ORDINANCE NO. 2022-17

AN ORDINANCE OF THE VILLAGE OF CLEARWATER, NEBRASKA TO AMEND THE ECONOMIC DEVELOPMENT PLAN TO ADOPT A WORKFORCE HOUSING PLAN; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE CHAIRPERSON AND BOARD OF TRUSTEES OF THE VILLAGE OF CLEARWATER, NEBRASKA:

SECTION 1. That the Board of Trustees, has by Ordinance, adopted an Economic Development Plan (the "Plan"), which was effective as of July 12, 2012**,** and which was recently amended by Ordinance No. 2022-2.

SECTION 2. That the Citizen Advisory Review Committee has recommended an amendment to the Plan as provided for in this Ordinance, and the Board of Trustees has held a public hearing on the recommended amendment.

SECTION 3. Paragraph 2 of Section C of the Plan is hereby amended as follows:

> 2. *Qualifying Business and Eligible Applicants* (§18-2709). So long as the Village of Clearwater has a population of 2,500 or less a "qualifying business" shall mean any corporation, partnership, limited liability company or sole proprietorship in Clearwater or surrounding area regardless of their principal source of income. A "qualifying business" also shall mean any corporation, partnership, limited liability company or sole proprietorship in Clearwater or surrounding area that and which derives its principal source of income from any of the following:
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> a. The manufacture of articles of commerce.
> b. The conduct of research and development.
> c. The processing, storage, transport or sale of goods or commodities which are sold or traded in interstate commerce.
> d. The sale of services in interstate commerce.
> e. Headquarters facilities relating to eligible activities as listed in this section.
> f. Telecommunications activities.
> g. Tourism-related activities.
> h. Any business that derives its principal source of income from the construction or rehabilitation of housing.
> i. Retail or any other business deemed as a qualifying business through future action of the Legislature.
> j. Construction and/or rehabilitation of housing pursuant to a Workforce Housing Plan. "Workforce Housing Plan" means a program to construct or rehabilitate single-family housing or market rate

multifamily housing which is designed to address a housing shortage that impairs the ability of the Village to attract new businesses or impairs the ability of existing businesses to recruit new employees. In connection with the Workforce Housing Plan:

i. In 2017, Miller & Associates completed a Community Housing Study with Strategies for Affordable Housing (the "Housing Study"). The Housing Study is hereby incorporated by reference. The Housing Study found that the current housing stock in the Village, including both single-family and market rate multi-family housing, was deficient with a need for larger, more affordable housing units to meet the demand of families, as well as a need for housing rehabilitation for homes that are cost effective for such activity.

ii. This Workforce Housing Plan is intended to include all single-family housing and market rate multi-family housing. No special provisions for housing for persons of low or moderate income are provided for.

iii. Due to the lack of available housing within the Village of Clearwater, existing businesses have difficulty in recruiting new employees. The Housing Study encouraged the creation of a Housing Partnership in order to take the lead role to design and implement a workforce housing assistance program for local major employers to become directly involved with assisting their employees in securing appropriate and affordable housing, with the eventual goal of becoming homeowners in the Village of Clearwater.

iv. Construction costs, and the cost of providing infrastructure for housing (to include streets and utilities) are adversely impacting the ability of housing for persons seeking new or rehabilitated housing in the Village.

v. The Housing Study provided that there is a need for expanded housing options that include safe, decent and affordable housing and rehabilitation or demolition of distressed housing structures. Future housing activities should be directed towards providing the local workforce and first-time homebuyers with a variety of housing options through both new construction and the moderate or substantial rehabilitation of current housing stock.

SECTION 4. That all ordinances or parts of ordinances in conflict be and the same hereby are repealed.

SECTION 5. That three-fourths of the Board of Trustees voted to suspend the requirement that this ordinance be read by title on three different days.

SECTION 6. That this ordinance was approved by a two-thirds vote of the members of the Board of Trustees.

SECTION 7. That this ordinance shall be effective from and after its passage, approval and publication as provided by law.

SECTION 8. That this ordinance shall be published in pamphlet form and available for public inspection during normal village office business hours.

PASSED AND APPROVED THIS 14 DAY OF November, 2022.

VILLAGE OF CLEARWATER, NEBRASKA

By: _____
Chairperson

ATTEST:

_____
Angie Hupp, Village Clerk

CERTIFICATION

I, Angie Hupp, clerk of the Village of Clearwater, Nebraska, hereby certify that the foregoing is a true and complete copy of Ordinance No. 2022-17 of said village, passed by the Village Board this 14 day of November, 2022.

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(S E A L)