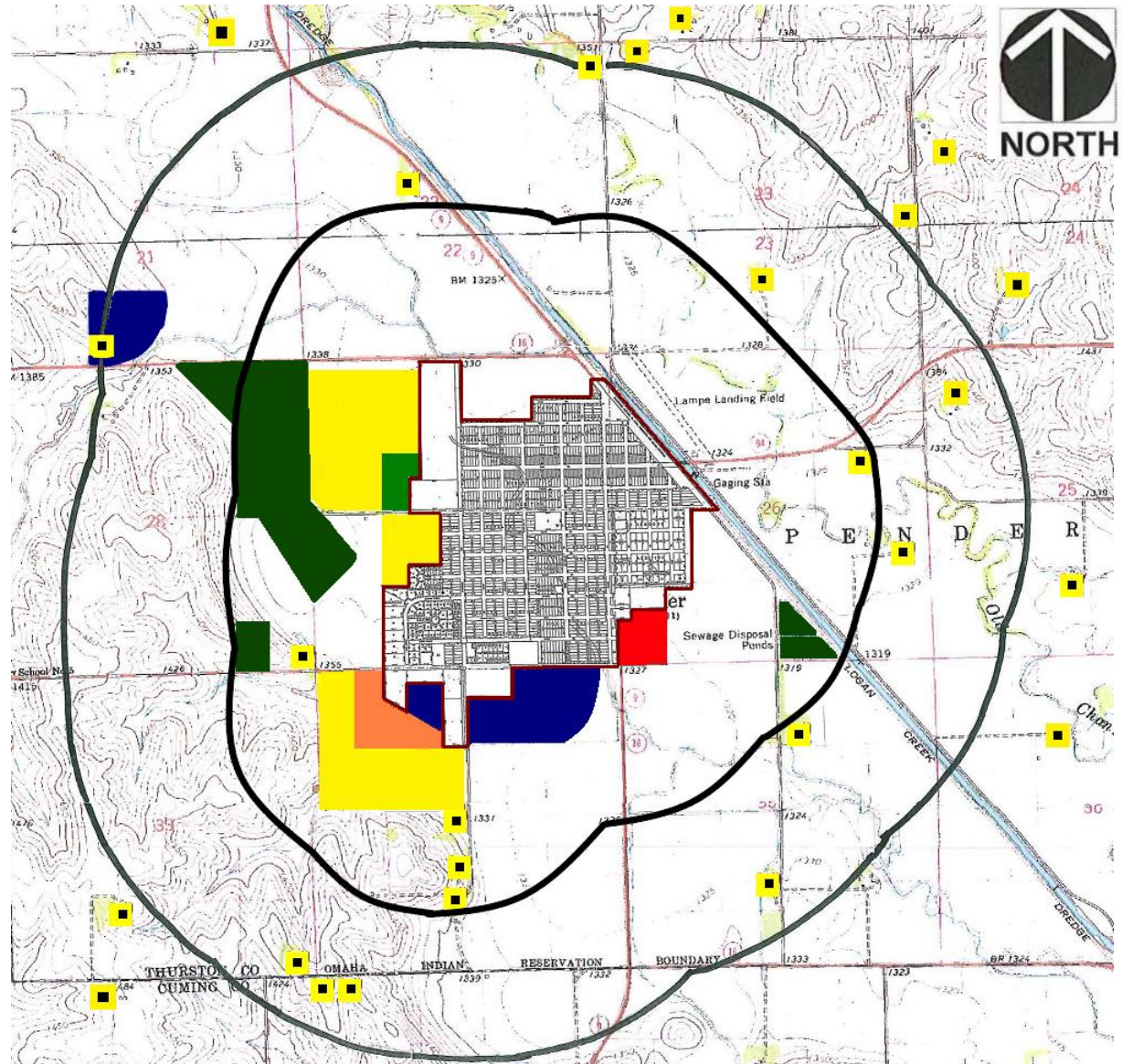
PENDER, NEBRASKA

2029

ILLUSTRATION 4.6

LEGEND

- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION
- RESIDENTIAL SUBDIVISION
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL
- PENDER CORPORATE LIMITS
- EXISTING ONE-HALF MILE PLANNING JURISDICTION
- FUTURE ONE-MILE PLANNING JURISDICTION



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

The following provides a description of future residential land uses for the Community.

- ❖ **Single family housing** development should, first, occur within the Corporate Limits of Pender. Vacant parcels within established neighborhoods on lots created with the demolition of dilapidated houses, as well as in planned residential areas in the northern and southwestern portions of the Village should be targeted as priority areas for new residential development. These areas would have reasonable access to existing water and sewer utility systems. Secondly, development of single family residential subdivisions should be encouraged within the planned single family growth areas. However, the cost of development in the designated growth areas will be significantly more than on vacant parcels within existing neighborhoods of Pender that have direct access to the existing infrastructure systems. **The Village should designate, or reserve, an additional 28 acres for future/planned single family residential subdivisions, totaling 157 acres of both developed and planned single family residential uses.**
- ❖ **Multifamily housing** development must be pursued during the 10-year planning period, for both elderly and family households. The existing land use analysis concluded that multifamily acreage in Pender is currently 15 acres less than recommended by National Planning Standards. New multifamily areas within Pender should primarily be targeted to the southeastern portion of the Community, on both vacant and developed lots, adjacent both industrial and commercial land uses. The **Future Land Use Map, Illustration 4.6**, identifies multifamily growth areas beyond the Corporate Limits as being located in the southwestern portion of the Planning Jurisdiction, adjacent the current Corporate Limits and buffering future single family residential development from industrial land uses. To expand affordable housing options for single adults, families, retirees, the elderly and, especially, workforce households, the Village should establish a priority for the development of multifamily housing and upper-story housing in Downtown commercial buildings, such as the recently completed Palace Lofts.



FUTURE HOUSING & UTILITY SERVICE NEEDS

Housing projections through 2029 must be supported by expanding the Utility Service Area. Pender is expected to need up to **44 new housing units** over the next 10 years, including **26 owner** and **18 rental units**. If projections for 2029 are to be met, the following housing and utility service needs must be achieved:

- Designated residential growth areas will require the extension of infrastructure and utilities systems to support proposed developments.
- Existing Utility Service Areas can sustain concentric growth from the Current Corporate Limits, outward.
- Water and waste water treatment facilities have sufficient capacities to support projected growth through 2029.
- Portions sanitary sewer system will require maintenance or replacement in order to continue supporting the existing and future populations.

COMMERCIAL

Future commercial land uses in Pender, along the Highway 9, 16 and 94 Corridors, are anticipated to include infilling vacant lots and replacing existing deteriorated and/or abandoned buildings. Automotive oriented commercial uses and big box retail outlets should be developed along the Highway 9 / 16 Corridor in the southern portion of the Community. Future highway commercial development should proceed with caution so as to promote the role of Downtown Pender as the primary center of commerce and entertainment.



The Village should designate, or reserve, four additional acres for future/planned commercial developments, totaling 27 acres of both developed and planned commercial uses. Specialty retail, cafes/restaurants and professional offices are encouraged to further diversify commercial venues in Downtown Pender.



INDUSTRIAL

The Village of Pender does not have sufficient vacant land within its Corporate Limits for additional industrial land uses. An estimated 36 acres of industrial land currently exists within the Corporate Limits of Pender. The current industrial tracts within the Village, in a state of transition or possessing vacant parcels in close proximity to residential development, are encouraged to become "light" industry. The reason is twofold: one, it creates a more compatible land use with adjacent commercial and residential properties; and two, it satisfies a need in the Community.

The Village should designate, or reserve, an additional eight acres for future/planned industrial developments, totaling 44 acres of both developed and planned industrial uses.

To provide jobs for an increasing population base, and to continue to attract additional business and industry to Pender, it is recommended that vacant lands within the southern industrial district should be prepared to support new industrial uses. The Village must maintain enough industrial land for growth and development. Local economic development groups, organizations and property owners are encouraged to promote and continue their support for additional industrial land development.

The **Future Land Use Maps, Illustrations 4.5 and 4.6**, identify proposed industrial land use areas both within the Village and the Planning Jurisdiction, primarily in the southern portion of the Community. Desirable transportation corridors are adjacent the majority of present and future industrial districts. Those areas outside the Corporate Limits (currently on vacant lands) would require an extension of appropriate infrastructure to facilitate future developments.

INTENSIVE AGRICULTURAL USES

PCD and the Pender Planning & Zoning Commission recognize the importance of agricultural practices to the economy of the Community, including livestock facilities. The expansion of existing livestock confinement operations within the Planning Jurisdiction of the Village should only be permitted in unique circumstances. The development of new livestock confinement operations should be prohibited within the Planning Jurisdiction. Floodplains associated with the Logan Creek Dredge/Levee limit or complicate the development of the Village beyond its current Corporate Limits to the north and east. Therefore, the remaining portions of the Planning Jurisdiction of the Village are vital to the continued growth and development of Pender. **Livestock confinement operations are best suited for locations within rural Thurston County, outside the Planning Jurisdiction of the Village of Pender.**

LAND USE PLAN / IMPLEMENTATION

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development activities. These include local, State and Federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the areas such as the Downtown and adjacent older residential neighborhoods is deemed to be an essential and integral element of development and redevelopment planning. Pender maintains a **Redevelopment Area** that contains a majority of the land within its Corporate Limits, including the Downtown. **Illustration 1.2, Page 1.4** displays a map of this **Area**.

PLACE-BASED DEVELOPMENT COMPONENTS.

Future development efforts within identified growth areas are encouraged to incorporate “**Place-Based**” development **components**, whereby development supports the Community’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements. The four general concepts of place-based development include the following:

ACCESS AND LINKAGES:

- Does the development area have adequate accessibility and walkability to other neighborhoods and centers in the Community?
- What are the programs proximity to local services and amenities?
- Can people utilize a variety of transportation modes, such as sidewalks, streets, automobiles, bicycles and public transit, to travel to and from the development area?
- Is the development program visible from other neighborhoods or parts of the Village?
- Is public parking available for visitors to the development site?

COMFORT AND IMAGE:

- Is the proposed development located in a safe neighborhood?
- Are there historic attributes to consider for the proposed development?
- Is the neighborhood of the proposed development located safe, attractive and well maintained for all residents?
- Are there any environmental impacts that could hinder the development of the proposed facility?

USES AND ACTIVITIES:

- How will the proposed development be used? By young families and local workforce? By elderly or special needs populations?
- Are there amenities proposed, or existing and nearby the development that will keep residents active, including parks and recreation opportunities?
- Does the development program include a central gathering space for workers, residents and/or visitors?
- Does the housing program include a central gathering space for residents, workers and visitors to the site, as well as Community residents?

SOCIABILITY:

- Will the development program be developed in a way the will allow residents to socialize and interact with one another?
- Will people take pride in living at the proposed development site?
- Are diverse population encouraged to reside at the development site?
- Does the housing program present a welcoming environment for both current and future residents?

VOLUNTARY AND INVOLUNTARY ANNEXATION

Future annexation activities in the Village of Pender, both **voluntary and involuntary**, should occur in the non-agricultural land use areas identified in **Illustration 4.6, Future Land Use Map**. Land can be annexed at a point in time when in conformance with and meeting the criteria of Nebraska State Statutes, (Neb.Rev. Stat.§17-405.1). Specifically, if such land, lots, tracts, streets, or highways are contiguous or adjacent and are urban or suburban in character. Agricultural lands that are “rural in character” are not included under such authority.

The terms “adjacent” or “contiguous” under §17-405.2, states that *“lands, lots, tracts, streets, or highways shall be deemed contiguous although a stream, roadway, embankment, strip, or parcel of land not more than five hundred feet wide lies between such lands, lots, tracts, streets, or highways and the corporate limits of a city of the second class or village.”*

Documenting that the character of the land proposed for annexation is **“urban or suburban in character” and not “agricultural in nature”** has no clear definitions or thresholds established by State Statues. Although court cases have found that the use of land for agricultural purposes is not *“dispositive of the character of the land, nor does it mean it is rural in character. It is the nature of its location as well as its use which determines whether it is rural or urban in character.”*

Standard Planning Methodology for Annexation also advocates:

1. Lands that are planned for the growth of the Village are best identified in the Comprehensive Plan, specifically the “Future Land Use Maps.” Lands are identified to support future growth needs for residential, commercial, industrial, parks/recreation and open space.
2. Also, planning practice dictates that if the land is bound on two sides by the Corporate Limits of a Village it should be considered for annexation. If it also has municipal water, but not sewer access; or municipal sewer, but not water access, a stronger case for the land being **“urban or suburban in nature”** is made.
3. If the land is bound on three sides by the Corporate Limits of the Village, and has access to municipal water and sewer service, general planning practice dictates that the land should be annexed.

The Village of Pender **Future Land Use Map** of the Planning Jurisdiction, **Illustration 4.6**, also maintains that a certain amount of **vacant land** will also be needed to provide an overall functional land use system. To develop the Community in the most efficient and orderly manner possible, the focus should be placed, first, on the development of suitable vacant land within the Corporate Limits of Pender. When land within the Corporate Limits is not sufficient in area to support a proposed development project, developers are recommended to identify land appropriate to the scope of the project within identified residential, commercial, industrial, public/quasi-public and parks/recreation growth areas within.

There currently exists an estimated 99 acres of vacant land within the Corporate Limits. An estimated 79 acres, or 80 percent, of the vacant land is developable. The remaining 20 percent of vacant land can be considered “not developable” due to its location within or near topographical features such as the Rattlesnake Creek.

AREAS FOR ANNEXATION

Areas directly adjacent the existing Corporate Limits to the west, southwest, and south of the Village are recommended for future annexation, throughout the 10-year planning period. These areas are all capable of being served by extensions of municipal infrastructure and utility systems adjacent the current incorporated areas of the Village. These areas are also identified on the **Future Land Use Maps, Illustrations 4.5 and 4.6.**



PENDER, NEBRASKA
2019-2029 COMPREHENSIVE PLANNING PROGRAM
COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 5
PUBLIC FACILITIES,
UTILITIES & TRANSPORTATION.

SECTION 5 **PUBLIC FACILITIES, UTILITIES & TRANSPORTATION.**

INTRODUCTION.

Section 5 of the **Pender, Nebraska Comprehensive Plan** discusses the existing conditions and planned improvements to the public facility and utility systems in the Community. Quality public facilities, services and parks & recreation systems are provided to ensure a high quality of life for all residents of Pender. All improvements to these Community components are aimed at maintaining or improving the quality of life in the Village of Pender.

Public Facilities identify existing facilities in Pender and determine future needs and desires during the 10-year planning period. Public Facilities provide citizens with social, cultural and educational opportunities. Facilities in Pender include, but are not limited to, Village and County government, health care, law enforcement, education, police/fire protection and recreational facilities such as parks and athletic fields. **Unless otherwise identified, general maintenance is planned for all public facilities in Pender, which also implies that the identified facility is adequate and meets the needs of the Community through the 10-year planning period.** The locations of these public facilities are identified in the **Pender Public Facilities Map, Illustration 5.1.**

Public Utilities address the water and wastewater utility systems in the Community, including current condition and capacity. It is the responsibility of any community to provide sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion and maintenance of these systems be coordinated with the growth of Pender. Analysis of these infrastructure systems, via conversations with Village maintenance and utility personnel, confirmed that the Village must continue to maintain and improve these utility systems.

Transportation examines the systems that provide for safe travel of pedestrians and automobiles. Quality public facilities, utilities and transportation systems are provided to ensure a high quality of life for all residents of Pender. The availability of a convenient and efficient transportation system is essential to the continued economic and physical development of Pender. An adequate transportation system is required to transport goods and services to and from major travel routes and market centers outside the Village, and provide for the circulation needs within the Community. The overall purpose of the transportation plan is to provide the necessary guidelines for the safe movement of people and vehicles throughout Pender and its Planning Jurisdiction.

PUBLIC FACILITIES MAP

CORPORATE LIMITS
PENDER, NEBRASKA

ILLUSTRATION 5.1

LEGEND

Parks & Recreation

- 1 Blue Ox RV Campgrounds
- 2 Dave Nitzschke Memorial Park
- 3 Municipal Pool
- 4 Pender Park
- 5 Veteran's Memorial Park

School/Educational Facilities

- 6 Football Field
- 7 Heyne Field
- 8 House Memorial Library
- 9 Pender Public Schools

Health, Wellness & Elderly

- 10 Legacy Garden Rehabilitation
- 11 Pender Community Hospital
- 12 Pender Medical Clinic
- 13 Pioneer Senior Center
- 14 Prairie Breeze Assisted Living

Public Safety, Government & Commerce

- 15 Municipal Airport
- 16 Pender Community Center
- 17 Post Office
- 18 Thurston Co. Courthouse
- 19 Thurston Co. Law Enforcement Center
- 20 Village Office
- 21 Volunteer Fire Department
- 22 Water Tower

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *



EDUCATION.

A broader-based education, with emphasis on technical and human relation skills has become necessary and desired in today's society. Standards developed by educators and planners can provide guidance in the creation of, and addition to, the School District's educational facilities. **Pender Public Schools** is a major contributor to the quality of life and well-being in the Community of Pender. During the 10-year planning period, it will be important for the facilities maintained by Pender Public Schools to have the ability to support a growing population, specifically youth populations.

DISTRICT FACILITIES

- ❖ **Pender Public Schools District** – The Pender Elementary and Pender Junior/Senior High Schools are located at 609 Whitney Street, in central Pender. The School building was originally constructed in 1922, and the first gymnasium was added in 1960. A new vocational classroom building and shop was completed in 1975 and the new Elementary School addition was completed in 2002. Grades 7-12 are supported by the High School, while grades K-6 attend the Elementary School.

Building amenities include facilities especially designed for industrial technology, art, music and science classes. Extra-curricular activities include the standard clubs and organizations, as well as a variety of athletic teams. To enhance the student learning experience with a variety of educational applications, students grades K-3 receive an iPad for personal use throughout the school years, grades 4-8 receive a Chromebook and grades 9-12 receive an Apple laptop.

Pender Public Schools also offers Pendragon Academy, a program that works with students who have behavioral needs, focused on designing, implementing and refining highly specific positive behavioral intervention plans using strategies designed to reduce inappropriate behavior while enhancing adaptive skills. Because the program is located in a public school, students have more opportunities to interact with peers and generalize skills in a natural setting.

Pender Public Schools currently employs approximately 70 total staff members, and enrolled 387 students Kindergarten through 12th grade during the 2018-19 school year. Future expansions and/or renovations are likely within the next 10 years due to increased enrollment numbers.

- ❖ **Preschools** – Little Sprouts Child Development Center is a licensed childcare and education center located at 614 Main Street, Suite #5. The Center uses Creative Curriculum to gather information about each child’s developmental abilities and evaluate progress to deliver the best individualized instruction for every child. The Center is licensed for 40 children; eight infants, 12 toddlers and 20 preschool aged kids.
- ❖ **Educational Service Unit (ESU) #1** – ESU #1 has its main offices located in Wakefield, Nebraska and serves the northeast Nebraska area, including the Counties of Cedar, Dakota, Dixon, Knox, Thurston and Wayne. Created by the Nebraska Unicameral in 1965, “Educational Service Units” were intended to fill educational service gaps in local School District budget that did not provide for audio/visual aids, special education, school nurse services, and other specialized personnel, equipment, or diagnostic needs.

AREA COLLEGES

- ❖ **Northeast Community College (NECC)** – NECC is a two-year college with the main campus located in Norfolk, Nebraska. Extended campuses are located in O’Neill, South Sioux City and West Point, Nebraska, in addition to Early College classes offered at offices located in Ainsworth and Hartington, Nebraska. Each campus offers a variety of programs in one- and two-year degrees, diplomas, certificates or training programs. The Community College is well connected within the surrounding area, offering on-line courses and degree programs. More than 13,000 credit and non-credit students were enrolled with NECC during the 2016-17 academic year, with classes held in approximately 60 different communities.
- ❖ **Wayne State College** – Wayne State College is a four-year college located in Wayne, Nebraska. Wayne State’s four academic schools, Arts & Humanities, Business & Technology, Education & Counseling and Natural & Social Sciences, offer more than 130 programs of study, awarding bachelor’s, master’s and education specialist degrees. The College enrolled a total of 3,306 students during the 2017 Fall Semester, and currently employs 123 full time faculty, 81 percent of which have their terminal degree. Three new facilities opened in 2018: the Criminal Justice Crime Scene Investigation Facility; the renovated Memorial Stadium Press Box, which serves students in broadcasting, journalism and athletics; and the Center for Applied Technology, serving students in the industrial manufacturing and technology fields.
- ❖ **College Center** – College Center, located in South Sioux City, Nebraska, is a collaboration and partnership between NECC and Wayne State College that brings affordable educational opportunities to the region. Students can earn their associate degree at College Center through classes offered by NECC, and transfer credits to Wayne State College to earn their bachelor’s or master’s degree at College Center. College Center opened in March, 2011, and its educational model is unique to both the State of Nebraska and the surrounding region.

OTHER EDUCATIONAL FACILITIES

Other Area Education Facilities – Several Colleges and Universities are located within a reasonable distance of Pender. These Colleges and Universities include the following:

- ◆ **Midland Lutheran College** – Fremont, NE
- ◆ **Nebraska Indian Community College** – Macy and Santee, NE
- ◆ **University of Nebraska-Omaha** – Omaha, NE
- ◆ **Nebraska Methodist College** – Omaha, NE
- ◆ **College of Saint Mary** – Omaha, NE
- ◆ **Clarkson College** – Omaha, NE
- ◆ **University of Nebraska-Lincoln** – Lincoln, NE
- ◆ **Nebraska Wesleyan University** – Lincoln, NE
- ◆ **Union College** – Lincoln, NE
- ◆ **Doane University** – Crete, Grand Island, Lincoln and Omaha, NE
- ◆ **Western Iowa Tech Community College** – Sioux City, IA
- ◆ **Morningside College** – Sioux City, IA
- ◆ **Briar Cliff University** – Sioux City, IA

PROGRAM RECOMMENDATIONS

Schools in Pender should meet the following standards and guidelines:

- ◆ Schools should be centrally located;
- ◆ Schools should not be located near high traffic or heavily concentrated areas with high noise levels;
- ◆ Land acquisition with future expansion in mind;
- ◆ Adequate open space should be available to students; and
- ◆ Provide safe routes to schools from all neighborhoods of the Community, including sidewalks, pedestrian crossings, school bus access and traffic signals.

The Village and Pender Public Schools should support and provide a **high quality of elementary, junior and senior-level education** for residents of the Community and surrounding area. The District should strive to maintain an excellence in education by expanding facilities, amenities and employment opportunities, as needed, while creating new and expanding existing educational programs and activities to support a growing student and faculty population within the Public School system.

LIBRARY

- ◆ **House Memorial Library** – The local Public Library is located at 220 Thurston Avenue. The three person staff maintains resources at the Library, including 54,409 volumes with an average annual circulation of 13,374 volumes, 586 registered users, 14 computers available for public use and a large meeting room available to a variety of local organizations and special events. The Library is open six days per week, including 2:00 PM to 8:00 PM Monday and Thursday, 2:00 PM to 5:00 PM Tuesday, Wednesday and Friday and 10:00 AM to 4:00 PM on Saturday.

PARKS/RECREATION.

An integral part of the quality of life in a Community is the park system and recreational opportunities provided to its residents and visitors. Additionally, parks and recreational facilities ensure the health of families and individuals, and contribute to the economic and environmental well-being of a Community. The following highlights Pender's Public Park and other recreational amenities, as well as nearby recreational activities:

- ◆ **Pender Park** – The Village's main park is located on the south side of Main Street, between Norris and Thurston Avenues and extends two blocks south to the northern edge of Whitney Street. Pender Park includes approximately five acres of developed park areas and facilities, as well as natural open spaces. Rattlesnake Creek meanders through the Park from the northeast corner to the south-central portion of the Park. In 2014, Pender received a grant from the Lower Elkhorn Natural Resource District to make the Park handicap accessible, renovate the restrooms and pave the public trail into the Park, to the restrooms and to the picnic shelters. The following amenities are available in Pender Park:
 - Basketball Court.
 - Playground Equipment Area.
 - Picnic Tables.
 - Picnic Shelters and Benches.
 - Open Space (adjacent the Rattlesnake Creek environs).
 - Handicap Accessible Restrooms and Water Fountain.
 - Paved Public Trail.

- ◆ **Pender Swimming Pool** – The Pender Swimming Pool is located across the street from Pender Park, on the west side of Thurston Avenue, and the facility extends a full block to Carnes Avenue. The Pool operates from Memorial Day through Labor Day, with daily hours of operation from 1:00 PM to 8:00 PM.
- ◆ **Dave Nitzschke Memorial Park** – Dave Nitzschke Memorial Park is located in northwest Pender near the intersection of Whitney Street and Slaughter Avenue. The Park consists of a baseball field and a softball field. Additional amenities located within the Park include seating areas, press box and bleachers, concession stand, playground equipment and Community memorials.
- ◆ **Blue Ox RV Campgrounds** – These Campgrounds are located south of Industrial Road at the northern edge of the Blue Ox manufacturing facility in Pender. Fourteen RV parking sites have electricity, water and sanitary sewer hook-ups, while an additional four sites have no access to utilities. Blue Ox markets the Campgrounds to Blue Ox towing products customers as well as to the general public for a nightly fee of \$15. Office hours are from 7:30 AM to 5:30 PM Monday through Friday. Factory tours are available at 2:30 PM, weekdays.



- ◆ **Veteran’s Memorial Park** – This Park was dedicated during the Q125 Celebration in 2010, of the founding of the Village of Pender and is located along the north side of Main Street, between 6th Street and Norris Avenue, east of the new Pender Community Center. The Memorial was constructed to remember all who fought and/or died serving their country.
- ◆ **Pender Community Center** – Completed in December, 2017, the Pender Community Center is a 37,000 square foot facility built on the site of the former Pender Legion Hall. Amenities include an event hall with stage, full kitchen, two community rooms and a multi-purpose room with walking track and basketball/volleyball courts. The Community Center also houses the Pender Legion Post and VFW meeting rooms. Tenants include the Village of Pender Offices, Anytime Fitness and Little Sprouts Child Development Center. The event hall portion of the facility can seat up to 400 people, while the multipurpose room can seat up to 832 people.



The remaining park and recreation facilities within Pender are comprised of the **Pender Baseball (Heyne Memorial Field) and Football Fields**, located between 4th and 5th Streets, between Maple and Valley Streets.

FUTURE PARK & RECREATION RECOMMENDATIONS

Pender is in need of a Community-wide public trails network, one that ultimately extends throughout and around the Village, in order to better connect all Community parks, schools, neighborhoods and the Downtown. Maintaining quality public trails provides citizens safer, healthier alternative modes of transportation, and can help attract and retain both new and current residents to the Community. The potential of a public trail connecting Rattlesnake Creek and Levee around the northern and eastern portions of Pender should be explored. This route would connect nearly all parks, the Public Schools, Hospital, Downtown and identified western growth areas. Such a trail may be partially funded by the Nebraska Game and Parks Commission's **Recreational Trails Program (RTP) Grant**. Eligible projects for this grant include trail development, trail related support facilities, renovation and repair of trails, trail support facilities and acquisition of land for trails.

HEALTH, WELLNESS & ELDERLY SERVICES.

A full range of medical and elderly services are available to residents of Pender within a reasonable distance of the Community. The Cities of Sioux City, Iowa and Omaha, Nebraska have higher levels of care facilities when needed.

- ◆ **Pender Community Hospital** –The **Pender Community Hospital District** was formed in 1969, with a service area including the western two-thirds of Thurston County, a portion of Cuming County and smaller sections of Burt and Wayne Counties. The District issued bonds in 1970 to expand the Hospital by an additional 32 beds, with construction completed by 1971. The Pender Health Care Foundation was formed in 1991. Pledges were raised to expand the hospital to a full service facility with outpatient specialty services, surgery renovation, a birthing suite and other clinical and office areas that were completed in 1998. Pender Community Hospital moved into a new, \$20.5 million state-of-the-art building in 2012, at 100 Hospital Drive in southern Pender along Industrial Avenue. The 21-bed Hospital is a designated Critical Access Hospital, and includes the attached Pender Medical Clinic, which opened its new space in 2018.



The Hospital offers a wide range of healthcare services, including cardiopulmonary/sleep services, diabetic education, dietary services, emergency services, geriatric assessment, labs, medical imaging, obstetrics/gynecology, pharmacy, rehab therapy, social services, surgical services and telehealth, as well as a number of outpatient specialty clinics.

Beginning in March, 2019, the Hospital became the first Critical Access Hospital in Nebraska to offer the da Vinci system, a robotic-assisted surgery service. The technology was previously only available at larger hospitals for general surgery, gynecologic surgery and urologic surgery.

- ◆ **Pender Medical Clinic** – Pender Medical Clinic, located at 958 Wellness Way, opened its new facility in 2018, attached to Pender Community Hospital. Three to five physicians staff the full service clinic. Office hours are 8:00 AM to 5:00 PM Monday through Friday, and 8:00 AM to 12:00 PM on Saturday.
- ◆ **Dental Services** – One office in Pender provides general family dental services to residents in the Community and surrounding area. The facility provides a wide variety of services, including regular exams and cleanings, common dentistry procedures and specialized operations.
- ◆ **Legacy Garden Rehabilitation and Living Center** – Legacy Garden is affiliated with the Pender Community Hospital and is located at 200 Valley View Drive. The facility is a 42-bed Medicare/Medicaid certified long term care nursing home. Staff provide 24-hour nursing care and offer a full range of services including physical, occupational and speech therapy, restorative therapy, social services/case management, social activities, housekeeping duties and personal services.
- ◆ **Prairie Breeze Assisted Living** – Located in northwest Pender on the west side of Slaughter Avenue, Prairie Breeze Assisted Living is affiliated with the Pender Community Hospital District, and provides assisted living amenities to elderly persons and families. The facility consists of 16 units of affordable housing. Amenities include a common space for housekeeping, laundry rooms, a hot tub, general storage, mechanical space, a family visitation/dining area along with kitchen and pantry. An 828 square foot covered canopy and an eight stall garage are also included. Currently, there are no projects in the planning stages for future facility improvement and expansion.

- ◆ **Pioneer Senior Center** – The Pender Pioneer Senior Center is a facility located at 105 5th Street, at the west end of the Downtown. A group of senior citizens acquired the former Presbyterian Church and converted the building into the senior citizens facility. The organization is maintained by an elected board of the seniors. Hours of operation are 8:00 AM to 5:00 PM Monday, Wednesday and Friday. Center activities include cards, puzzles, monthly speakers, special health clinics and potluck meals, as well as private family events.

PUBLIC SAFETY & GOVERNMENT.

Public administration facilities are facilities which serve the citizens of the Community and conduct the business of government and carry out its operations. Therefore, it is essential these services are centrally located and convenient to the majority of the citizens in the Community.

PUBLIC SAFETY

- ◆ **Police** – The Village of Pender is contracted with Thurston County for its law enforcement within the Village’s Corporate Limits. The Thurston County Sheriff’s Office employs one Sheriff, and two full-time deputies and one part-time deputy serving the Pender area. Thurston County 911 is in charge of emergency dispatch for all jurisdictions within the County.

The Sheriff’s Office recently moved into the new \$5.9 million, 18,000 square-foot **Thurston County Law Enforcement Center (LEC)**, which opened in 2018 at 605 South 2nd Street in southeast Pender. The LEC is currently home to the Sheriff’s Office, Corrections and soon to be new dispatch center. The facility can hold 34 inmates in high security cells, with 24-hour housing guard. The facility was designed to be expanded in the future, so that 16 additional beds can access the outdoor recreation area. A courtroom and new courthouse could be built south of the Law Enforcement Center in the distant future.

- ◆ **Pender Volunteer Fire Department** – The Pender Volunteer Fire Department and Rescue Squad is located at 314 Maple Street, and has a total of 28 volunteers. The Fire Department and Rescue Squad covers an area of approximately 150 square miles. The Fire Department has various types of equipment available, including ambulances, a duel pumper/tanker truck and a command rig. **The Village of Pender has an ISO rating of “7” inside the Corporate Limits.**

- ◆ **Civil Defense** – Civil defense is managed by the **Thurston County Emergency Management Office**, along with local volunteer fire departments and county officials. Civil defense is responsible for notifying citizens in the case of an emergency. In the case of an emergency, a list of trained volunteers is maintained on an as-needed basis. The planning and preparation for natural disaster and man-made emergencies consist of the following: Mitigation, Preparation, Response, and Recovery. Examples of natural and man-made disasters include floods, tornadoes, winter storms, chemical spills, explosions, plane crashes, etc. Other services include weather alert of severe weather, tornado awareness week education, winter time road services, etc.

GOVERNMENT

- ◆ **Village Office** – The Pender Village Office is located in the new Pender Community Center at 610 Main Street. The Village Office is open 8:00 AM to 5:00 PM Monday through Friday. The Village Board of Trustee’s, Planning & Zoning Commission and PCD, among other local organizations, hold meetings at the Community Center.
- ◆ **Post Office** – The U.S. Post Office of Pender is located at 319 Main Street in Downtown Pender. The Post Office building has a total of 494 postal boxes. The Post Office maintains three rural delivery routes, and the Service Center is open from 8:00 to 11:30 AM and from 12:30 to 4:00 PM, Monday through Friday, as well as 9:00 to 10:00 AM on Saturdays. The Lobby is open 24 hours a day, seven days per week.



COMMERCE

- ◆ **Pender-Thurston Chamber of Commerce** – The Pender-Thurston Chamber of Commerce is an organization of local businesses that promote economic growth and development in the Communities of Pender and Thurston. The Chamber organizes various events that highlight the social and cultural significance of each Community, and also plays a key role in targeting prospective businesses and enticing them to locate in the area.

PUBLIC UTILITIES.

It is the responsibility of any community to provide a sound public infrastructure for its citizens, as well as to provide for anticipated growth. Therefore, it is important that the expansion of these systems be coordinated with the growth of the Village. Conversations with Village maintenance and utility personnel confirmed that the Village must continue to maintain and improve these utility systems.

WATER SYSTEM

The Village of Pender is served by three wells, with a maximum daily pumping capacity of 587,520 gallons per day. The City’s water treatment facility is located at the northeast corner of Slaughter Avenue and Industrial Road and has the capacity to treat 600,000 gallons per day. The Village has three water storage facilities: a 300,000 gallon elevated water tower, a 400,000 gallon ground storage water reservoir and a 100,000 gallon clear well, for a total water storage capacity of 800,000 gallons. Average daily water use is approximately 220,000 gallons per day during the winter, and 425,000 during the summer. Considering the amount of pumping capacity from the City’s three wells this storage capacity is adequate to handle growth.

The following is a list of the Village’s wells, pumping capacity, and well depth.

Well #	Capacity (gpm)	Static Water Level (feet)	Shut-Off Head (ft)
1	175	74	153
2	108	69	176
3	125	59	149

The Village’s water distribution system consists of mains ranging in size from 4” to 8”, with some dating to the 1940’s, though newer mains have been installed as recently as 2018. The Village has approximately 573 water connections, of those connections 467 are residential connections. Although the number of user connections has increased slightly, these pressures are adequate for industrial and residential expansion.

Overall, Pender’s water infrastructure is generally considered to be in good condition. Per Village Staff, some isolation valves are in need of being replaced, but adequate planning has been made to ensure that the water supply, treatment, and storage facilities are up to date and are sized to facilitate future expansion.

SANITARY SEWER SYSTEM

The wastewater system is served by a Waste Water Treatment Facility (WWTF) located along Logan Creek Road in rural Thurston County southeast of Pender. The facility maintains a daily treatment capacity of approximately 165,000 gallons per day. The sanitary sewer collection system consists of 4"-10" sewer mains, ranging in age from approximately 20 to 80 years.

Age-related maintenance and up-keep, from settling and breaking of mains are occasional problems with the system. The Village has run a camera through most of the sanitary sewer lines to find problems, and are putting together an action plan to sleeve or replace as necessary. Of Pender's utility systems, the sanitary sewer system is considered to be in most need of maintenance or replacement.

ELECTRICAL SYSTEM

The electric system is owned and operated by the Village of Pender and supplied by the Nebraska Municipal Power Pool (NMPP). Pender maintains its own electric power plant as an emergency back-up that is capable of producing 4.5 megawatts of power, or enough to supply the entire Village with daily usage.

NATURAL GAS SYSTEM

The natural gas distribution system in Pender is owned and operated by the Village of Pender and supplied by Northern Natural Gas. Pender has plenty of excess capacity to supply local residence and business usage, including the industrial facilities in southern Pender.

TRANSPORTATION.

The transportation network of a Community includes its streets, sidewalks and trails. Streets are only one component of the transportation plan. Thus, non-vehicular modes of transportation for pedestrians and bicycles need to be evaluated and discussed as well.

EXISTING TRANSPORTATION SYSTEM

Illustration 5.2, State Functional Classifications Map, Pender, Nebraska, depicts the transportation system in the Village of Pender. The streets are primarily in a grid network, especially in older subdivisions of the City, with lower functioning streets connecting to the higher volume streets. The transportation system is comprised of Nebraska State Highways 9, 16 and 94.

Highway 94 is an east-west “*Major Arterial*” road connecting Pender to US Highway 77 and the Sioux City, Iowa Metropolitan Area and beyond. The north-south roads, Highways 9 and 16 are both “*Major Arterials*” that converge at the northern Corporate Limits and run along 4th Street through Pender. All other streets within the Corporate Limits of Pender are classified as local streets. Local streets provide transportation throughout the Village, while the state highway and county roads provide transportation into the County, adjacent communities and areas beyond.

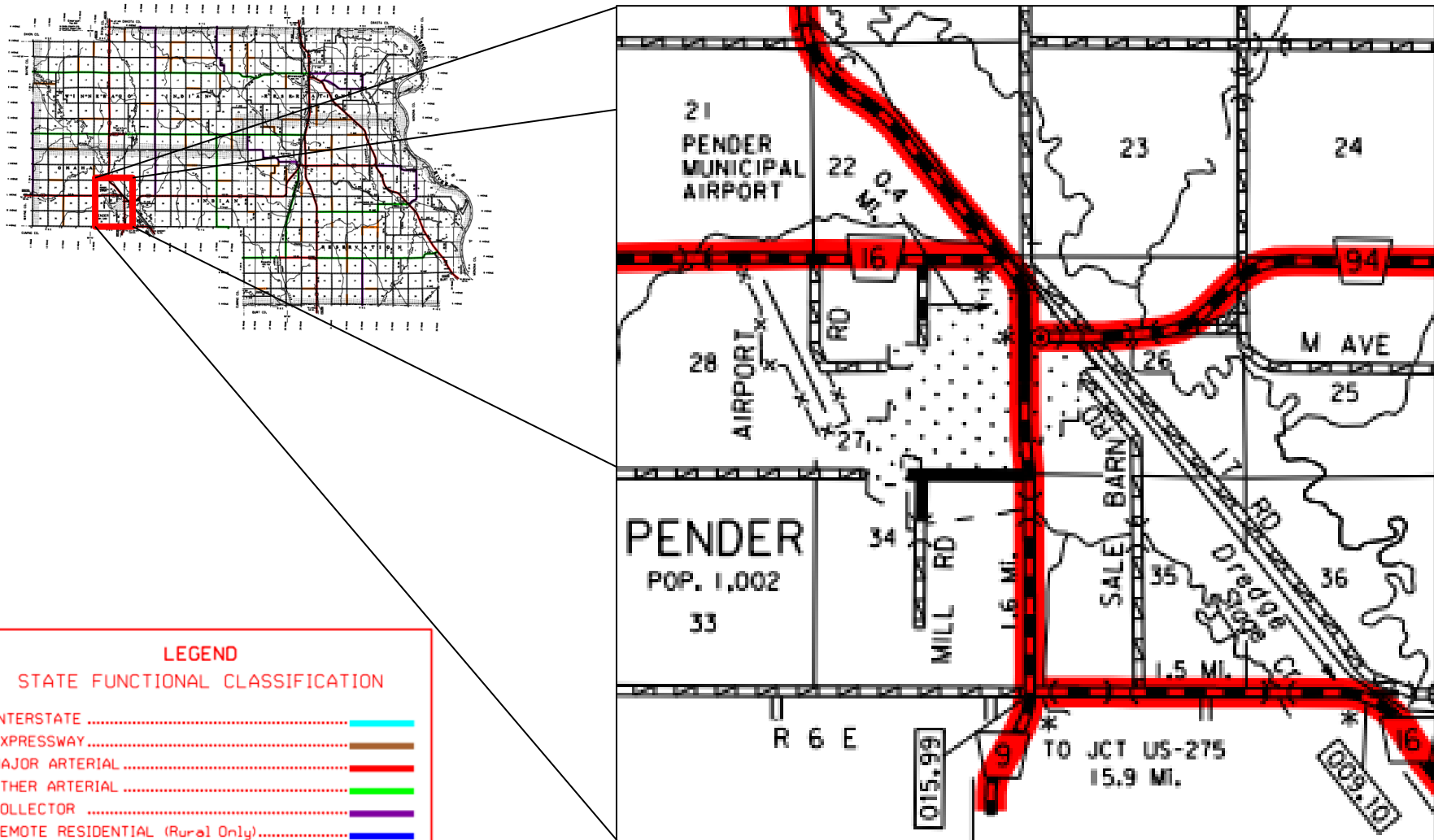
TRAFFIC VOLUME

The Nebraska Department of Transportation monitors traffic volume in the Pender area, on County roads and State and Federal highways. This tabulation process is done to identify appropriate existing road classification and engineering standards.

Illustration 5.3 identifies the average daily traffic counts for State and Federal transportation routes around Pender. Highways 9, 16 and 94 are identified as “*Major Arterial*” roads. All other roads within the Corporate Limits of Pender are classified as “local” roads.

STATE FUNCTIONAL CLASSIFICATIONS MAP

PENDER, NEBRASKA



Source: Nebraska Department of Transportation, 2016.

ILLUSTRATION 5.2

AVERAGE ANNUAL 24-HOUR TRAFFIC

PENDER, NEBRASKA

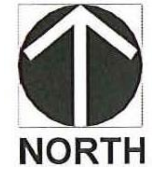


ILLUSTRATION 5.3

ANNUAL AVERAGE 24-HOUR TRAFFIC

	<u>2016</u>	<u>2014</u>	<u>2012</u>
SEGMENT A			
TOTAL VEHICLES	1,100	1,200	1,185
HEAVY COMMERCIAL VEHICLES	120	130	130
SEGMENT B			
TOTAL VEHICLES	960	880	970
HEAVY COMMERCIAL VEHICLES	120	110	120
SEGMENT C			
TOTAL VEHICLES	2,805	2,630	2,395
HEAVY COMMERCIAL VEHICLES	370	345	315

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

Source: Nebraska Department of Transportation,
 2012-2016.

ROAD CLASSIFICATIONS

Nebraska Highway Law identifies the nine functional classifications of rural highways as follows:

1. **Interstate:** Which shall consist of the federally designated National System of Interstate Defense Highways;
2. **Expressway:** Second in importance to the Interstate. Shall consist of a group of highways following major traffic routes in Nebraska and ultimately should be developed to multilane divided highway standards;
3. **Major Arterial:** Consists of the balance of routes which serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distance travel patterns;
4. **Scenic-Recreation:** Consists of highways or roads located within or which provide access to or through state parks, recreation, or wilderness areas, other areas of geological, historical, recreational, biological, or archaeological significance, or areas of scenic beauty;
5. **Other Arterial:** Consists of a group of highways of less importance as through-travel routes which would serve places of smaller population and smaller recreation areas not served by the higher systems;
6. **Collector:** Consists of a group of highways which pick up traffic from many local or land-service roads and carry it to community centers or to the arterial systems. They are the main school bus routes, mail routes, and farm-to-market routes;
7. **Local:** Consists of all remaining rural roads, except minimum maintenance roads and remote residential roads;
8. **Minimum Maintenance:** Consists of (a) roads used occasionally by a limited number of people as alternative access roads for area served primarily by local, collector, or arterial roads, or (b) roads which are the principal access roads to agricultural lands for farm machinery and which are not primarily used by passenger or commercial vehicles.
9. **Remote Residential:** Consists of roads or segments of roads in remote areas of counties with (a) a population density of no more than five people per square mile or (b) an area of at least one thousand square miles, and which roads or segments of roads serve as primary access to no more than seven residences.

The **Rural Highways Classified**, under subdivisions (1) thru (3) of this section should, combined, serve every incorporated municipality having minimum population of 100 inhabitants or sufficient commerce, a part of which will be served by stubs or spurs, and along with rural highways classified under subsection (4) of this section, should serve the major recreational areas of the State. Sufficient commerce shall mean a minimum of \$200,000 of gross receipts under the Nebraska Revenue Act of 1967.

FUTURE PENDER TRANSPORTATION SYSTEM

The future transportation system in the Village of Pender is outlined in the Village's **One- and Six-Year Road Improvement Programs**. Pender's One-Year Plan is for projects to be undertaken in 2019. Pender's Six-Year Plan is for projects to be undertaken through 2024, or earlier if funding becomes available. Pender currently has 16 projects listed on its One- and Six-Year Road Plans, primarily resurfacing projects on residential roads. No projects currently listed involve Pender's major arterials (Highways 9, 16 and 94).

Upcoming Nebraska Department of Transportation Projects within the Planning Jurisdiction of Pender:

SIX-YEAR PLAN (Fiscal Year 2019 to Fiscal Year 2024).

1. **STP-9-3 (105):** Nebraska State Highway 9, Bridge Repair, 0 Miles. (\$2,650,000).
2. **STP-9-4 (116):** Nebraska State Highway 9, Resurfacing and Bridge Repair, Pender to Emerson, 12.12 Miles. (\$7,720,000).
3. **ITS-NH-STP-77-3 (134):** Nebraska State Highway 9, Deploy CCTV Cameras, 0 Miles. (\$400,000).

Upcoming Thurston County Projects within the Planning Jurisdiction of Pender:

ONE-YEAR PLAN (Fiscal Year 2019).

1. **N/A:** Logan Creek Road, Bridge Repair (Stage Creek), 0 Miles. (N/A).



PENDER, NEBRASKA
2019-2029 COMPREHENSIVE PLANNING PROGRAM
COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 6
ECONOMIC & COMMUNITY
DEVELOPMENT PROFILE & PLAN.

SECTION 6

ECONOMIC & COMMUNITY DEVELOPMENT PROFILE & PLAN.

INTRODUCTION.

This **Section** addresses strategies, general procedures and concepts for an **Economic and Community Development Profile and Plan** for the **Village of Pender**.

“**Economic Development**” addresses the topics of *business retention and development and public relations*. The large number of non-resident employees commuting to Pender alerts Community leadership and local economic organizations to prepare and implement programs of housing development.

“**Community Development**” is a term that encompasses such varied activities as neighborhood redevelopment, urban design, public facility provisions, Downtown redevelopment and historic preservation. The underlying theme that unifies these activities is the conservation and reuse of existing built development and infrastructure.

EXISTING CONDITIONS.

The Village of Pender, the County-Seat and largest Community in Thurston County, is located at the intersection of Nebraska State Highways 9, 16 and 94, in northeast Nebraska. The Village is located in western Thurston County, approximately 35 miles southwest of South Sioux City, Nebraska, and 85 miles northwest of Omaha, Nebraska.

Identified needs include housing rehabilitation, the annexation of land in support of new residential development, continuing efforts to diversify retail businesses in Downtown Pender and along the highway corridors, and the expansion of existing and development of new industries. Challenges facing the Community are not unique to Midwestern cities and towns. With a progressive stance, the Community will be able to prosper and continue its economic and physical growth throughout the 21st Century.

Pender serves as a regional center of commerce and recreation for western Thurston and northeastern Cuming Counties. The Village also possesses an economic advantage with its location along Highways 9, 16 and 94, which connect Pender with communities across northeast Nebraska. Maintaining and developing a variety of businesses and industries, in conjunction with residential growth, will ensure the Community's future existence.

COMMUNITY DEVELOPMENT PLAN.

In 2012, Pender Community Development, Inc. (PCD) was created with the purpose of promoting *“rural community economic development by providing and ensuring the availability of decent, safe and affordable housing to low income and economically disadvantaged individuals and families and any other means consistent with general charitable purposes.”* The creation of PCD allowed for the designation of a **Redevelopment Area** in Pender, where Tax Increment Financing (TIF) can be used. The **Area** contains a majority of the land within the Pender Corporate Limits, including the Downtown. **Illustration 1.2, Page 1.4** displays a map of this **Area**.

Pender was designated a Leadership Certified Community by the Nebraska Department of Economic Development in 2015. Leadership Certified Community Program members are communities that demonstrate collaboration between community leaders and organizations, use of community planning and zoning, and strategies for business expansion and retention, among other requirements. Currently, 26 Leadership Certified Communities exist throughout Nebraska.

Economic and Community development activities are important to the sustained vibrancy of any Community. Urban design guidelines, public facility provisions, historic preservation, neighborhood rehabilitation and reinvestment and the identification of growth areas are key activities that the Village of Pender needs to consider during the life of this **Comprehensive Plan**. Residential, commercial and industrial growth areas are highlighted in the **Future Land Use Map, Illustration 6.1, Page 6.5**, for the Pender Planning Jurisdiction.

Downtown Pender should be promoted as the Community's social and economic focal point. The Downtown is located along Highway 94 (Main Street) in the northeastern portion of the Village. Highway 9 / 16 passes through the Downtown, along 4th Street.

In 2018, Pender residents approved a 1.5 percent sales and use tax for the purpose of infrastructure repair and replacement, new infrastructure installation and street improvements.

HOUSING REHABILITATION

The housing stock in Pender is generally well-maintained, but a need for moderate rehabilitation exists among a large portion of the existing housing units. As the housing stock continues to age, programs such as rehabilitation grants are encouraged to provide all Pender inhabitants with safe and decent housing. *A total of 433 housing structures located in Pender were recorded and reviewed. Of these structures, 127, or 29.3 percent were identified as being in a “Badly Worn” condition, while eight additional units were identified as “Worn Out”.* During the next 10 years, these structures should be targeted for substantial rehabilitation or, in extreme cases, demolition. Units in a worn out condition have the highest potential to be targeted for demolition and should be replaced with appropriate, modern, safe and decent housing units, with a special focus on the local workforce populations. *A total of 33 dilapidated housing units not cost effective for rehabilitation, should be targeted for demolition and replacement.*

The utilization of local, State and Federal funding sources will be vital in providing appropriate incentives for property owners to rehabilitate substandard dwellings. The use of TIF for the redevelopment of infrastructure and private property identified in the **Comprehensive Plan** is strongly encouraged. Supplementing Local programs with additional State and Federal funding, such as Community Development Block Grants, will assist the citizens of Pender in improving and rehabilitating their dwelling units.

DOWNTOWN/HIGHWAY COMMERCIAL AREAS

Downtown Pender is the center for business and professional activity. The overall growth and redevelopment of Pender has attracted new businesses to the Downtown and highway corridors in recent years, including Cubby’s and Main Street Thriftique. Community leaders should strive to continue attracting a nucleus of retail service business to the area. Retail commercial uses outside the Downtown must be limited in scope as to not diminish the role of Downtown Pender in the local retail market.

The Community of Pender has become a stable center of regional commerce for Thurston County and portions of neighboring Counties in northeast Nebraska. A wider variety of retail in the Downtown is needed to provide goods and services to local citizenry, as well as to residents of adjacent Communities and Counties. Very few vacant store fronts indicate that the Downtown is a vibrant center of specialty shops and professional offices to support Pender residents and regional commuters.

A variety of organizations including PCD, the Pender-Thurston Chamber of Commerce, Northeast Nebraska Community Action Partnership, Northeast Nebraska Economic Development District, Pender Village Board and Planning & Zoning Commission, Village Administration, Downtown property owners, merchants and civic groups are all working to improve the appearance and viability of the Downtown. To build on successes, “tools of public intervention,” such as the National Main Street Program, Historic Preservation Tax Credits, Tax Increment Financing (TIF), and Community Development Block Grants must be used creatively and jointly to impact change.

In 2017, Pender was awarded a Downtown Revitalization Grant from the Nebraska Department of Economic Development. A Downtown Revitalization Committee was formed, and work is currently in progress on a Downtown Revitalization Study, to identify the greatest needs of the Main Street Corridor.



FUTURE LAND USE MAP

PLANNING JURISDICTION

PENDER, NEBRASKA

2029

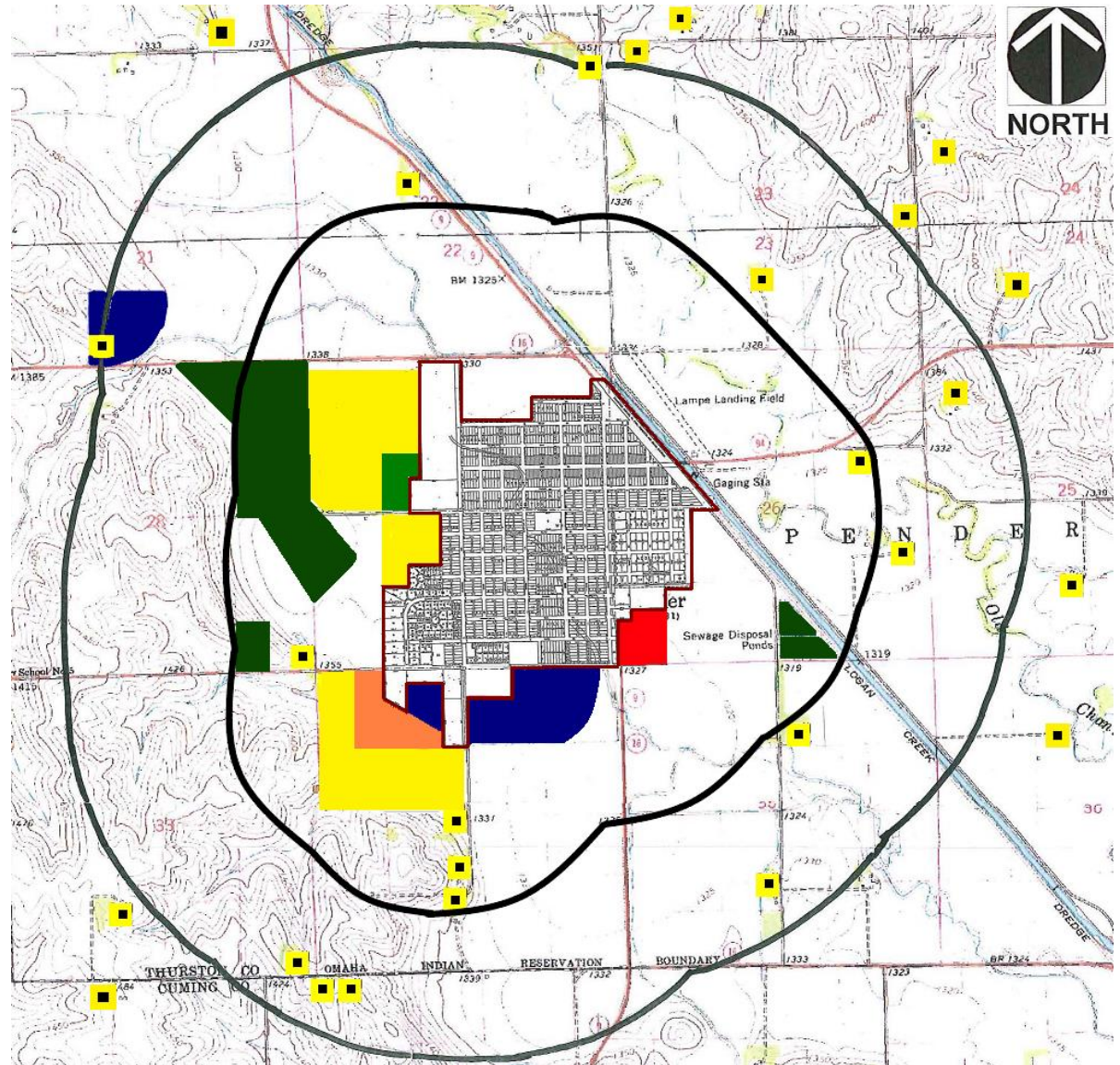
ILLUSTRATION 6.1

LEGEND

- PUBLIC/QUASI-PUBLIC
- PARKS/RECREATION
- RESIDENTIAL SUBDIVISION
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- SINGLE FAMILY RESIDENTIAL
- PENDER CORPORATE LIMITS
- EXISTING ONE-HALF MILE PLANNING JURISDICTION
- FUTURE ONE-MILE PLANNING JURISDICTION

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *



In order to maintain and expand its commercial enterprises, all sectors of the Pender retailing industry must work together. Through changes in technology and social behavior, buildings can become functionally and economically obsolete. To enhance the Pender commercial areas, the following activities are recommended to complement the current redevelopment activities:

- ❖ *Update and enforce minimum building codes to prevent vacant buildings from deteriorating.*
- ❖ *Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool in Downtown Pender and along commercial highway corridors.*
- ❖ *Promote the attitude of **Pender First**. If a local business has the products residents need, encourage them to purchase products in the Community, rather than in larger Communities in the area.*
- ❖ *Maintain and improve the aesthetic appearance of Community, including street trees, adequate pedestrian walkways, street lighting and directional signage and pole banners.*
- ❖ *Strengthen working ties between the Village of Pender and Thurston County through expanded marketing efforts to promote the broad range of tourism, recreational activities and special events held in the area.*
- ❖ *Encourage the development of additional retail and/or service businesses, both in the Downtown and along the Highway Corridors, so as to cater to the needs of visitors and travelers.*
- ❖ *Utilize vacant buildings in the Downtown to encourage residents to start their own businesses through entrepreneur programs supported in incubator building spaces or malls that support start-up businesses.*
- ❖ *Support successful home-based businesses that have outgrown the “home” and are in need of permanent commercial or industrial locations. The development of a “business incubator program” would provide retail space for in-home businesses.*
- ❖ *Target highway-oriented commercial business to the Highway 9 / 16 Corridor. Preserve the retail, commerce and professional office character of the Downtown.*

HISTORIC PRESERVATION

The goal of historic preservation is to protect the historic resources of a community and preserve the historic properties and/or districts as a reflection of their heritage.

Pender is recommended to become an “associate member” of the Heritage Nebraska “Main Street” Program. This organization implements the **National Main Street Program** by providing technical assistance to participating communities. Technical assistance focuses on the components of the Main Street Program and ultimately redevelopment of historic properties and districts by listing historically significant structures and sites on the **National Register of Historic Places**. Pender is also recommended to seek a designation as a certified local government through the Nebraska State Historical Preservation Office (SHPO) to preserve its historical resources.

Many historic sites and structures exist in Pender. The preservation of these residential and commercial buildings is vital to retaining the architectural integrity and heritage of the Community. To assist in the reuse and renovation of these historic resources, the Village is encouraged to consider adopting historic preservation guidelines and also participating in the **Certified Local Government (CLG)** program of the Nebraska State Historical Preservation Office. This process can be facilitated by creating a local Historic Preservation Commission and adopting a local Historic Preservation Ordinance.

The **Historic Preservation Ordinance** would provide protection for historic buildings. Individual buildings or Districts that may be listed on the National Register do not have any legal protection from being modified or even demolished. The National Register is only an honorarium to promote historic buildings by creating a coordinated effort restore or preserve properties that retain architectural integrity and historic significance. The Nebraska State Historical Preservation Office (SHPO) maintains a historic building database of each of the counties in Nebraska and their communities.

Buildings in the Downtown and throughout the Village listed on the National Register are eligible for a 20 percent federal tax credit to be deducted against personal federal income taxes of building owners or investors. Buildings that are designated as contributors to the historic district are eligible for a 10 percent credit. For every dollar spent on restoration or renovation of a building, 10 to 20 percent can be deducted. This Federal program has been successful in providing incentives for downtown rehabilitation projects in communities of all sizes throughout the Nation.

NEBRASKA “MAIN STREET” PROGRAM

Since the mid-1970s, the National Trust has implemented the National *"Main Street"* Program. The Program was developed to combine historic preservation programs with a four-point approach to rejuvenate America's Downtowns. These four points include the following:

- ***Design:*** focus on renovating buildings, constructing compatible new buildings, improving signage, creating attractive public open spaces and ensuring planning and zoning regulations support Main Street revitalization.
- ***Organization:*** building collaboration between organizations, and public and private sector groups.
- ***Promotion:*** advertising the district to residents, visitors and potential investors.
- ***Economic Restructuring:*** strengthening the district's economic foundation.

The primary foundation of the Main Street Program is time. Successfully rejuvenated downtowns do not happen overnight. However, the principles of “Main Street” are proven methods by which America's small to medium sized communities have rejuvenated their downtowns.

Nebraska established a State-wide Main Street program in 1995. There are currently six Nebraska cities designated as a “Nebraska Main Street Community.”

NEBRASKA STATE HISTORIC TAX CREDIT PROGRAM.

On April 16, 2014, Legislative Bill 191 was signed into law, which created the **Nebraska Historic Tax Credit**. This new historic tax credit serves as a valuable incentive to allow Nebraska real property owners to offset Nebraska income, deposit or premium tax amounts equal to twenty percent of "eligible expenditures" on "improvements" made to "historically significant real property." The **Nebraska Historic Tax Credit** establishes an annual \$15,000,000 tax credit pool, and the Nebraska State Historical Preservation Office (SHPO) implements the annual allocation of the credits each year.

The program encourages the preservation of the state's historic buildings for the following important outcomes:

- Incentives for redevelopment of historic properties and districts.
- Private investment in historic buildings, downtowns, and neighborhoods.
- New uses for underutilized and substandard buildings.
- Jobs and economic development in Nebraska communities.
- Creation of housing units.
- Revitalized communities through preservation of historically significant buildings and districts.
- More heritage tourism in communities.

Basic provisions of the NHTC:

- Twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings.
- Maximum of \$1 million in credits for a project, a dollar-for-dollar reduction in state tax liability.
- Tax credits can be transferred with limitations.
- Rehabilitation work must meet generally accepted preservation standards.
- Detached, single-family residences do not qualify.

To qualify, a historic property must be:

- Listed individually on the National Register of Historic Places, or
- Located within a district listed in the National Register of Historic Places, or
- Located within a historic district designated under a certified local preservation ordinance.

The minimum project investment must equal or exceed:

- The greater of \$25,000 or 25% of the property's assessed value (for properties in Omaha and Lincoln), or \$25,000 (for properties located in other Nebraska communities).

NEBRASKA COMMUNITY DEVELOPMENT LAW

The **Nebraska Community Development Law** was approved by the Unicameral in 1975. The law was developed to assist communities with economic growth and redevelopment activities. To use the Community Development Law to provide Tax Increment Financing, an area must first be declared blighted and substandard. One **Redevelopment Area** currently exists in Pender, which contains a majority of the land within the Corporate Limits, including the Downtown.

ECONOMIC EXPECTATIONS.

The existing economic conditions in Pender have the potential to allow for increased activities in commercial and industrial development. The Village has recognized the need to continue to diversify its economic base, relying on light manufacturing industries, retail, highway-commercial and service-oriented businesses, while continuing a deep agriculture-based economy.

ECONOMIC PARTNERSHIPS.

Much of the recent economic success of Pender can be attributed to PCD and other locally organized efforts to create public and private partnerships. These partnerships have included the involvement of Pender Economic Development, Inc. (PED), Pender-Thurston Education & Community Foundation (PTECF), Pender-Thurston Chamber of Commerce (PTCOC), Northeast Nebraska Community Action Partnership (NENCAP), Northeast Nebraska Economic Development District (NENEDD), and the Pender Village Board, Planning & Zoning Commission, Village Administration, DownTown Revitalization (DTR) Committee and Community Redevelopment Authority (CRA). The continued efforts of these partnerships will play a vital role in future economic development activities of Pender.

Pender is expected to continue diversifying its business and employment opportunities by attracting unique businesses and industries to the Community. This could be accomplished through a Business Stewardship/Support Program or through the provision of Local, State and/or Federal governmental incentives. Pender is an excellent location for industries to locate, due to its proximity to the cities of South Sioux City, Norfolk and Fremont, Nebraska. Appropriate amounts of land, both within the Corporate Limits and in designated growth areas beyond Pender are available for future commercial and industrial developments.

HOUSING & ECONOMIC DEVELOPMENT

The Village of Pender completed a **Community Housing Study**, in February, 2019, focusing on a 10-year planning period. This Study documents housing target demand for all components of the housing market, with emphasis on all income categories and specific housing types, by 2029.

The **Pender Community Housing Study** identifies an estimated housing target demand of up to **44 housing units** during the next 10 years, including **26 owner** and **18 rental housing units**. The target housing demand could increase if existing and future businesses expand to provide additional full-time employment opportunities.

The Village should focus on developing available vacant land within the Corporate Limits of Pender, before platting a rural subdivision. Residential Growth Areas are identified in the **Planning Jurisdiction, Future Land Use Map, Illustration 6.1**. Development activities need to include the construction of safe, affordable housing for families of all income ranges, including workforce and elderly populations. Recommended housing types include both single and multifamily homes, duplex/triplex, and town home developments.

A shortage of safe, decent and affordable housing presently exists in Pender. The lack of an appropriate amount of modern rental housing coupled with an expected increase in owner and renter households by 2029 will require a variety of new residential developments.



Housing development in Pender should be closely monitored by an organized **Community-Wide Housing Partnership**. The Housing Partnership should have a close relationship with public and private financing agencies and housing developers to encourage the construction of various housing types in the Community. Knowledge and implementation of housing programs, including those that support **Employers Assistance** and **Continuum of Residential Care, for elderly households**, ensures complete Community housing provisions.

Important to the future economic development success of Pender is the recognition that *housing is economic development* and should be considered when planning new tourism, commercial and industrial projects. It is recommended that all local and regional housing development entities be supported by public and private organizations in Pender to continue to implement its housing goals and objectives.

BUSINESS & INDUSTRIAL DEVELOPMENT

Pender needs to continue to pursue the service, commercial and industrial businesses needed to serve both the Community and Thurston County. The local health, educational and recreational facilities should play a major role in attracting new business. Organizations such as PCD, PED, PTECF, PTCOC, NENCAP, NENEDD and the Pender Village Board, Planning & Zoning Commission, Village Administration, DTR Committee and CRA should all work collectively to address the recruitment, planning and financing of new business, industry and housing.

The retention and expansion of existing businesses should have equal priority to that of new developments. This team of organizations should prepare an annual strategic Economic Development Initiative for Pender. ***This initiative should include a detailed listing of service, commercial and industrial business types most appropriate for Pender.***

JOB CREATION

As discussed throughout this **Comprehensive Plan**, the Village of Pender should be cognizant of an increasing population, with a fairly low unemployment rate. For Pender to continue to provide its residents with needed services and businesses, **the Village will need to actively pursue the creation of new employment opportunities, during the next 10 years.** The majority of the new jobs during the planning periods should be created in the professional, services and light industrial sectors, keeping pace with today's employment trends in Midwestern Communities.

The largest employers in Pender include Blue Ox, Pender Community Hospital, AgriVision Equipment and Pender Public Schools. **A high percentage of the employees at these industries reside outside of Pender and commute to work each day.**



PENDER, NEBRASKA 2019-2029 COMPREHENSIVE PLANNING PROGRAM COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

SECTION 7 ENERGY ELEMENT.

SECTION 7 **ENERGY ELEMENT.**

INTRODUCTION.

This **Section** of the **Pender Comprehensive Plan** complies with a July, 2010 amendment to Nebraska State Statutes 23-114.02, requiring an “**Energy Element**” with a Community Comprehensive Plan. This component of the **Plan** assesses the energy infrastructure and energy use in Pender, and is also intended to evaluate the utilization of renewable energy sources and promote energy conservation measures.

PUBLIC POWER DISTRIBUTION.

Energy usage and consumption within the Village of Pender has followed the trends prevalent in the State of Nebraska. Energy utility services are provided to the Village by the **Nebraska Municipal Power Pool (NMPP)**. NMPP was created in 1975 as 19 municipal electric utilities pooled their resources to better handle escalating fuel prices while still serving their Communities effectively and efficiently. Today, nearly 150 Nebraska Communities, including the Village of Pender, are member communities of NMPP. Several Communities in the States of Colorado, Iowa, Kansas, North Dakota and Wyoming are also members of this electrical supply organization.

The passage of legislation in 1981 allowed the formation of the **Municipal Energy Agency of Nebraska (MEAN)**, a wholesale electric supply organization. This organization is a program operated by NMPP. Since its inception, MEAN has relied upon member generation as part of its power supply and, with its growth, has secured additional sources of electric generation from other organizations. Today, MEAN supplies wholesale electricity to 69 Communities in Colorado, Iowa, Nebraska and Wyoming, including the Village of Pender. Collectively, these Communities benefit from local control over power supply options. MEAN Community members have a voting representation and work together to provide the lowest possible rates and achieve reliable, high-quality and economically-efficient electricity and related services.

MEAN participated with the Public Power Generation Agency along with four other regional utilities on the construction of the Whelan Energy Center Unit 2, near Hastings, Nebraska. The 220-megawatt coal-fired plant began operation in May 2011, supplying MEAN with 80 megawatts from the plant. MEAN also has a 50-megawatt, long-term participation power agreement with the **Nebraska Public Power District (NPPD)**. The agreement provides MEAN with energy priced at a fixed rate from NPPD through 2023.

NPPD – RENEWABLE ENERGY STRATEGIC PLAN.

*“NPPD will further diversify its mix of generating resources (nuclear, coal, gas, hydro and renewable including wind, energy efficiency, and demand response) and energy storage, capitalizing on the competitive strengths of Nebraska (available water, proximity to coal, wind) **with a goal of achieving 10% of our energy for NPPD’s native load from renewable resources by 2020.**”*

As of 2016, NPPD had a total of 312 megawatts (MWs) generated from renewable resources, primarily wind, from eight separate facilities in the State. Energy from renewable resources is at just over 9 percent of the total energy generation, putting NPPD on track to achieve its goal of 10% energy generation from renewable resources by 2020.

- ◆ NPPD was formed in 1970 through the merger of two public power districts and the assets of the former Nebraska Public Power System.
- ◆ More than 5,200 miles of overhead and underground power lines make up NPPD’s electric system.
- ◆ NPPD revenue is derived from wholesale power supply agreements with 46 municipalities and 25 public power districts and cooperatives. NPPD also serves 79 Nebraska communities at retail, consisting of more than 91,000 customers.

GENERATING RESOURCES

The source of NPPD’s generating facilities includes Fossil fuels – coal, oil or natural gas, Nuclear, Hydroelectric, Wind and Methane. Additionally, NPPD purchases electricity from the **Western Area Power Administration (WAPA)**, which markets and transmits electricity for federally owned hydropower facilities.

In 2017, NPPD’s energy generation for Nebraska customers was comprised of:

- ◆ 27.3 percent of NPPD’s energy generation was from coal.
- ◆ 48.2 percent was from nuclear.
- ◆ 2.0 percent generation from oil & natural gas.
- ◆ 8.3 percent from renewable wind generation.
- ◆ 8.4 percent from renewable Hydro generation.
- ◆ The remaining 5.9 percent of NPPD’s energy was supplied through wholesale purchases.

MORE THAN 65% OF NPPD’S GENERATION SOURCES ARE CARBON-FREE.

SOURCES OF NPPD ENERGY PRODUCTION.

NPPD RENEWABLE ENERGY CAPABILITIES:

1.) Western Area Power Administration – In 2017, NPPD purchased electrical energy, produced primarily from Hydropower, in the amount of 447.6 MWs of “firm” power.

2.) Hydroelectric Generators –

NPPD operates three hydroelectric generating facilities, at North Platte and Kearney on the Platte River and near Spencer on the Niobrara River. Combined these facilities produce 28 megawatts and serve approximately 9,500 homes. Nearly 9 percent of the electric power sold by NPPD in 2016 came from water power, including purchases from plants operated by other Nebraska utilities and the Western Area Power Administration.

3.) Wind Turbine Generators –

NPPD owns 32 MW of the Ainsworth Wind Energy Facility, while Omaha Public Power District (OPPD) and JEA of Jacksonville, Florida each own 10 MWs of the facility, the Municipal Energy Agency of Nebraska purchases 7 MWs, and the City of Grand Island purchases one MW.

NPPD has power purchase agreements with six additional wind generating facilities in Nebraska. NPPD purchases a total of 435 MWs, of which NPPD utilizes 281 MWs and has purchase agreements for the remaining 154 MWs to other utility districts.

4.) Solar Energy –

Under NPPD’s 2017 wholesale power contract, customers have the ability to invest in their own, local renewable energy sources by installing qualifying local generation, including solar, and offset its purchases of demand and energy from NPPD by up to two megawatts or 10 percent of their demand, whichever is greater.

Central City installed a 200 KW facility and became Nebraska’s first “Community Solar Garden.” This 100-panel system was installed in an industrial park and is owned by the City. Plans include installing an additional 500 KW system later this year. A new solar project near Callaway, Nebraska, in Custer County is a 600 KW solar facility owned by a private company. As of June 2016, it is the largest solar facility in the State. Custer Public Power District purchases power generated from the system.

NPPD also developed a “Community Solar Program” that is now in effect as of 2017 in pilot programs in Scottsbluff and Venango. The Program allows community members to purchase solar energy without having to install solar panels on individual rooftops. Solar subscribers can purchase different amounts of solar energy based on their annual electricity usage.

NPPD TRADITIONAL PRODUCTION FACILITIES:

Coal-Fired Generators –

NPPD owns the Gerald Gentleman and Sheldon Stations, which are both coal-fired generating stations. Together, these facilities produce 1,590 MWs. The Gerald Gentleman Station produces enough power to supply electricity to 600,000 Nebraskans. Additionally, NPPD has a coal power purchase agreement with the Nebraska City #2, owned by Omaha Public Power District, for 162 MWs.

Natural Gas & Oil-Fired Generators –

Gas and Oil fired generators are utilized only during peak loads or as replacement power if another facility is down. NPPD owns two natural gas-fired generation facilities, the Beatrice Power Station and the Canaday Station that produce a combined total of 365 MW.

Three oil-fired generation facilities located in Hallam, McCook and Hebron, Nebraska produce 162 MW. NPPD also have capacity purchases agreements with 12 municipal systems in Nebraska for an additional 93 MWs.

NPPD EMISSION FREE ELECTRICITY

Nuclear Facilities –

Cooper Nuclear Station operates as the largest single unit electrical generator in Nebraska, by generating 810 MW of electricity. This facility is capable of supplying power to more than 310,000 customers during peak summer usage. In November of 2010, NPPD received an additional 20 years beyond its initial 40-year license to provide power through at least January, 2034.

“NET METERING”

In 2009, the State of Nebraska Legislature approved and signed into law, LB 439 (**Nebraska State Statute §70-2001 to 2005**), which is also referred to as “**Net Metering.**” This law allows individual residences and businesses to supplement their standard electric service with one, or combinations of, five alternate energy systems, including Solar, Methane, Wind, Biomass, Hydropower and Geothermal.

By implementing these types of alternative energy systems, individuals will reduce their reliance on public utility systems, potentially generating more electricity than they use and profit by the public utility districts purchasing their excess energy. The Village of Pender can choose to allow usage control of Net Metering by allowing residential and businesses property owners to seek a **Conditional Use Permit**, if the applicant can document they are in conformance with the provisions of the **Small Wind Energy Conversion System** provisions in the **Zoning Regulations**.

A new net metering service was developed by NPPD to assist its Communities in complying with net metering laws. As of 2018, NPPD had 29 net metering solar customers.

ELECTRICAL ENERGY CONSUMPTION.

In the Village of Pender, energy consumption is tracked in two sectors: residential and commercial. Village utility personnel provided electric consumption data for each of the land use sectors within Pender for 2010, as well as total energy consumption for 2017, as highlighted in **Table 7.1** below. From 2010 to 2017, Total Consumption and Average Number of Customers increased by 1.6 and 2.6 percent, respectively. However, total Average Consumption, including both the residential and commercial sectors, decreased 1.0 percent during this time period.

Both Total Charges and Average Income per Kilowatt increased between 2010 and 2017. Total Charges increased from approximately \$1.1M to \$1.8M, or 56.8 percent. The annual total of Average Income per Kilowatt increased by approximately 54 percent.

<u>SECTOR</u>	<u>TOTAL CHARGES</u>	<u>TOTAL CONSUMPTION IN KILOWATTS</u>	<u>AVERAGE NUMBER OF CUSTOMERS</u>	<u>AVERAGE CONSUMPTION</u>	<u>AVERAGE INCOME / KILOWATT</u>
2010					
RESIDENTIAL	\$485,100	5,822,000	500	11,644	\$0.083322
COMMERCIAL	\$642,500	8,065,000	165	48,879	\$0.079665
2010 TOTALS	\$1,127,600	13,887,000	665	20,883	\$0.081198
2017 TOTALS	\$1,768,000	14,106,000	682	20,683	\$0.125337

Source: Village of Pender, 2019.

STATE-WIDE TRENDS IN ENERGY CONSUMPTION.

During the last 40+ years, the State of Nebraska, as a whole, has vastly increased energy consumption. However, percentage share of personal income has remained constant, although it has declined in recent years. In 1970, 11.5 percent of the percentage share of personal income was spent on energy. As of 2015, 8.9 percent was spent on energy usage. The peak percentage occurred in 1980 at 16.6 percent.

Trends in the Total Energy Consumption for the State of Nebraska, published in the *“2018 Annual Report” of the Nebraska Energy Office*, is mirrored in each of the individual energy categories, coal, natural gas, gasoline and distillate fuel oil (primarily diesel fuel), nuclear power, and hydroelectric production. Each energy type is detailed between 1960 and 2016, as follows:

- ◆ **Coal** consumption has increased from 20 trillion British Thermal Units (BTUs) in 1960 to 240.5 trillion BTUs in 2016. Peak use of coal was reached in 2013, surpassing the previous high set in 2011. The increase through 2013 was attributable to coal energy used to generate electricity.
- ◆ **Natural Gas** consumption has risen and fallen during the 56-year period between 1960 and 2016, beginning at 140.4 trillion BTUs, peaking in 1973 at 230.8 trillion BTUs and, by 2016, declining to 172.9 trillion BTUs.
- ◆ **Gasoline and Diesel Fuel** consumption nearly doubled in Nebraska between 1960 and 2016. Gasoline consumption increased by just under 25 percent, from 78.8 to 102.2 trillion BTUs, as of 2016, and peaked in 1978 at 116 trillion BTUs. Diesel fuel consumption more than quadrupled from 24.2 trillion BTUs to 111.4 trillion BTUs, primarily due to an increase in trucking and agricultural use. Petroleum consumption, overall, peaked in 1978 at 246.7 trillion BTUs.
- ◆ **Nuclear** power generation began in Nebraska in 1973 at 6.5 trillion BTUs. Usage has since increased to 97.8 trillion BTUs as of 2016. The peak use of nuclear power was in 2007 at 115.8 trillion BTUs.
- ◆ **Renewable energy** consumption has fluctuated, beginning in 1960 at 13.4, and peaking in 2016 at 161.3 trillion BTUs. Hydropower was the primary renewable energy source from 1960 to 1994. Biofuels, or ethanol production, began equaling hydropower in 1995. As of 2016, 69.97 percent of all renewable energy produced came from biofuels, 4.9 percent from hydroelectric, 21.7 percent from wind, and 2.5 percent from wood products. Minor amounts came from geothermal and solar energy.

NEBRASKA ENERGY CONSUMPTION BY SECTOR

- ◆ **Commercial Sector:** The commercial sector includes non-manufacturing business establishments, including energy use by local, state and federal governments. Energy use in the commercial sector closely parallels consumer energy use and economic activity in the State of Nebraska. More than 90 percent of all fuel used in the commercial sector was supplied by natural gas and electricity. Although natural gas has historically been the dominant fuel type, recent trends suggest a period of near parity between the two fuel types is likely into the near future. In 2016, a total of 134.5 trillion BTUs were consumed in the commercial sector, down 1.9 percent from 2015.
- ◆ **Residential Sector:** The residential sector consumed 17 percent, or 147.9 trillion BTUs, of the State's total energy demand in 2016. Demand decreased 0.4 percent from 148.4 trillion BTUs in 2015. Natural gas and electricity accounted for 89.6 percent of the total energy use in the residential sector.
- ◆ **Industrial Sector:** The industrial sector includes manufacturing, construction, mining, forestry and agricultural operations. Energy use in the industrial is more diverse, with natural gas, renewable energy, electricity, coal and a variety of petroleum products all being utilized. The industrial sector consumes more energy than any other sector in the State. In 2016, it accounted for 44 percent, or 384.8 trillion BTUs, of the State's total energy consumption. This was a 4.5 percent increase in energy use from 2015.
- ◆ **Transportation Sector:** Public and private vehicles, railroads, aircraft and boats are all included in the transportation sector. Petroleum products accounted for 93 percent of the energy use in the transportation sector in 2016. Approximately 23 percent of the State's total energy consumption (201.1 trillion BTUs) was used in the transportation sector in 2016.
- ◆ **Electric Power Sector:** The electric power sector consists of facilities which generate electricity primarily for use by the public. About 60 percent of energy usage in this sector comes from coal, while nuclear energy accounted for approximately 27 percent in 2016. Demand in the State's electric power sector totaled 368.4 trillion BTUs in 2016, a 17.5 percent decrease, or 35.4 trillion BTUs, from 2015.
- ◆ **Agricultural Sector:** As per the U.S. Department of Agriculture National Agricultural Statistics Service, there were 47,400 farms and ranches on 45.2 million acres in Nebraska in 2017, encompassing 91 percent of the State's total land area. Energy demand information in this sector is not available on a consistent or annual basis.

ENERGY CONSERVATION POLICIES.

The most effective means for the Village of Pender to reduce its total energy consumption in each of the Energy Sectors (and by energy type) is by conservation practices and by continuing to promote the conversion to alternative energy systems when appropriate.

The following is a list of policies to guide energy practices throughout the Village:

- ◆ **Promote the use of “Net Metering” or the use of one or more combinations of the five alternative energy sources to reduce residential, commercial and industrial facilities consumption of energy.**
 - Utilize the Pender Zoning Regulations to control the placement and operation of alternative energy systems.
 - Require compliance with the Conditional Use permit process so that established conditions are met by the applicant.
 - Promote the development of vocational education opportunities in Pender Public Schools to educate the current and future workforce in alternative energy design, fabrication of equipment and maintenance.
- ◆ **Assist Thurston County in providing for the use and placement of large scale Commercial Wind Energy Conversion Systems, commonly referred to as “Wind Farms” in locations throughout the County.**
 - The placement of large scale wind towers is not compatible with uses in the limited development areas of the Village of Pender Planning Jurisdiction.
- ◆ **As other sources of Alternative Energy Systems are developed or become cost-effective for use in Nebraska, amend planning documents of the Village to locate and control their operation.**
- ◆ **Promote the use of conservation methods to reduce the consumption of energy usage in each of the individual sectors including residential, commercial and industrial (which includes agricultural and public uses).**

- Promote the expanded use of solar and geothermal exchange energy systems for applications throughout the Pender Planning Jurisdiction. Subareas of the Community, such as the Downtown, a residential neighborhood or individual subdivisions, are encouraged to collectively pursue an alternate energy source or combination of sources to lower energy consumption and to make energy more affordable.
- Promote the rehabilitation of agricultural, residential, commercial, industrial and public/quasi-public buildings utilizing weatherization methods and energy efficient or “green building” materials in conformance to the “LEED” Certified Building techniques.
- Provide incentives to households and businesses for implementing conservation strategies. For example, a program which provides cash incentives to businesses that replace old lighting fixtures with high-efficient light fixtures such as LED to reduce energy costs.
- The Village of Pender could also access grant and loan programs to replace street light fixtures with LED fixtures that reduce consumption and are more energy efficient.

◆ **Increase Building Efficiency.**

- Lighting — transition Village street lighting to a Light Emitting Diode (LED) system.
- Retrofit Residential Buildings — provide incentives and construction advice to the public to expand the restoration of homes including windows, doors, attic ventilation, insulation and alternative energy systems such as solar panels.
- Retrofit Old Public and Commercial Buildings — provide incentives and construction advice to the public for Restoration Best Management Practices for windows, doors, attic ventilation, insulation, solar panels and lighting.
- New Construction Codes – Implement Best Management Practices (BMPs) to village codes and educate homeowners and realtors.
- Include financial incentives within the annual Village Budget to encourage residents of Pender to plant new trees and replace damaged trees to maintain and expand the urban forest. Shade from trees reduce peak electric demands during the summer and provide wind breaks during the winter.

◆ **Increase Transportation Efficiency.**

- Seek out funding sources to establish an “Electric / Natural Gas” Village Fleet of Vehicles.
- Promote Pedestrian Uses — sidewalks, crossing guards.
- Increase and encourage bicycling; carpooling.
- Increase residential development density- with parking requirements.
- Redevelop older existing neighborhoods by establishing architectural design standards as an overlay district within residential districts of the Pender Zoning Regulations.

◆ **Support Low Impact Development (LID) and Green Infrastructure Programs.**

- Specify LID design options in engineering services contracts for subdivision development, storm water and parking lot improvements.
- Provide continuous education to the Village Planning/Zoning Staff, City Administrator/Clerk and Public Works Staff in the new LID designs and BMPs (Best Management Practices) for operation and maintenance of LID projects.
- Calculate and track the public and private construction and life cycle cost savings for LID projects.
- Promote Water Conservation through use of low impact lawn care, rain barrels, alternatives to paved driveways, gray water & potable water systems and xeriscaping.
- Require LID and Green Infrastructure Storm Water Detention and urban forestry practices in Subdivision Agreements.
- Create an incentive program that motivates the general public as well as developers to expand energy efficiency, LID and Green Infrastructure, within the annual Village Budget.

- Connect community improvement projects, such as neighborhood revitalizations or street redesigns, with the implementation of green infrastructures practices that aim to improve the environment and provide added economic benefits.
- Install green roofs on underutilized roofs of downtown buildings and structures to decrease energy bills and increase economic activity with the inclusion of vegetable gardens.
- Plant rain gardens throughout the Village wherever possible to decrease stormwater runoff, and create more aesthetically pleasing streets, alleys and pedestrian districts.

◆ **Plant Urban Forests.**

- Trees / Urban Forests — provide incentives for city rebate programs to replant new trees.
- Compost brush and trimmings — utilize the Best Management Practices utilized by other communities to provide a public deposit site to compost brush and trimmings.
- Create a waste wood recycling/composting/energy generation program.
- Establish and maintain a dead-tree wood recovery and re-use program.

◆ **Create a Zero Waste Community.**

- Reduce waste disposal with a 10-year Zero Waste strategy in support of achieving 90% resource recovery (recycling, reuse, repair, composting, redesign).
- Provide universal access to curbside recycling services for all residential dwellings and businesses.
- Establish financial incentives to increase recycling by charging for trash service based on volume.
- Gather annual data on waste disposal and resource recovery by volume.
- Provide access to recycling in public areas and major Community events.

- Establish designated public drop-off sites and promote the benefits of recycling facilities and develop the most efficient collection and transport of recycled materials possible.
- Investigate “regional hub and spoke system” promoting efficient transportation of recycled materials.
- Support creation of publicly owned Zero Waste facilities, including contracting approaches for private operations, or explore public-private partnership opportunities for Zero Waste infrastructure and services.
- Upcycle goods for other uses.
- Provide Community Gardens & Composting — divert organic compost to a local compost operation.
- Establish education and awareness campaigns promoting the benefits of Zero Waste for the local economy, the environment, and public health.



PENDER, NEBRASKA
2019-2029 COMPREHENSIVE PLANNING PROGRAM
COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

APPENDIX I
PENDER SURVEY RESULTS.

Pender, Nebraska Comprehensive Planning Program

CITIZEN SURVEY

Pender Community Development, Inc. (PCD) is currently conducting a Comprehensive Planning Program, to determine both the present and future needs of the Community for the next 10 years. The Program is funded by the Nebraska Investment Finance Authority-Housing Study Grant Program, with matching funds from PCD. An important activity of this Planning Program is to ask you about the needs and wants of the Community. Please take a few minutes to complete and return the following Citizen Survey to Village Hall by FRIDAY, NOVEMBER 30TH.

TOTAL SURVEYS: 140

COMPLETE THE SURVEY AND BE ELIGIBLE FOR A \$50 GAS CARD DRAWING!!

POPULATION CHARACTERISTICS

1. How long have you lived in Pender?

- | | |
|---|---|
| <input type="checkbox"/> Less than 1 Year (4) | <input type="checkbox"/> 11 to 20 Years (19) |
| <input type="checkbox"/> 1 to 5 Years (21) | <input checked="" type="checkbox"/> 21+ Years (66) |
| <input type="checkbox"/> 6 to 10 Years (12) | <input type="checkbox"/> I do not live in Pender (13) |

2. Including yourself, how many persons are there in your family/household?

- | | |
|---|---|
| <input type="checkbox"/> One (11) | <input type="checkbox"/> Four (37) |
| <input checked="" type="checkbox"/> Two (44) | <input type="checkbox"/> Five (10) |
| <input type="checkbox"/> Three (21) | <input type="checkbox"/> Six or More (12) |

3. How many persons in your family are in each of the following age groups?

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Less than 18 Years (66) | <input type="checkbox"/> 35 to 44 Years (44) | <input type="checkbox"/> 65 to 74 Years (19) |
| <input type="checkbox"/> 18 to 24 Years (28) | <input type="checkbox"/> 45 to 54 Years (27) | <input type="checkbox"/> 75 to 81 Years (3) |
| <input type="checkbox"/> 25 to 34 Years (36) | <input type="checkbox"/> 55 to 64 Years (32) | <input type="checkbox"/> 82+ Years (3) |

EDUCATION

4. Check all that apply.

- I am a graduate of Pender Public Schools. (52)
- I have children attending Pender Public Schools. (55)**
- Public Schools were a factor in my decision to locate in Pender. (32)

5. Are there sufficient and safe routes to School for children?

- Yes (106)**
- No (16)

If No, what could be done to improve the safety of children commuting to and from school?

Top Responses: improved sidewalks, crossing guards.

6. Would you recommend Pender Public Schools to parents?

- Yes (120)**
- No (5)

PUBLIC FACILITIES & COMMUNITY & ECONOMIC DEVELOPMENT

7. What new public recreational opportunities should be considered for Pender?

Top Responses: new/updated swimming pool and/or splash pad; public walking trails; more ballfields; track & field facility; community lake.

8. What three new businesses would you like to see in Pender?

Top Responses: family-style restaurant, dollar store, grocery store, coffee shop.

9. What three services would you like to see offered in the Village of Pender that are currently not available?

Top Responses: CPA, public transportation (especially for elderly), online utility bill-pay.

10. Please rate the quality of the following Community Services & Public Facilities in or around your Town.
(Average Rating: 1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

Churches: 1.4	Discount/Variety Store: 2.5	Recycling/Garbage Service: 1.9
Grocery Store: 2.3	Downtown Businesses: 2.3	Repair Services: 2.1
Pharmacy: 1.3	Senior Center: 2.5	Entertainment/Theater: 3.4
Fire Protection: 1.4	Post Office: 2.0	Library: 1.8
Village office: 2.1	Restaurants/Cafes: 2.5	Medical Clinic: 1.4
Parks/Recreation: 2.1	Convenience Stores: 2.0	Police Protection: 2.3
Wellness/Fitness Center: 1.4	Streets/Sidewalks: 3.4	Banks: 1.4
Local Government: 2.3	Utilities: 2.6	Schools: 1.3
Cable TV: 2.7	Retail Goods/Services: 2.6	Child Care Opportunities: 2.0
Public Transit: 3.5	Employment Opportunities: 2.5	Other: _____

11. Please select the top three (3) most important business/industry sectors to the Village of Pender.

Farming/Agriculture (101)	Leisure/Hospitality/Tourism (0)	Education (47)
Manufacturing (53)	Government (1)	Home-Based Businesses (4)
Wholesale Trade (0)	Medical/Emergency (68)	Law Enforcement/Protection (8)
Retail Trade (2)	Automotive (2)	Fire Protection (9)
Utilities (4)	Entertainment (1)	Other _____
Information (1)	Financial Activities (4)	
Health (48)	Professional & Business (9)	

TRANSPORTATION

	Greatly Needed	Somewhat Needed	Not Needed	Comments
12. Which Transportation items need to be addressed in Pender?				
▪ Traffic Safety Improvements	16	64	24	
▪ Railroad Crossing Improvements	3	5	87	
▪ Pedestrian/Trails Connections	42	44	16	
▪ School Traffic Circulation	26	56	19	
▪ Improved Traffic Control	5	48	46	
▪ Improved Truck Routes	19	42	39	
▪ Highway Corridor Enhancement	10	46	34	
▪ Access Management/Frontage Roads	15	38	43	
▪ More Parking	24	47	27	
▪ Control Storm Water Run-off	60	33	12	
▪ Congestion Reduction	6	23	67	
▪ Public Transit	9	23	57	

COMMUNITY GROWTH/LAND USE/ZONING

	Strongly Agree	Agree	No Opinion/ Neutral	Disagree	Strongly Disagree
13. The appearance of the Village of Pender can be improved with...					
▪ Street & Pedestrian Lighting	28	46	24	6	3
▪ Special Sales, Events and Welcome Banners	11	47	31	11	4
▪ Crosswalk Enhancements	17	44	29	9	5
▪ Street Trees, Benches & Landscaping	13	42	24	15	13
▪ Pedestrian Seating Areas and Sidewalk Cafes	10	42	26	16	11
▪ Vehicular Traffic Safety	7	31	45	12	7
▪ Coordinated Traffic Control Lighting	4	21	52	17	7
▪ Directional Signage	5	43	41	8	5
▪ Restoration/Preservation of Historic Buildings/Housing	16	57	23	5	2
▪ Gateway Entrance Signage and Advertising	9	36	34	16	4
▪ Design Guidelines for Facades, Awnings, etc.	11	31	35	16	6
▪ Nuisance Enforcement/Property clean-up.	42	40	9	4	1
▪ Housing Development/Rehabilitation	39	43	12	4	1

	Strongly Agree	Agree	No Opinion/ Neutral	Disagree	Strongly Disagree
14. The sustainability of the Village of Pender can be improved with...					
▪ Water, Sewer & Utility Replacement	49	42	11	1	0
▪ Improved Streets, Sidewalks & Alleys	82	25	3	1	0
▪ Additional Pedestrian Safety Measures	15	35	35	15	1
▪ Additional Parking for Businesses/in Downtown	17	33	36	15	2
▪ Burying Overhead Utility Lines	15	31	47	7	0
▪ Business Retention, Recruitment & Expansion	54	35	17	0	0
▪ Marketing of Sales & Festivals	27	42	29	3	3
▪ Coordinated Business Hours	10	49	33	7	1
▪ Designation of a “Historic District”	6	27	53	12	2
▪ Increased Marketing of Vacant Buildings	27	63	13	2	0
▪ Development of an Incubator Business Program	8	38	45	4	1
▪ Reducing utility costs with alternative energy sources	35	47	17	5	0
▪ New/Improved Parks/Rec/Trails	27	46	16	4	3
▪ Nuisance Enforcement/Property clean-up	43	40	9	3	1

15. Where should future residential growth in Pender take place?

- North (35)
 East (9)
 South (38)
 West (80)

16. Should the role of Downtown Pender be expanded with new commercial and entertainment facilities?

- Yes (91)
 No (19)

Should new commercial and entertainment facilities be expanded along the highway corridor and/or major routes through Pender?

- Yes (88)
 No (18)

If No, where should future commercial and entertainment facilities be developed?

17. Do you support stricter enforcement of Village ordinances regarding parking, junk vehicles and property maintenance?

Yes (94) No (14)

HOUSING & RESIDENTIAL DEVELOPMENT

18. Do you own or rent your place of residence?

Own (102) Rent (10)

19. Describe the type of housing you currently reside in.

House (109) Apartment (2)
 Mobile Home (0) Town Home/Duplex (2)

20. Are you satisfied with your current housing situation?

Yes (104) No (9)

If No, why not? _____

21. How would you rate the condition of your home or place of residence?

Excellent (44) Fair – Needs Minor Repair (20)
 Good (48) Poor – Needs Major Repair (1)

If minor or major repair is needed to your home, please describe the type of repair needed.

22. Which of the following additional housing types are needed in Pender, in the next 10 years?

	<u>Greatly Needed</u>	<u>Somewhat Needed</u>	<u>Not Needed</u>
▪ Housing For:	-----	-----	-----
<i>*Family Income: 2.5 persons per household income.</i>			
1. Lower-Income Families 0%-60% AMI (\$0-\$31,950)*	44	45	9
2. Middle-Income Families 61%-100% AMI (\$32,000-\$53,250)*	86	16	2
3. Upper-Income Families 101%+ AMI (\$53,251+)*	24	34	37
4. Single Parent Families	54	39	3
5. Existing / New Employees	67	30	0
▪ Single Family Housing	66	32	2
▪ Rental Housing (General)	61	38	4
▪ Manufactured Homes	21	48	21
▪ Mobile Homes	1	19	66
▪ Condominiums/Townhomes	36	39	15
▪ Duplex Housing	30	51	12
▪ Apartment Complexes (3 to 12 Units per Complex)	40	39	14
▪ Rehabilitation of Owner-occupied Housing	46	40	11
▪ Rehabilitation of Renter-occupied Housing	41	43	10
▪ Housing Choices for First-Time Homebuyers	69	28	1
▪ Single Family Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	33	41	11
2. Long-Term 6 to 15 Years	35	35	15
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	22	44	18
2. Long-Term 6 to 15 Years	26	40	18
▪ One Bedroom (Apartment or House)	22	47	17
▪ Two Bedroom (Apartment or House)	46	42	4
▪ Three Bedroom (Apartment or House)	54	32	6
▪ Independent Living Housing for Persons with a Mental/Physical Disability	15	52	23

▪ Group Home Housing for Persons with a Mental/Physical Disability	9	39	40
▪ Retirement Housing – Rental	29	44	15
▪ Retirement Housing – Purchase (Owner occupant)	28	43	14
▪ Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	35	48	8
2. Middle-income Elderly Persons	39	41	8
3. Upper-income Elderly Persons	18	47	22
▪ Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)	19	42	27
▪ Single-Room-Occupancy Housing (Boarding Homes)	15	34	34
▪ Short-Term Emergency Shelters – 30 Days or Less	7	31	49
▪ Long-Term Shelters – 90 Days or Less	6	25	53
▪ Transitional Housing (3-12 month temporary housing)	10	32	46

23. Would you support the Village of Pender using State or Federal grant funds to conduct:

- ... an owner housing rehabilitation program? **Yes (84)** No (19)
 ... a renter housing rehabilitation program? **Yes (83)** No (19)

24. Would you support the Village of Pender establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house? **Yes (90) No (14)**

25. Would you support the Village of Pender using grant dollars to purchase, rehabilitate and resell vacant housing in the Community? **Yes (89) No (13)**

26. Would you support the Village of Pender using State or Federal grant dollars to provide down payment assistance to first-time homebuyers? **Yes (88) No (13)**

27. As a Pender resident, would you be willing to contribute or donate money to support a local Community, Economic or Housing development activity?

Yes (46) No (44)

28. Please provide additional comments regarding the future of Pender, Nebraska:

Thank you for your participation!

Workforce Housing Needs Survey

Pender Community Development, Inc. (PCD), in cooperation with major employers in and near Pender, is conducting the following **Survey** to determine the specific renter and owner housing needs of the Community's workforce. **This Survey is funded by a Housing Grant from the Nebraska Investment Finance Authority, with matching funds from PCD.** We would appreciate you completing and returning the following **Survey** to your employer by **FRIDAY, NOVEMBER 30TH.**

TOTAL SURVEYS: 209

1. Place of Employment? _____

Employer	Number	Employer	Number
AgriVision Equipment Group	23	Legacy Garden Rehabilitation & Living Center	4
Align Chiropractic	1	Lindsay Corporation	1
Apothecary Shop	1	Little Sprouts Child Development Center	1
Blue Ox	52	Northeast Nebraska Community Action Partnership	8
CharterWest Bank	3	Northeast Nebraska Insurance	1
Christiansen Construction	1	Pender Community Hospital/Medical Clinic	57
Thurston County	1	Pender Public Schools	41
Frontier Bank	2	Self-Employed	2

2. Where do you currently reside?

Pender (83) Rural Thurston County (26)

Other (92) RESPONSES: _____

Place	#	Place	#	Place	#
Bancroft	13	Emerson	12	Wakefield	5
Beemer	1	Laurel	1	Wayne	9
Rural Burt County	2	Lyons	2	Rural Wayne County	1
Rural Cuming County	11	Norfolk	1	West Point	8
Rural Dakota County	3	Oakland	2	Winside	2
Decatur	3	Onawa, IA	2	Wisner	8
Rural Dixon County	1	Thurston	2	Rural Woodbury County, IA	1

If outside of Pender, would you be interested in moving to the Community?

Yes (15) **No (99)**

3. Do you commute to Pender for work? **Yes (119)** No (56)

If yes, how far is your commute?

Less Than 10 Minutes (18) **10-20 Minutes (56)** 21-30 Minutes (37)
31-40 Minutes (4) 41-50 Minutes (4) 51-60 Minutes (1) 61+ Minutes (1)

4. Number of Persons in your household? 1 (23) **2 (58)** 3 (40) 4 (43) 5 or More (36)

5. Do you rent or are you a homeowner? Rent (37) **Own (160)**

6. How much is your monthly rent or mortgage payment?

Less than \$500 (69) \$500-\$650 (32) \$651-\$800 (20) \$801-\$950 (9)
\$951-\$1,100 (10) \$1,101-\$1,250 (8) \$1,251+ (11)

7. Are you satisfied with your current housing situation? **Yes (172)** No (24)

If no, why? _____

8. What is your current annual total household income?

Less than \$35K (24) \$35K-\$50K (30) \$51K-\$70K (32) \$71K-\$85K (23) **\$86K+ (64)**

9. As a renter or homeowner, what issues or barriers have you experienced with obtaining affordable, suitable housing for your household? Please check your top three.

For Renters		For Owners	
0	Lack of handicap accessible housing	1	Lack of handicap accessible housing
1	Lack of adequate public transportation	7	Lack of adequate public transportation
2	Lack of knowledge of fair housing rights	4	Lack of knowledge of fair housing rights
18	Cost of rent	46	Housing prices
0	Restrictive zoning/building codes	12	Restrictive zoning/building codes
4	Job status	14	Job status
6	Attitudes of landlords & neighbors	11	Attitudes of immediate neighbors
15	Lack of availability of decent rental units in your price range	8	Mortgage lending application requirements
0	Use of background checks	23	Excessive down payment/closing costs
3	Excessive application fees and/or rental deposits	27	Cost of utilities
11	Cost of utilities	5	Lack of educational resources about homeowner responsibilities
1	Lack of educational resources about tenant responsibilities	16	Cost of homeowner's insurance
		42	Lack of Sufficient Homes for Sale
		32	Cost of Real Estate Taxes
2	Other: _____	19	Other: _____

10. If you are currently a renter and would like to become a homeowner, or if you are currently an owner and desire to upgrade or change housing in the next five years, please complete the following questions. If not, your Survey is complete.

10.a. Where would you like to purchase a home?

- Pender (26) Rural Thurston County (19) **Other (31)**

Bancroft, Dakota City, Emerson, Rural Areas, Wayne, West Point, Wisner.

10.b. Which one of the following housing types would you most like to purchase/rent?

- Single Family (54)** Attached Townhouse or Duplex-Type Unit (2)
 Mobile Home (1) Patio Home/Slab Home (6)
 Upper-Story Rehab (Downtown) (0) I plan to remain where I am (32)

10.c. How many bedrooms would your family need?
One (3) Two (12) **Three (40)** Four + (38)

10.d. What is the most your family could afford for a home?
Less than \$50K (14) **\$50K-\$100K (18)** \$100K-\$120K (14) \$120K-\$135K (8)
\$135K-\$175K (14) \$175K-\$225K (14) \$225K+ (8)

10.e. What is the most your family could afford for monthly rent?
Less than \$400 (10) **\$400 to \$500 (19)** \$500 to \$600 (17) \$600 to \$700 (6) \$700 to \$800 (4)
\$800 to \$900 (1) \$900 to \$1,000 (7) \$1,000 to \$1,100 (4) \$1,100+ (7)

29. Please provide any additional comments regarding the future of Pender, Nebraska:

Thank You For Participating!



PENDER, NEBRASKA
2019-2029 COMPREHENSIVE PLANNING PROGRAM
COMPREHENSIVE PLAN.

Nebraska Investment Finance Authority – Housing Study Grant Program.

APPENDIX II
TABLE PROFILE.

**TABLE 1
POPULATION ESTIMATES
STATE OF NEBRASKA / VILLAGE OF PENDER / THURSTON COUNTY, NEBRASKA
2010-2017**

	<u>Nebraska</u>	<u>% Change Since 2010</u>	<u>Pender</u>	<u>% Change Since 2010</u>	<u>Thurston County</u>	<u>% Change Since 2010</u>
2010 Census	1,826,341	--	1,002	--	6,940	--
July 2011 Est.	1,841,641	+0.8%	996	-0.6%	6,904	-0.5%
July 2012 Est.	1,854,862	+1.6%	1,001	-0.1%	6,926	-0.2%
July 2013 Est.	1,867,414	+2.2%	996	-0.6%	6,875	-0.9%
July 2014 Est.	1,880,920	+3.0%	1,032	+3.0%	6,963	+0.3%
July 2015 Est.	1,893,564	+3.7%	1,049	+4.7%	7,073	+1.9%
July 2016 Est.	1,907,603	+4.4%	1,053	+5.1%	7,140	+2.9%
July 2017 Est.	1,920,076	+5.1%	1,100	+9.8%	7,223	+4.1%

Source: 2010 Census, 2011-2017 Census Population Estimates.

**TABLE 2
POPULATION TRENDS AND PROJECTIONS
PENDER / THURSTON COUNTY, NEBRASKA
2000-2029**

	<u>Year</u>	<u>Population</u>	<u>Total</u>		<u>Annual</u>	
			<u>Change</u>	<u>Percent</u>	<u>Change</u>	<u>Percent</u>
Pender:	2000	1,148	--	--	--	--
	2010	1,002	-146	-12.7%	-14.6	-1.3%
	2019	1,120	+118	+11.8%	+14.8	+1.5%
Low	2029	1,151	+31	2.8%	+3.1	+0.3%
Medium	2029	1,182	+62	+5.5%	+6.2	+0.5%
High	2029	1,202	+82	+7.3%	+8.2	+0.7%
Thurston County:	2000	7,171	--	--	--	--
	2010	6,940	-231	-3.2%	-23.1	-0.3%
	2019	7,248	+308	+4.4%	+38.5	+0.6%
Low	2029	7,295	+47	+0.6%	+4.7	+0.06%
Medium	2029	7,382	+134	+1.8%	+13.4	+0.2%
High	2029	7,426	+178	+2.4%	+17.8	+0.2%

Source: 2000, 2010 Census; 2011-2017 Census Population Estimates
Hanna:Keelan Associates, P.C., 2019.

**TABLE 3
POPULATION AGE DISTRIBUTION
TRENDS AND PROJECTIONS (MEDIUM)
PENDER / THURSTON COUNTY, NEBRASKA
2000-2029**

Pender:	2000-2010			2019-2029		
<u>Age Group</u>	<u>2000</u>	<u>2010</u>	<u>Change</u>	<u>2019</u>	<u>2029</u>	<u>Change</u>
19 and Under	283	209	-74	242	236	-6
20-34	147	140	-7	155	161	+6
35-54	267	247	-20	251	258	+7
55-64	111	131	+20	166	180	+14
65-74	163	96	-67	112	126	+14
75-84	115	128	+13	137	152	+15
85+	62	51	-11	57	69	+12
Totals	1,148	1,002	-146	1,120	1,182	+62
Median Age	45.2	49.5	+4.3	50.5	52.4	+1.9
Thurston County:						
<u>Age Group</u>						
19 and Under	2,862	2,710	-152	2,726	2,756	+30
20-34	1,190	1,179	-11	1,272	1,280	+8
35-54	1,631	1,560	-71	1,566	1,572	+6
55-64	544	666	+122	748	766	+18
65-74	530	391	-139	451	479	+28
75-84	312	324	+12	339	368	+29
85+	102	110	+8	146	161	+15
Totals	7,171	6,940	-231	7,248	7,382	+34
Median Age	28.5	29.4	+0.9	30.0	31.9	+1.9

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 4
SPECIFIC HOUSEHOLD CHARACTERISTICS (MEDIUM PROJECTIONS)
PENDER / THURSTON COUNTY, NEBRASKA
2000-2029**

	<u>Year</u>	<u>Population</u>	<u>Group Quarters</u>	<u>Persons in Households</u>	<u>Households</u>	<u>Persons Per Household</u>
Pender:	2000	1,148	61	1,087	489	2.22
	2010	1,002	32	970	444	2.18
	2019	1,120	39	1,081	465	2.32
	2029	1,182	44	1,138	486	2.34
Thurston County:	2000	7,171	100	7,071	2,255	3.14
	2010	6,940	58	6,882	2,158	3.19
	2019	7,248	62	7,186	2,175	3.30
	2029	7,382	68	7,314	2,203	3.32

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 5
TENURE BY HOUSEHOLD (MEDIUM PROJECTIONS)
PENDER / THURSTON COUNTY, NEBRASKA
2000-2029**

	<u>Year</u>	<u>Total Households</u>	<u>Owner</u>		<u>Renter</u>	
			<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Pender:	2000	489	351	71.8%	138	28.2%
	2010	444	364	82.0%	80	18.0%
	2019	465	373	80.2%	92	19.8%
	2029	486	384	79.0%	102	21.0%
Thurston County:	2000	2,255	1,388	60.7%	900	39.3%
	2010	2,158	1,374	63.7%	784	36.3%
	2019	2,175	1,401	64.4%	774	35.6%
	2029	2,203	1,423	64.6%	780	35.4%

Source: 2000, 2010 Census.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 6
RACE AND HISPANIC ORIGIN
PENDER, NEBRASKA
2000, 2010 & 2016 ESTIMATE**

Race	2000		2010		2016 Est.*	
	Number	% of Total	Number	% of Total	Number	% of Total
White	1,129	98.3%	957	95.5%	1,035	97.0%
Black/African Am.	1	0.1%	0	0.0%	2	0.2%
Am. Indian/Alaska Nat.	9	0.8%	18	1.8%	0	0.0%
Asian	0	0.0%	2	0.2%	2	0.2%
Hawaiian/Pacific Island.	0	0.0%	0	0.0%	0	0.0%
<u>Other/Two or More Races</u>	<u>9</u>	<u>0.8%</u>	<u>25</u>	<u>2.5%</u>	<u>28</u>	<u>2.6%</u>
Totals	1,148	100.0%	1,002	100.0%	1,067	100.0%
Hispanic Origin	9	0.8%	17	1.7%	133	12.5%

*Subject to Margin of Error.

Source: 2000, 2010 Census.

2012-2016 American Community Survey Estimate.

**TABLE 7
HOUSEHOLD INCOME
TRENDS AND PROJECTIONS
PENDER, NEBRASKA
2000-2029**

<u>Income Group</u>	<u>2000*</u>	<u>2016 Est.*</u>	<u>2019</u>	<u>2029</u>	<u>% Change 2019-2029</u>
<u>All Households</u>					
Less than \$10,000	28	26	22	15	-31.8%
\$10,000-\$19,999	110	24	23	18	-21.7%
\$20,000-\$34,999	145	88	86	75	-12.8%
\$35,000-\$49,999	78	79	89	100	+12.3%
<u>\$50,000 or More</u>	<u>126</u>	<u>233</u>	<u>245</u>	<u>278</u>	<u>+13.5%</u>
Totals	487	450	465	486	+4.3%
Median Income	\$30,990	\$53,333	\$55,100	\$60,000	+8.9%
<u>Renter Households</u>					
Less than \$10,000	13	14	13	10	-23.1%
\$10,000-\$19,999	38	6	5	5	+0.0%
\$20,000-\$34,999	53	50	44	41	-6.8%
\$35,000-\$49,999	18	24	22	30	+36.4%
<u>\$50,000 or More</u>	<u>15</u>	<u>5</u>	<u>8</u>	<u>16</u>	<u>+100.0%</u>
Totals	137	99	92	102	+10.9%
Median Income	\$24,952	\$24,728	\$26,500	\$30,400	+14.7%

* Specified Data Used. 2016 Estimate subject to Margin of Error.

Source: 2000 Census.

2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 8
HOUSEHOLD INCOME
TRENDS AND PROJECTIONS
THURSTON COUNTY, NEBRASKA
2000-2029**

<u>Income Group</u>	<u>2000*</u>	<u>2016 Est.*</u>	<u>2019</u>	<u>2029</u>	<u>% Change 2019-2029</u>
<u>All Households</u>					
Less than \$10,000	304	210	205	152	-25.8%
\$10,000-\$19,999	457	296	292	264	-9.6%
\$20,000-\$34,999	603	356	355	336	-5.4%
\$35,000-\$49,999	401	338	360	354	-1.7%
<u>\$50,000 or More</u>	<u>477</u>	<u>896</u>	<u>963</u>	<u>1,097</u>	<u>+13.9%</u>
Totals	2,242	2,096	2,175	2,203	+1.3%
Median Income	\$28,170	\$42,979	\$45,550	\$49,975	+9.7%
<u>Renter Households</u>					
Less than \$10,000	182	138	124	108	-12.9%
\$10,000-\$19,999	179	178	170	154	-9.4%
\$20,000-\$34,999	245	179	171	156	-8.8%
\$35,000-\$49,999	120	140	129	148	+14.7 %
<u>\$50,000 or More</u>	<u>85</u>	<u>190</u>	<u>180</u>	<u>214</u>	<u>+18.9%</u>
Totals	811	825	774	780	+0.8 %
Median Income	\$22,724	\$25,391	\$28,950	\$32,050	+10.7%

* Specified Data Used. 2016 Estimate subject to Margin of Error.

Source: 2000 Census.

2012-2016 American Community Survey.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 9
PER CAPITA INCOME
TRENDS AND PROJECTIONS
THURSTON COUNTY / STATE OF NEBRASKA
2012-2029**

<u>Year</u>	<u>Thurston County</u>		<u>State of Nebraska</u>	
	<u>Income</u>	<u>% Change</u>	<u>Income</u>	<u>% Change</u>
2012	\$41,678	--	\$46,066	--
2013	\$54,047	+29.7%	\$45,876	-0.4%
2014	\$49,306	-8.8%	\$48,419	+5.5%
2015	\$50,769	+3.0%	\$49,567	+2.3%
2016	\$49,448	-2.6%	\$50,029	+0.9%
2019	\$50,905	+2.9%	\$51,436	+2.8%
2012-2019	\$41,678-\$50,905	+22.1%	\$46,166-\$51,436	+11.4%
2019-2029	\$50,905-\$56,980	+11.9%	\$51,436-\$61,606	+19.8%

Source: Nebraska Department of Economic Development, 2018.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 10
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
PENDER, NEBRASKA
2000-2029**

<u>Income Range</u>	<u>2000*</u> <u># / #CB-HP</u>	<u>2015*</u> <u># / #CB-HP</u>	<u>2019</u> <u># / #CB-HP</u>	<u>2029</u> <u># / #CB-HP</u>
0%-30% AMI	16 / 12	30 / 25	31 / 26	28 / 22
31%-50% AMI	48 / 4	35 / 4	36 / 6	37 / 6
51%-80% AMI	79 / 12	35 / 0	36 / 1	32 / 2
81%+ AMI	226 / 4	265 / 8	270 / 10	287 / 8
Totals	369 / 32	365 / 36	373 / 43	384 / 38

* Specified Data Used. 2015 Estimate subject to margin of error.

= Total Households #CB-HP = Households with Cost Burden – Housing Problems

Source: 2000 & 2011-2015 CHAS Tables.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 11
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
PENDER, NEBRASKA
2000-2029**

<u>Income Range</u>	<u>2000*</u> # / # <i>CB-HP</i>	<u>2015*</u> # / # <i>CB-HP</i>	<u>2019</u> # / # <i>CB-HP</i>	<u>2029</u> # / # <i>CB-HP</i>
0%-30% AMI	20 / 12	15 / 15	15 / 15	14 / 12
31%-50% AMI	34 / 12	30 / 30	28 / 26	25 / 22
51%-80% AMI	58 / 8	25 / 4	26 / 5	30 / 6
<u>81%+ AMI</u>	<u>55 / 0</u>	<u>20 / 0</u>	<u>23 / 1</u>	<u>33 / 2</u>
Totals	167 / 32	90 / 49	92 / 47	102 / 42

* Specified Data Used. 2015 Estimate subject to margin of error.

= Total Households #*CB-HP* = *Households with Cost Burden – Housing Problems*

Source: 2000 & 2011-2015 CHAS Tables.

Hanna:Keelan Associates, P.C., 2019.

**TABLE 12
LABOR FORCE STATISTICS
THURSTON COUNTY, NEBRASKA
2000-2018**

<u>Year</u>	<u>Labor Force</u>	<u>Employment</u>	<u>Unemployment</u>	<u>Unemployment Rate</u>
2000	2,840	2,642	198	7.0%
2001	2,751	2,582	169	6.1%
2002	2,818	2,621	197	7.0%
2003	2,909	2,692	217	7.5%
2004	2,954	2,724	230	7.8%
2005	3,002	2,768	234	7.8%
2006	3,006	2,800	206	6.9%
2007	2,988	2,793	195	6.5%
2008	2,995	2,793	202	6.7%
2009	3,160	2,828	332	10.5%
2010	3,054	2,762	292	9.6%
2011	3,122	2,804	318	10.2%
2012	3,146	2,872	274	8.7%
2013	3,105	2,867	238	7.7%
2014	3,020	2,836	184	6.1%
2015	2,970	2,812	158	5.3%
2016	2,975	2,830	145	4.9%
2017	2,988	2,839	149	5.0%
2018*	3,008	2,871	137	4.6%
2000-2018	2,840-3,008	+229	-61	7.0%-4.6%

*Employment data as of July, 2018.

Source: Nebraska Department of Labor, Labor Market Information, 2018.

**TABLE 13
WORKFORCE EMPLOYMENT BY TYPE
THURSTON COUNTY, NEBRASKA
JULY, 2018**

<u>Workforce</u>	<u>Employment</u>
Non-Farm Employment (Wage and Salary)	2,886
Agriculture Forestry, Fishing & Hunting.	0
Mining, Quarrying and Oil/Gas Extraction. Utilities.	0
Construction.	44
Manufacturing.	199
Wholesale Trade.	158
Retail Trade.	112
Transportation & Warehousing. Information.	*
Finance & Insurance.	10
Real Estate & Rental/Leasing.	68
Professional, Scientific & Technical Services.	33
Management of Companies & Enterprises.	77
Administrative/Support/Waste.	*
Educational Services.	22
Health Care & Social Assistance.	74
Arts, Entertainment & Recreation.	206
Accommodation & Food Service.	*
Other Services (except Public Administration).	33
Federal Government.	61
State Government.	209
Local Government.	6
	1,521

N/A=Data not available because of disclosure suppression.
Source: Nebraska Department of Labor, Labor Market Information, 2018.

**TABLE 14
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
THURSTON COUNTY, NEBRASKA
1990-2029**

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2019</u>	<u>2029</u>
Civilian Labor Force	2,580	2,857	3,054	2,950	3,090
Unemployment	176	193	292	140	136
Rate of Unemployment	6.8%	6.8%	9.6%	4.7%	4.4%
Employment	2,404	2,664	2,762	2,810	2,954
<u>Change in Employment</u>					
	<u>Number</u>	<u>Annual</u>	<u>% Change</u>	<u>% Annual</u>	
1990-2000	+260	+26	+10.8%	+1.1%	
2000-2010	+98	+9.8	+3.7%	+0.4%	
2010-2019	+48	+6	+1.7%	+0.2%	
2019-2029	+144	+13.1	+5.1%	+0.5%	

Source: Nebraska Department of Labor, Labor Market Information, 2018.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 15
EMPLOYMENT IN PLACE
PENDER, NEBRASKA
2015**

	<u>Number</u>	<u>Percentage</u>
Total Persons		
Employed in Pender	830	100.0%
Live Outside Pender	703	84.7%
Live Inside Pender	127	15.3%
Total Employed Persons		
Living in Pender	462	100.0%
Employed Outside Pender	335	72.5%
Employed Inside Pender	127	27.5%

Source: U.S. Census Bureau, Center for Economic Studies, 2015.

**TABLE 16
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
PENDER / THURSTON COUNTY, NEBRASKA
2000 & 2016 ESTIMATE**

			Complete Plumbing		Lack of Complete Plumbing		Units with 1.01+ Persons per Room	
	<u>Year</u>	<u>Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Pender:	2000	494	492	99.6%	2	0.4%	4	0.8%
	2016*	450	450	100.0%	0	0.0%	18	4.0%
Thurston County:	2000	2,255	2,241	99.4%	14	0.6%	273	12.1%
	2016*	2,096	2,085	99.5%	11	0.5%	221	10.5%

*Subject to margin of error.

Source: 2000 Census, 2012-2016 American Community Survey.

**TABLE 17
ESTIMATED YEAR HOUSING UNITS BUILT*
VILLAGE OF PENDER, NEBRASKA
2019**

<u>Year</u>	<u>Housing Units</u>
2014 to Present	15
2010 to 2013	0
2000 to 2009	30
1990 to 1999	40
1980 to 1989	22
1970 to 1979	95
1960 to 1969	69
1950 to 1959	71
1940 to 1949	66
<u>1939 or Before</u>	<u>101</u>
Subtotal	509
<u>Units Lost (2014 to Present)</u>	<u>(2)</u>
Total Est. Units – 2019	507
% 1939 or Before	19.9%
% 1959 or Before	46.9%

*Specified Data Used; subject to margin of error.

Source: Village of Pender, 2019;
2012-2016 American Community Survey.

**TABLE 18
HOUSING STOCK OCCUPANCY / VACANCY STATUS
PENDER, NEBRASKA
2000/2010/2019**

	<u>2000</u>	<u>2010</u>	<u>2019</u>
a) Housing Stock	544 (O=388; R=156)	497 (O=393; R=104)	507 (O=397; R=110)
b) Vacant Housing Stock	55	53	42
c) Occupied Housing Stock	489	444	465
Owner Occupied	351	364	373
Renter Occupied	138	80	92
d) Housing Vacancy Rate	10.1% (55)	10.7% (53)	8.3% (42)
Owner Vacancy	9.5% (37)	7.4% (29)	6.0% (24)
Renter Vacancy	11.5% (18)	23.1% (24)	16.4% (18)
e) Adjusted Vacancy Rate*	2.9% (16)	5.8% (29)	3.9% (20)
Owner Adjusted Vacancy*	2.8% (11)	3.1% (12)	2.5% (10)
Renter Adjusted Vacancy*	3.2% (5)	16.3% (17)	9.1% (10)

* Includes **only** year-round units available for rent or purchase, meeting current housing code and modern amenities. Does not include units either not for sale or rent, seasonal units, or units not meeting current housing code.

Source: 2000, 2010 Census; Village of Pender, 2019.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 19
OWNER OCCUPIED HOUSING VALUE
PENDER, NEBRASKA
2000-2029**

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or More	Totals
2000*	115	153	51	13	6	338
2016 Est*	76	137	50	52	36	351
<u>Median Value</u>						
2000	\$63,100					
2016 Est*	\$90,600					
2019	\$93,535					
2029	\$113,300					

* Specified Data Used.
Source: 2000 Census.
2012-2016 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2019.

**TABLE 20
GROSS RENT
PENDER, NEBRASKA
2000-2029**

	Less than \$300	\$300 to \$399	\$400 to \$499	\$500 to \$599	\$600 or More	Totals
2000*	47	39	32	7	2	127
2016 Est*	9	9	5	18	55	96
<u>Median Rent</u>						
2000	\$336					
2016 Est*	\$618					
2019	\$635					
2029	\$765					

* Specified Data Used.
Source: 2000 Census.
2012-2016 American Community Survey Estimate.
Hanna:Keelan Associates, P.C., 2019.

TABLE 21
SURVEY OF RENTAL PROPERTIES
THURSTON COUNTY, NEBRASKA
2002-2017

<u>Year</u>	<u>Completed Surveys</u>	<u>Total Units</u>	<u>Vacancy Rate (%)</u>	<u>Absorption Rate (Days)</u>
2002	0	0	0	*
2003	4	401	2	36.1
2004	5	426	0.7	37
2005	6	279	4.7	110.5
2006	5	476	4	48.4
2007	7	496	1.8	75
2008	9	472	7.4	29.8
2009	5	308	10.7	20.5
2010	9	441	12	136.3
2011	7	261	1.1	65
2012	8	236	5.9	64.3
2013	5	228	7.5	*
2014	7	487	4.1	*
2015	6	454	3.7	15.3
2016	4	391	0.3	14
2017	4	380	0.3	*

*Data not available.

Source: Nebraska Investment Finance Authority, 2018.

TABLE 22
VACANCY RATES BY UNIT TYPE
THURSTON COUNTY, NEBRASKA
2017

<u>Type of Units</u>	<u>Units Managed</u>	<u>Available Units</u>	<u>Vacancy Rate (%)</u>
Single Family Units	375	1	0.3
Apartments	5	0	0.0
Mobile Homes	0	0	0.0
Not Sure of Type	0	0	0.0
Total Units	380	1	0.3

Source: Nebraska Investment Finance Authority, 2018.

**TABLE 23
 AVERAGE SALES PRICE OF
 SINGLE FAMILY HOMES
 THURSTON COUNTY, NEBRASKA
 1999-2017**

<u>Fiscal Year</u>	<u>Average Sale Price</u>
1999	\$36,965
2000	\$45,662
2001	\$46,670
2002	\$34,126
2003	\$35,440
2004	\$38,941
2005	\$48,099
2006	\$41,886
2007	\$55,312
2008	\$70,731
2009	\$48,935
2010	\$57,721
2011	\$52,366
2012	\$67,315
2013	\$56,748
2014	\$97,314
2015	\$63,642
2016	\$68,195
<u>2017</u>	<u>\$63,707</u>
Change (1999-2017)	+26,742 (+72.3%)

Source: Nebraska Investment Finance Authority, 2018.

**TABLE 24
HOUSING UNIT TARGET DEMAND
(MEDIUM PROJECTION)
PENDER, NEBRASKA
2029**

<u>Owner</u>	<u>Rental</u>	<u>Total Housing Unit Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
26	18	44	\$10.3 M

*Based upon new households, housing for cost burdened households, replacement of occupied substandard/dilapidated housing stock (including housing stock experiencing plumbing, overcrowded conditions), absorb housing vacancy deficiency of structurally sound housing units, build for “pent-up” demand and calculation for local housing development capacity.

NOTE: Housing development activities should include both new construction and purchase-rehab/resale or re-rent activities.

Source: Hanna:Keelan Associates, P.C., 2019.

**TABLE 25
AREA HOUSEHOLD INCOME (AMI) BY PERSONS PER HOUSEHOLD (PHH)
THURSTON COUNTY, NEBRASKA
2018**

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$14,300	\$16,350	\$18,400	\$20,400	\$22,050	\$23,700	\$25,300	\$26,950
50% AMI	\$23,800	\$27,200	\$30,600	\$34,000	\$36,750	\$39,450	\$42,200	\$44,900
60% AMI	\$28,560	\$32,640	\$36,720	\$40,800	\$44,100	\$47,340	\$50,640	\$53,880
80% AMI	\$38,100	\$43,550	\$49,000	\$54,400	\$58,800	\$63,150	\$67,500	\$71,850
100%AMI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,500	\$78,900	\$84,400	\$89,800
125%AMI	\$59,500	\$68,000	\$76,500	\$85,000	\$91,875	\$98,625	\$105,500	\$112,250

Source: U.S. Department of Housing and Urban Development – 2018 Adjusted Home Income Limits.

**TABLE 26
HOUSING UNIT TARGET DEMAND BY AMI INCOME SECTOR
(MEDIUM PROJECTION)
PENDER, NEBRASKA
2029**

	<u>Income Range</u>					<u>Totals</u>
	<u>0-30% AMI</u>	<u>31-60% AMI</u>	<u>61-80% AMI</u>	<u>81-125% AMI</u>	<u>126%+ AMI</u>	
Owner:	0	4	4	10	8	26
Rental:	2	8	4	4	0	18

Source: Hanna:Keelan Associates, P.C., 2019.

**TABLE 27
HOUSING STRUCTURAL CONDITION SURVEY
PENDER, NEBRASKA
2019**

Very Good	0
Good	30
Average	268
Badly Worn	127
<u>Worn Out</u>	<u>8</u>
Total	433

Source: Thurston County Assessor, 2018.

**TABLE 28
HOUSING REHABILITATION / DEMOLITION
TARGET DEMAND
PENDER, NEBRASKA
2029**

# Rehabilitated / <u>Est. Cost</u>	<u>Demolition</u>
101 / \$3.9 M	33

Source: Hanna:Keelan Associates, P.C., 2019.

**TABLE 29
HOUSING UNIT TARGET DEMAND –
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/ AGE SECTOR
PENDER, NEBRASKA
2029**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental</u>	<u>Land Requirements (Acres)^</u>
18 to 54 Years**	Single Family Unit	14 / 6*	7.0
	Patio Home Unit	0 / 0	0.0
	Town Home Unit	0 / 0	0.0
	Duplex/Triplex Unit	0 / 6	1.0
	Apartment - 4+ Units	0 / 0	0.0
Totals		14 / 12	8.0
55+ Years	Single Family Unit	8 / 0	2.8
	Patio Home Unit	0 / 0	0.0
	Town Home Unit	4 / 0	0.9
	Duplex/Triplex Unit	0 / 6	1.0
	Apartment - 4+ Units	0 / 0	0.0
Totals		12 / 6	4.7
TOTAL UNITS / ACRES		26 / 18	12.7^^
<p>*Includes Credit-To-Own Units. **Includes housing for persons with a disability ^Includes Public Right-of-Way. ^^Community Land Use (Residential) Plan should designate 2.5x total acres needed.</p>			
Source: Hanna:Keelan Associates, P.C., 2019.			

**TABLE 30
HOUSING UNIT TARGET DEMAND POTENTIAL – TARGET POPULATIONS
PENDER, NEBRASKA
2029**

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	0	6	6	12	2
Family	0	2	4	4	2	12	10
Special Populations¹	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	2	0
Subtotals	0	4	4	10	8	26	12
RENTAL UNITS*							
Elderly (55+)	0	2	2	2	0	6	0
Family	0	6	2	2	0	10	10
Special Populations¹	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	2	0
Subtotals	2	8	4	4	0	18	10
TOTALS	2	12	8	14	8	44	22

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2019.

**TABLE 31
HOUSING UNIT TARGET DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)
PENDER, NEBRASKA
2029**

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force
Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	\$172,500*
Units	<u>\$116,500*</u>	<u>\$126,500*</u>	<u>\$154,500*</u>	<u>\$210,500*</u>	<u>\$265,500*+</u>		
2 Bedroom	0	0	0	4	4	8	0
3+ Bedroom	0	4	4	6	4	18	12
TOTALS	0	4	4	10	8	26	12

<u>PRICE – PURCHASE COST (Area Median Income)</u>							Work Force
Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)	TOTALS	\$790**
Units	<u>\$515**</u>	<u>\$595**</u>	<u>\$710**</u>	<u>\$860**</u>	<u>\$970**+</u>		
2 Bedroom	2	2	2	2	0	8	0
3+ Bedroom	0	6	2	2	0	10	10
TOTALS	2	8	4	4	0	18	10

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2019.

**TABLE 32
SELECTED RENTAL HOUSING OPTIONS
PENDER, NEBRASKA
JANUARY, 2019**

<u>Name & Address</u>	<u>Year</u>	<u>Units</u>	<u>Project Type</u>	<u>Rent Range</u>	<u>Occupancy</u>	<u>Waiting List</u>
Towne Centre Apartments 303 McCabe Street Pender, NE 68047 (805) 264-4321	1985	1-Bd: 11	USDA-RD Elderly/Disabled	30% Income or \$425/Month	100%	No
Legacy Garden Rehabilitation & Living Center 200 Valley View Drive Pender, NE 68047 (402) 385-3072	N/A	42 Beds	Skilled Nursing	\$4,000-\$6,500/ Month	86%	No
Prairie Breeze Assisted Living 1 Mazur Road Pender, NE 68047 (402) 385-1999	2009	1-Bd: 16	USDA-RD Assisted Living	\$3,200/ Month	94%	Yes (4)

N/A = Not Available.

Source: Property Managers, 2019.

Hanna:Keelan Associates, P.C., 2019.