

2020

City of Hebron Northeast Blight Study



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Hebron Blight and Substandard Study of the Designated Study Area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated Study Area. Through this process, the Community Development Agency of the City of Hebron may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. This Blight and Substandard Study supersedes the existing Blight and Substandard Studies by amending and restating the current designations. If the City of Hebron finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Northeast Area") meets the statutory conditions for an area that is blighted, substandard and in need of redevelopment, the Designated Study Area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stats. §§ 18-2101 to 18-2154).

The Redevelopment Plan – the companion document to the Blight and Substandard Study - will contain local objectives regarding appropriate land uses, improved traffic circulation, economic development activities, public transportation, public utilities, and other public improvements, in accordance with the provisions of the Community Development Law.

Background

In 1975, the Nebraska Legislature enacted legislation in response to the existence of area in cities and villages that had become deteriorated and substandard for a variety of reasons. These areas were considered harmful to the social and economic well-being of the entire community in which they existed. Conditions in such area were considered beyond the remedy and control of the normal regulatory process or impossible to reverse through the ordinary operations of private enterprise. The Community Development Law, as it is known, enables cities and villages to take steps to eliminate blight through the acquisition, clearance, and disposition of property for redevelopment or the conservation and rehabilitation of the property.

Prior to the enactment of the legislation, Nebraska communities were unable to carry out redevelopment programs involving assembly of land for conveyance to private developers without the creation of an urban renewal authority approved by the voters of the municipality. The Community Development Law permits cities of all classes and villages to establish Community Development Agencies (CDAs) by ordinance. Such authority empowers CDAs to undertake broad urban renewal and municipal growth opportunities through a variety of mechanisms. This law, with subsequent amendments, has been the cornerstone of redevelopment and community development activities in Nebraska.

This Blight and Substandard Study examines existing conditions of land-use, buildings, and structures within the Designated Study Area in the City of Hebron to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the Designated Study Area, which would allow the City of Hebron to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Hebron must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any of a number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statutes §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements. §18-2101

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statutes §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

The governing body of a city or an authority at its direction for the purposes of sections 18-2101 to 18-2144 may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

The main substance of a workable program is an adopted general redevelopment plan for a defined area, as well as the subsequent individual redevelopment projects that identify specific projects within a redevelopment area. Prior to the adoption of a general redevelopment plan, a municipality must have adopted a comprehensive plan (§18-2110), and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statutes §18-2103, several of which are shown below (organization and emphasis added):

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

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;*
- (ii) the average age of the residential or commercial units in the area is at least forty years;*
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;*
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

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

Substandard and Blight Eligibility Analysis

Hebron Designated Study Area

The City of Hebron selected the Designated Study Area to be a portion of a property within the corporate limits for evaluation pursuant to the Community Development Law. The area is a mixed residential and commercial corridor. The Designated Study Area was selected for a number of reasons, including:

1. The presence of Blighted and Substandard characteristics within the Study Area.
2. The potential for private development and redevelopment activities within the Study Area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain uses within the Study Area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Hebron can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Hebron can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and retard private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Hebron can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(10), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other Substandard Conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or

- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes, tax exempt.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.

9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting
 - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.
10. **The existence of conditions which endanger life or property by fire or other causes**
Examine conditions which endanger life or property
 - Examples include inadequate, undersized or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.
11. **Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability**
Economic and/or socially undesirable land uses
 - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the market place.
12. **Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:**
 - (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
 - (b) The average age of the residential or commercial units in the area is at least 40 years;
 - (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
 - (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
 - (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),

- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked window panes,
- Some rotted or loose windows or doors (no longer wind- or water-proof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

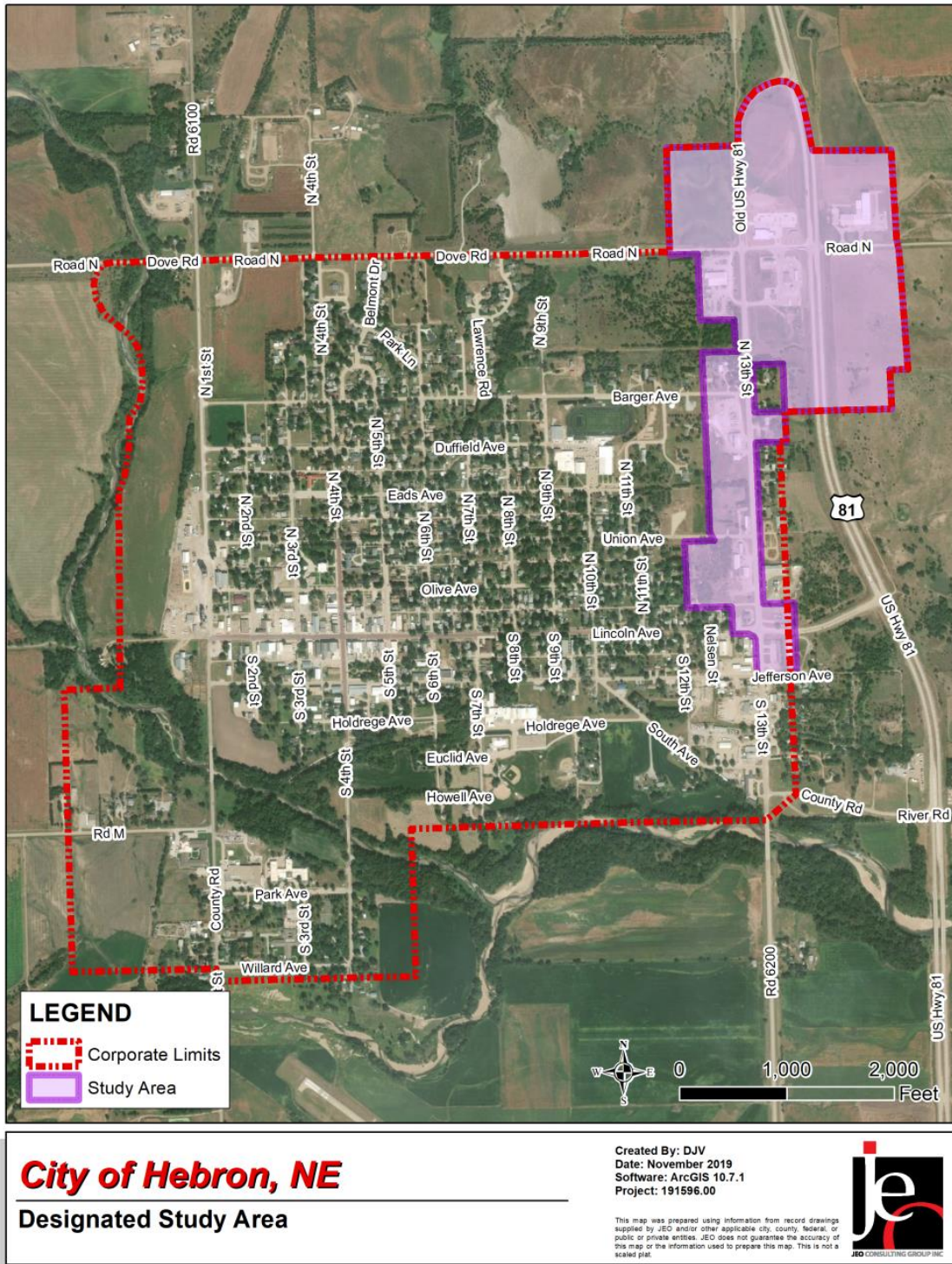
Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The initial study area as identified in the contract between the City of Hebron and JEO Consulting Group can be found in Figure 1. For this study, the initial study area will be known as the “Designated Study Area” which was reviewed for Substandard and Blight characteristics.

Figure 1: Designated Study Area



Recommended Blight and Substandard Area

Based upon the review of the Designated Study Area, and its context with the community, JEO Consulting Group recommends the Designated Study Area be the recommended as Blight and Substandard Area. This area consists of 144.2 acres. The legal description of the Recommended Area that follows was prepared by a JEO registered surveyor.

Legal Description of Northeast Area

A PARCEL OF LAND LOCATED IN THE CITY OF HEBRON, AND PART OF THE SOUTHEAST QUARTER OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE SIXTH P.M., AND PART OF THE NORTHWEST QUARTER OF SECTION 5, PART OF THE NORTHEAST QUARTER OF SECTION 6, ALL IN TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE SIXTH P.M., ALL IN THAYER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 7, THAYER COUNTY ADDITION TO HEBRON; THENCE NORTH LINE ON THE WEST LINE OF SAID BLOCK 7, A DISTANCE OF 440 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 7; THENCE NORTH, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 8, OF SAID THAYER COUNTY ADDITION; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 8, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 8; THENCE NORTH, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 21, OF SAID THAYER COUNTY ADDITION; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 21; THENCE NORTH, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 22, OF SAID THAYER COUNTY ADDITION; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 22, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE EAST ON THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 326 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THIRTEENTH STREET; THENCE NORTH, A DISTANCE OF 90 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF BLOCK 35, OF SAID THAYER COUNTY ADDITION AND THE WEST RIGHT OF WAY LINE OF THIRTEENTH STREET; THENCE NORTH ON SAID WEST RIGHT OF WAY LINE OF THIRTEENTH STREET, A DISTANCE OF 197.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF SAID BLOCK 35; THENCE WEST ON SAID SOUTH LINE, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE WEST LINE OF SAID BLOCK 35; THENCE NORTH ON SAID WEST LINE OF SAID BLOCK 35, A DISTANCE OF 197.5 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 36, OF SAID THAYER COUNTY ADDITION; THENCE NORTH ON THE WEST LINE OF SAID BLOCK 36, A DISTANCE OF 433 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 36; THENCE WEST ON THE NORTH LINE OF BLOCK 37, OF SAID THAYER COUNTY ADDITION, A DISTANCE OF 266 FEET, MORE OR LESS, TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF A TRACT DESCRIBED IN DEED BOOK 94, PAGE 491; THENCE NORTH ON SAID WEST LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 999 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 670 FEET, MORE OR LESS TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE SIXTH P.M., AND THE NORTHEAST CORNER OF SAID TRACT; THENCE EAST, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2003-00364; THENCE NORTHERLY ON SAID WEST LINE, A DISTANCE OF 280 FEET, MORE OR LESS; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 370 FEET, MORE OR LESS; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 640 FEET, MORE OR LESS; THENCE EASTERLY, A DISTANCE OF 290 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2019-00726; THENCE EAST ON THE NORTH

LINE OF SAID TRACT, A DISTANCE OF 637 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 697 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2018-00242; THENCE SOUTH ON THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 1111 FEET, MORE OR LESS; THENCE WESTERLY ON SAID EASTERLY LINE, A DISTANCE OF 135 FEET, MORE OR LESS; THENCE SOUTHERLY ON SAID EASTERLY LINE, A DISTANCE OF 363 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 495 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE WEST, A DISTANCE OF 495 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 78, IRREGULAR TRACT OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE SIXTH P.M.; THENCE NORTH ON THE EAST LINE OF SAID LOT 78, A DISTANCE 333 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 78; THENCE WEST ON THE NORTH LINE OF SAID LOT 78, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE EAST LINE OF THIRTEENTH STREET; THENCE SOUTH ON SAID EAST LINE OF THIRTEENTH STREET, A DISTANCE OF 333 FEET, MORE OR LESS, TO THE SOUTH LINE SAID LOT 78; THENCE EAST ON THE SOUTH LINE OF SAID LOT 78, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 78; THENCE SOUTH ON THE EAST LINE OF LOT 76, IRREGULAR TRACT OF SAID SECTION 5, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 76; THENCE WEST ON THE SOUTH LINE OF SAID LOT 76, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE EAST LINE OF THIRTEENTH STREET; THENCE SOUTH ON SAID EAST LINE OF THIRTEENTH STREET, A DISTANCE OF 1500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 372.16 FEET OF LOT 67, IRREGULAR TRACT OF SAID SECTION 5; THENCE EAST ON THE SOUTH LINE OF SAID NORTH 372.16 FEET OF LOT 67, A DISTANCE OF 280 FEET, MORE OR LESS, TO THE EXISTING CORPORATE LIMITS LINE OF THE CITY OF HEBRON; THENCE SOUTH ON THE EXISTING CORPORATE LIMITS LINE, A DISTANCE OF 672 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 62, IRREGULAR TRACT OF SAID SECTION 5; THENCE WEST ON THE NORTH LINE OF SAID LOT 62, A DISTANCE OF 287 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 62; THENCE SOUTHWESTERLY, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 152, IRREGULAR TRACT IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE SIXTH P.M.; THENCE NORTH, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF BLOCK 1, K.C. NELSEN ADDITION TO HEBRON; THENCE NORTH ON THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 317 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE WEST ON THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 205 FEET, MORE OR LESS, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 168, IRREGULAR TRACT IN SAID SECTION 6; THENCE NORTH ON THE SAID WEST LINE AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 249 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 168; THENCE WEST ON THE NORTH LINE OF LOTS 161, 162, 166, 171, 170 AND 169, IRREGULAR TRACTS IN SAID SECTION 6, A DISTANCE OF 404 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 161; THENCE NORTH, A DISTANCE OF 20 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 7, IRREGULAR TRACTS IN SAID SECTION 6; THENCE NORTH ON THE WEST LINE OF SAID LOT 7, A DISTANCE OF 615 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EAST ON THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 281 FEET, MORE OR LESS; THENCE NORTH, A DISTANCE OF 85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Findings and Contributing Factors

The intent of this Study is to determine whether Northeast Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the potential of development. The field survey conducted on Tuesday, October 22, 2019, indicated the community has such deterioration, thus the community warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Northeast Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within Northeast Area based upon the statutory definitions, observations of the planning team during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions described that led to the determination for each factor. See *Appendix A* for a visual description of the structures, open drainage channel, vegetative overgrowth and other observed conditions within Northeast Area.

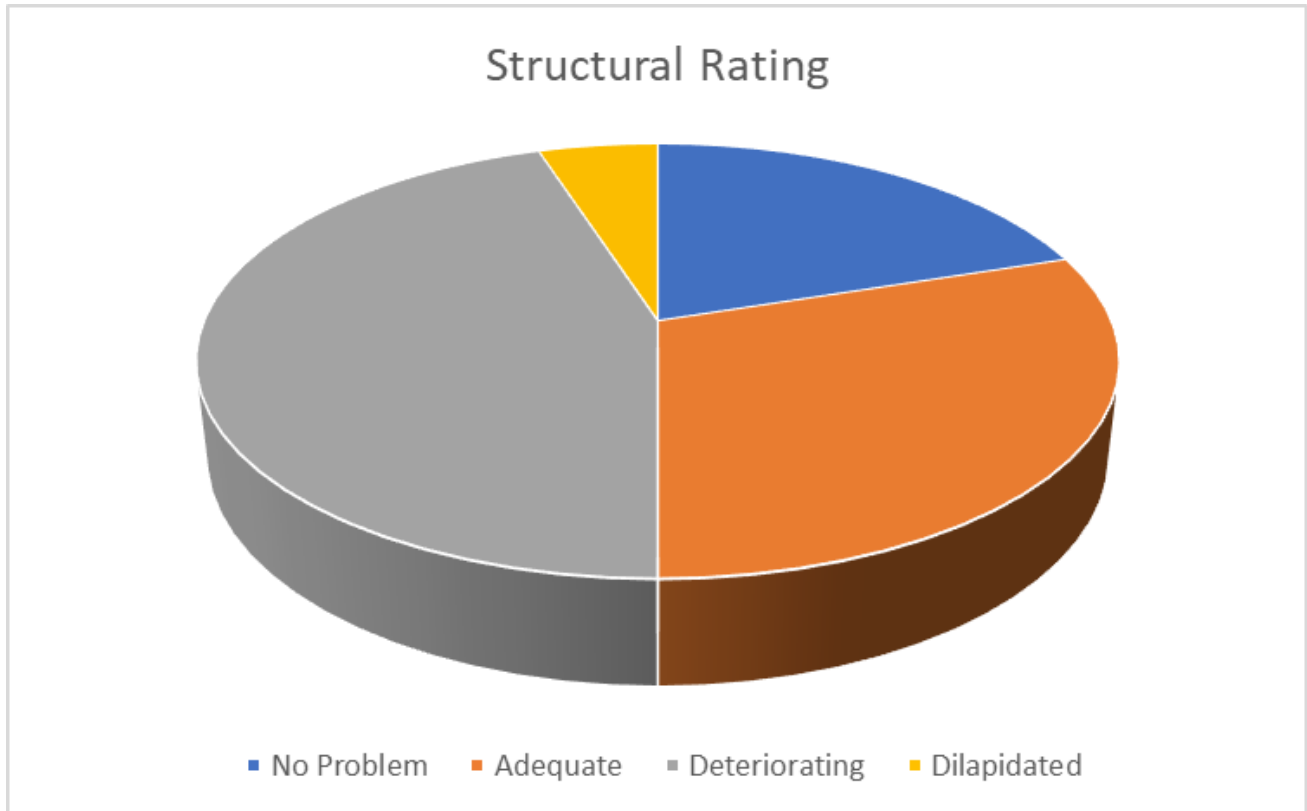
DRAFT

BLIGHTED CRITERIA CONDITIONS

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

As a rule, the primary structure for each parcel within Northeast Area was examined. This is considered a significant contributing factor with 50% of the structures rated as Deteriorating or Dilapidated.



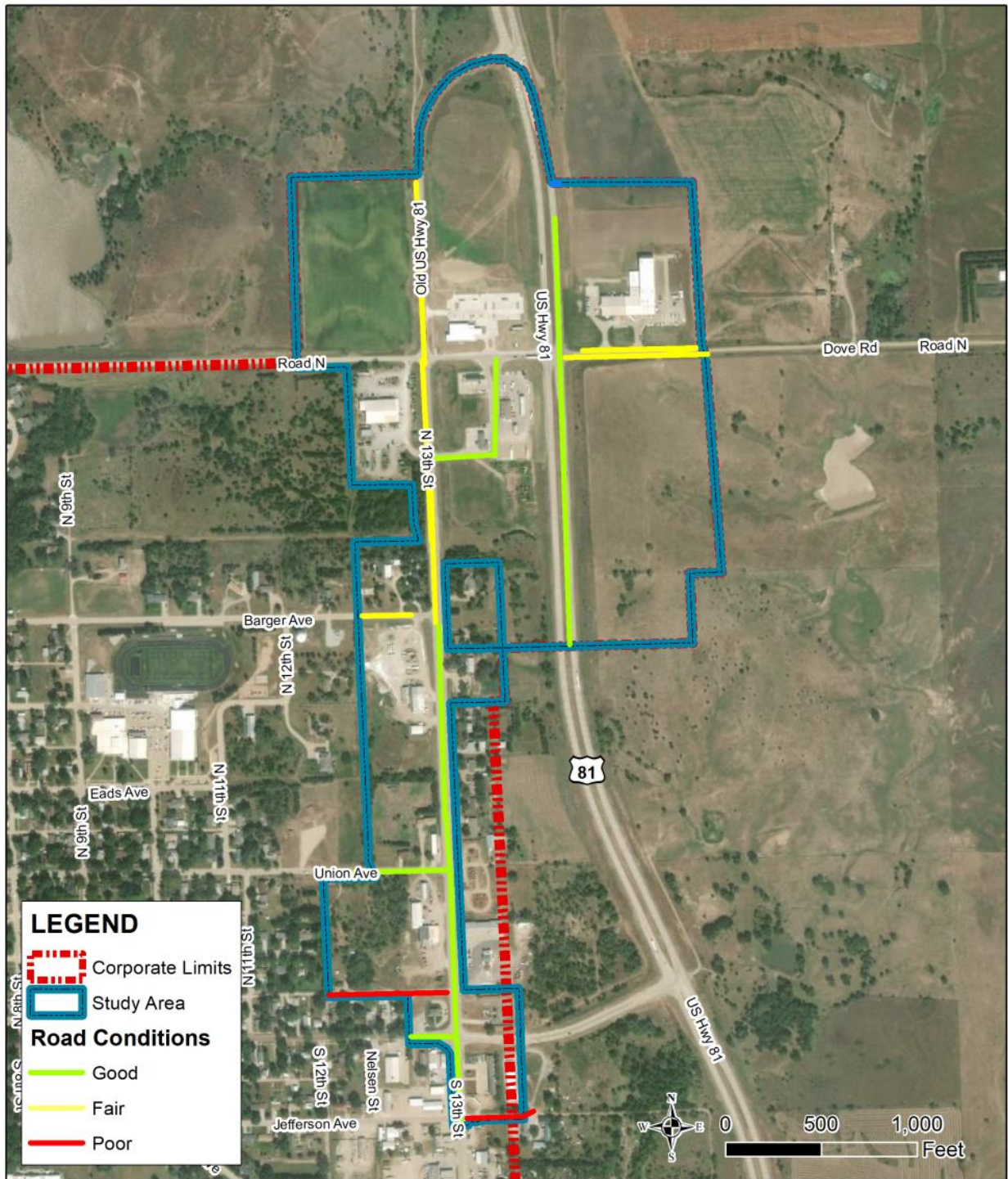
Defective or Inadequate Street Layout

Street Conditions and Accessibility

Street conditions and accessibility within Northeast Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance.

Overall, Northeast Area has adequate connective with the adjacent street grid and the majority of the streets were graded as good or fair. Two dead-end streets were noted in the subject study area. However, this is not considered significant to be considered a contributing factor.

Figure 2: Transportation Conditions



City of Hebron, NE

Designated Study Area: Road Conditions

Created By: DJV
 Date: November 2019
 Software: ArcGIS 10.7.1
 Project: 191596.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Throughout the Northeast Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision and infrastructure improvements for accessibility and usefulness. As a result, this factor is considered to be contributing the recommended blight designation.

Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Topography and terrain

Northeast Area has a variety of topography that contains multiple water courses that drain to both the in the east and west outside of the study area. Areas of washouts and erosion were observed throughout the study area drainage way.



Vegetation Overgrowth

There were several individual examples of tree, brush and weed overgrowth on the vacant areas of the study area. This can contribute to harboring rodents and vermin as well as pose a potential fire danger during drought or dry spells.



Sidewalks

The study area is adjacent to residential neighborhoods and commercial businesses. However, the area lacks sidewalks safely allow for pedestrian movements through the site or connecting to adjacent uses.

As a result, this factor is considered to be contributing the recommended blight designation.

Deterioration of site or other improvements

On-site vehicle circulation and parking area

Numerous examples of deteriorating parking and circulation paths were noted in the study area.

Sidewalks

The lack of sidewalks including accessible crosswalks inhibits pedestrian movements through or on the study area.

Drainage

Northeast Area has a contains areas which do not drain properly and standing water was observed. In addition, the area contains multiple open water courses that drain to both the in the east and west outside of the study area. Areas of washouts and erosion were observed throughout the drainage ways.



Due to the lack of sidewalks, the degradation of driveways and parking areas, improper drainage, and open drainage channels, this is considered a contributing factor.

Diversity of ownership

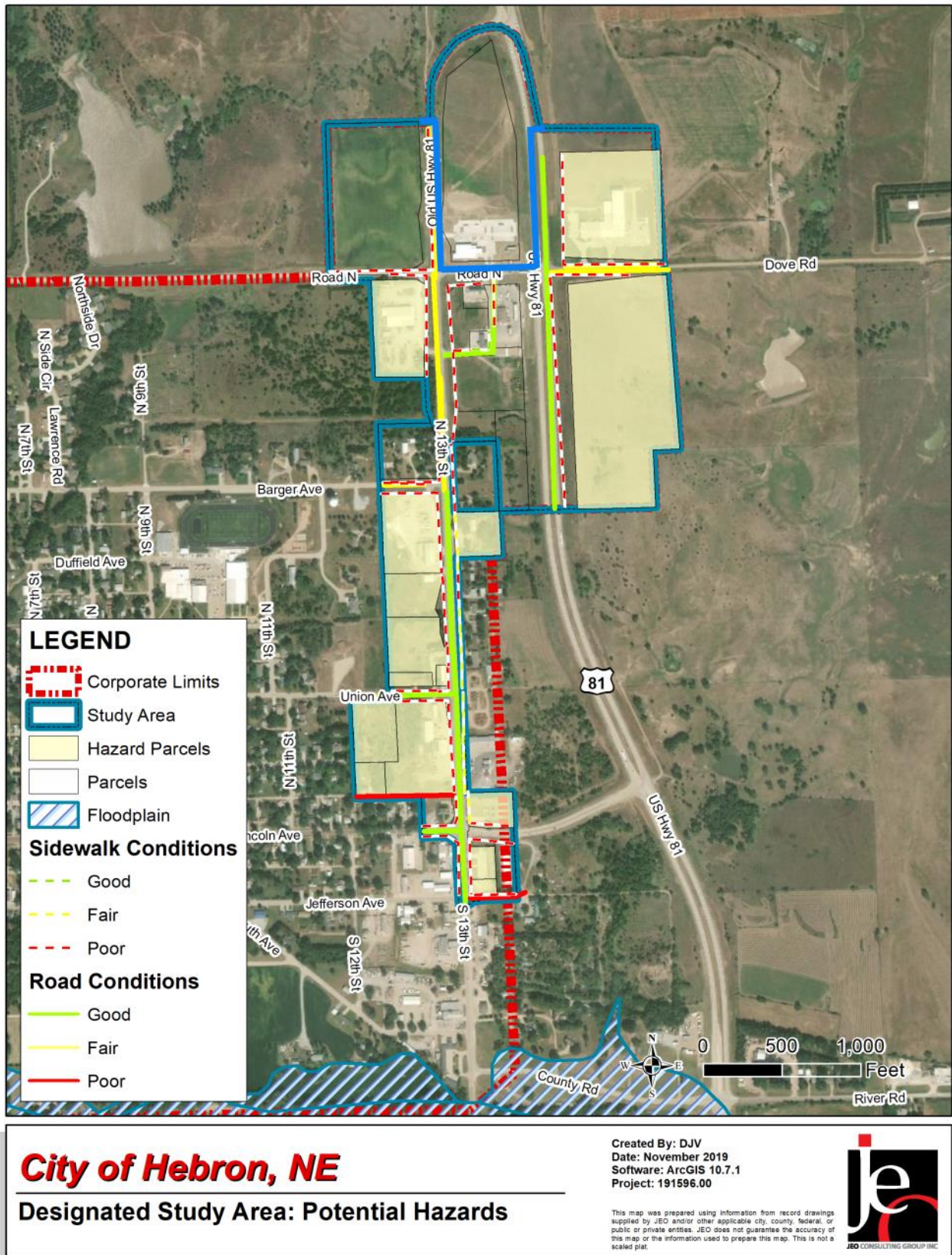
The diversity of ownership is evident in Northeast Area. There are 31 unique property owners in Northeast Area. Thus, this is considered a contributing factor.

Improper subdivision or obsolete platting

Obsolete platting

Throughout Northeast Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision and infrastructure improvements for accessibility and usefulness. In addition, the parcels on the eastern side of N. 13th Street are platted without access to the area to east. Thus, the Highway 81 by-pass has created landlocked areas. As a result, this factor is considered to be contributing the recommended blight designation.

Figure 3: Potential Hazards of Site



The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Vegetation Overgrowth

There were several individual examples of tree, brush and weed overgrowth on the vacant areas of the study area. This can contribute to harboring rodents and vermin as well as pose a potential fire danger during drought or dry spells.

Sidewalks

The study area is adjacent to residential neighborhoods and commercial businesses. However, the area lacks sidewalks safely allow for pedestrian movements through the site or connecting to adjacent uses.

Storm Drainage

The Northeast Area has contained areas which do not drain properly and standing water was observed. This can contribute mosquito borne illnesses. In addition, the area contains multiple open water courses that drain to both the in the east and west outside of the study area posing a potential for life safety with localized flooding.

As a result, this factor is considered to be contributing the recommended blight designation.

Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability.

Economically undesirable

Economic and Functional Obsolescence is present with a closed motel, the presence of debris piles and the lack of infrastructure including streets, sidewalks, utilities and a controlled storm drainage system. This makes it difficult for these properties to compete in the marketplace.

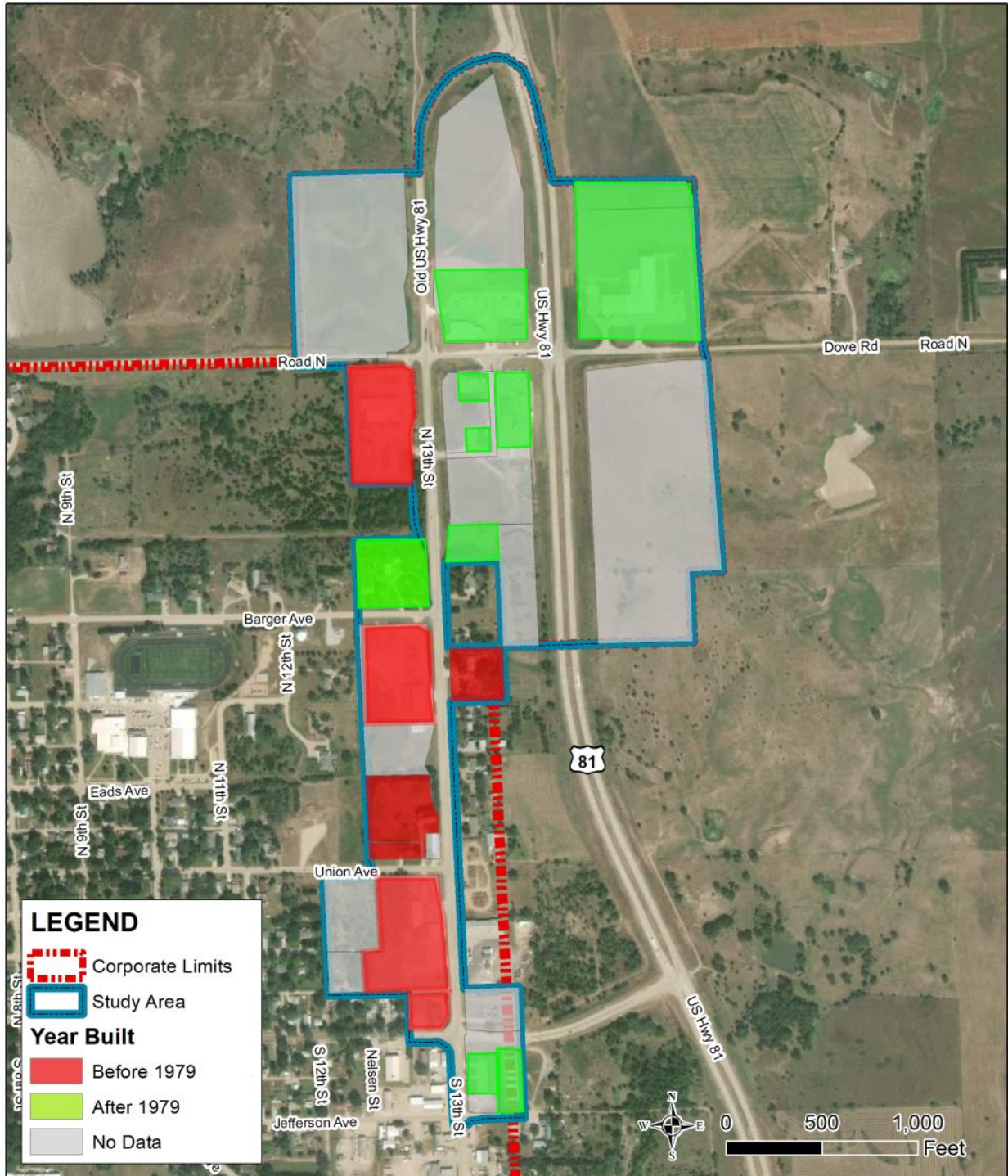
As a result, it is considered a substantial contributor to the Northeast Area to be considered Blighted.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The Average Age of the Residential or Commercial Units in the Area is at Least 40 Years Structure Age

Information regarding the age of the permanent structures within Northeast Area was provided by the Thayer County Assessor's Office and verified during the field survey. According to the data the average residential structure is greater than 40 years old.

Figure 4: Age of Structure



City of Hebron, NE
Designated Study Area: Age of Structures

Created By: DJV
 Date: November 2019
 Software: ArcGIS 10.7.1
 Project: 191596.00

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SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land use patterns in Northeast Area. The condition of the structures was analyzed and rated according to the schedule as defined by the U.S. Department of Housing and Urban Development (described in the *Eligibility Analysis Section*). See *Appendix A* for a visual description of the structures within the Northeast Area.

As a rule, the primary structure for each parcel within Northeast Area was examined. This is considered a significant contributing factor with over 50% of the structures rated as Deteriorating or Dilapidated.

Age or obsolescence

Information regarding the age of the permanent structures within the Northeast Area was provided by the Thayer County Assessor's Office and verified during the field survey. The average age of the residential structures built within Northeast Area is greater than 40 years old (Average age of 1959). Because of these findings, the structure age is considered to be a contributing factor to the substandard conditions in Northeast Area.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Improper ventilation, light and air

Northeast Area does not contain substantial evidence of inadequate provision for ventilation, light, air, sanitation, or open spaces. Thus, this is not considered a contributing factor to Northeast Area.

Other Substandard Conditions

The existence of conditions which endanger life or property

Vegetation Overgrowth

There were several individual examples of tree, brush and weed overgrowth on the vacant areas of the study area. This can contribute to harboring rodents and vermin as well as pose a potential fire danger during drought or dry spells.

Sidewalks

The study area is adjacent to residential neighborhoods and commercial businesses. However, the area lacks sidewalks safely allow for pedestrian movements through the site or connecting to adjacent uses.

Storm Drainage

The Northeast Area has contained areas which do not drain properly and standing water was observed. This can contribute mosquito borne illnesses. In addition, the area contains multiple open water courses that drain to both the in the east and west outside of the study area posing a potential for life safety with localized flooding.

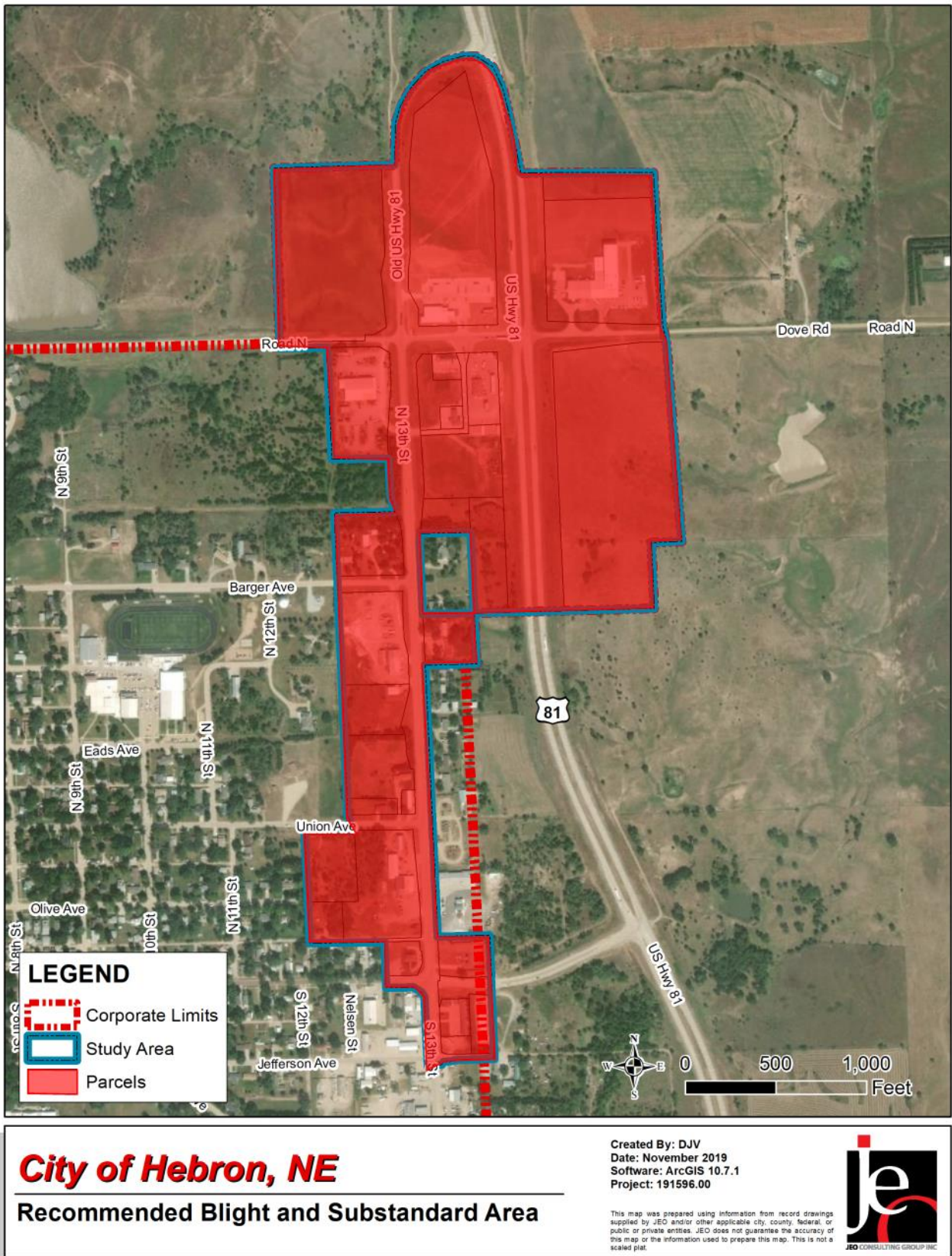
As a result, this factor is considered to be contributing the recommended blight designation.

Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health and safety

No significant conditions were not observed during the field analysis and this is not considered to be a contributing substandard factor.

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Figure 5: Parcels Showing Blight and Substandard Criteria



Blighted and Substandard Findings

Northeast Area has many items contributing to the Blight and Substandard Conditions. Based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, the area has various items that were considered beyond the remedy and control of the normal regulatory process of the City of Hebron or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

Criteria	
Structure condition	Yes
Street layout	No
Faulty lot layout	Yes
Unsanitary or unsafe Conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles Conditions	No
Obsolete Platting	Yes
Endanger Life/Property	Yes
Any Combination	Yes
Detrimental to Public Health, Safety	Yes
BLIGHT TOTALS	9/12
Exterior inspection of structures	Yes
Age of Structures	Yes
Inadequate provision for ventilation, sanitation	No
<i>Other Substandard – (The existence of conditions which endanger life or property)</i>	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	12/16

Conclusion

Several conditions within Northeast Area were evaluated during the field survey which contributed to blighted and substandard conditions. The conditions showing evidence of blight are interspersed throughout Northeast Area, and as such parcels with the boundaries of Northeast Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised State Statutes, that Northeast Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Hebron and the Community Development Agency. The City of Hebron should review this Blight and Substandard Study, and if satisfied with the findings contained in this Study, may, by resolution, designate Northeast Area as “Blighted and Substandard” as provided for in the Community Law.

Appendix A
Photo Exhibit

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City of Hebron, NE

Designated Study Area: Picture Locations

Created By: DJV
 Date: November 2019
 Software: ArcGIS 10.7.1
 Project: 191596.00



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Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18



Image 19



Image 20



Image 21



Image 22



Image 23



Image 24



Image 25



Image 26



Image 27



Image 28



Image 29



Image 30



Image 31



Image 32



Image 33