

Housing**Goal 1**

Provide all Lexington residents with access to a variety of safe, affordable and sanitary housing types.

Objective 1.1

Establish a plan of action for the development of residential options for residents of all ages and income levels.

Policy 1.1.1

Develop up to 821 units of housing in Lexington during the next 20 years. Plan for both rental and owner housing units for all income levels, age sectors, and family types / sizes in the Community.

Policy 1.1.2

Plan housing for a) new households, b) the replacement of up to 40 percent of substandard housing units and c) affordable units for local households with a housing cost burden status.

Policy 1.1.3

Provide additional housing in Lexington to eliminate the pent-up demand for housing for the current citizens of the community, especially families and retirees and non-traditional households.

Policy 1.1.4

Develop housing programs and projects to alleviate any housing vacancy deficiency that might occur in Lexington, during the planning period.

Policy 1.1.5

Plan for a continuum of residential options for retirees and other older adults in Lexington and Dawson County.

Policy 1.1.6

Produce housing for special populations, including both owner and rental options for persons with a disability. Participate in the state-wide “home modification” program for persons with disabilities and the elderly.

Housing

Goal 1 (con't.)

Policy 1.1.7

Actively pursue affordable housing programs available from local, state and federal agencies / departments.

Policy 1.1.8

Maintain a minimum community housing vacancy rate of seven percent for modern, marketable housing stock.

Policy 1.1.9

Encourage future residential development which is compatible and complements existing neighborhoods.

Objective 1.2

Protect and preserve both existing and future neighborhoods through programs that support best building practices.

Policy 1.2.1

Rehabilitate up to 30 housing units, annually, in Lexington, by 2033.

Policy 1.2.2

Remove and replace up to 80 units of housing that are substantially deteriorated, by 2033.

Policy 1.2.3

Enforce existing building, plumbing, electrical, and fire codes for all residential developments, to ensure Lexington residents live in sound, decent, affordable housing.

Policy 1.2.4

Promote maximum energy efficient housing standards and provide incentives for implementation.

Policy 1.2.5

All new residential development should be served by a modern municipal utility system.

Housing

Goal 2

Coordinate housing programs with economic development efforts and available public and private funding sources.

Objective 2.1

Maximize local public and private resources and organizations to assist in the promotion and development of housing opportunities.

Policy 2.1.1

Secure grants and other financial assistance to develop owner and renter housing rehabilitation / repair programs for low-and moderate income households to upgrade their homes to minimum housing quality standards.

Policy 2.1.2

Coordinate the development of affordable housing needs of Lexington with related educational, health and social services programs, both public and private.

Policy 2.1.3

Support and utilize the State of Nebraska Consolidated Housing Plan to create affordable housing opportunities in Lexington.

Policy 2.1.4

Promote housing opportunities in and around the Downtown, by either replacing the substantially deteriorated structures or converting the upper floors of commercial buildings to residential use.

Policy 2.1.5

Develop and adopt regulations which encourage development of affordable housing subdivisions.