



# Summary

## Box Butte County & Communities, Nebraska County-wide Housing Study with Strategies for Affordable Housing

**TABLE 4.4  
HOUSING TARGET DEMAND – TARGET POPULATIONS  
CITY OF ALLIANCE, NEBRASKA  
2025**

OWNER UNITS	HOUSEHOLD AREA MEDIAN INCOME (AMI)					Totals	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	2	8	10	20	6
Family	0	5	6	16	18	45	43
Special Populations <sup>1</sup>	0	2	2	2	0	6	0
Subtotals	0	7	10	26	28	71	49
<b>RENTAL UNITS*</b>							
Elderly (55+)	0	6	4	4	3	17	6
Family	0	8	8	6	4	26	21
Special Populations <sup>1</sup>	0	2	2	0	0	4	0
Subtotals	0	16	14	10	7	47	27
<b>Totals</b>	<b>0</b>	<b>23</b>	<b>24</b>	<b>36</b>	<b>35</b>	<b>118</b>	<b>81</b>

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

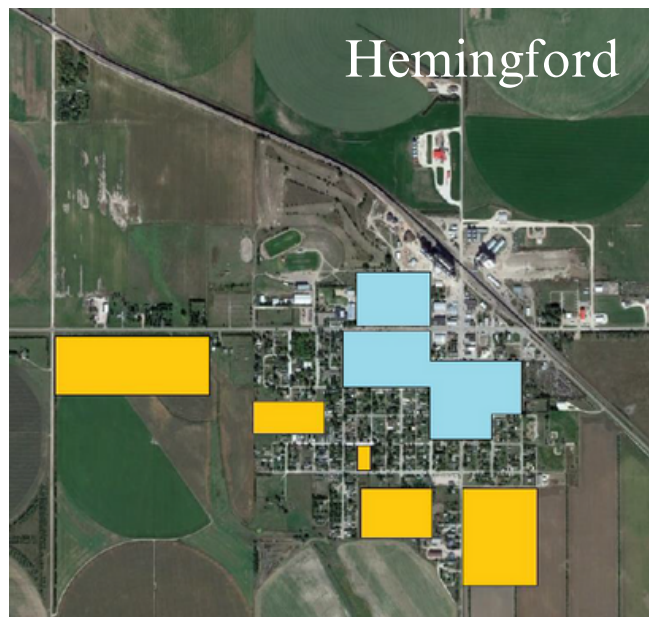
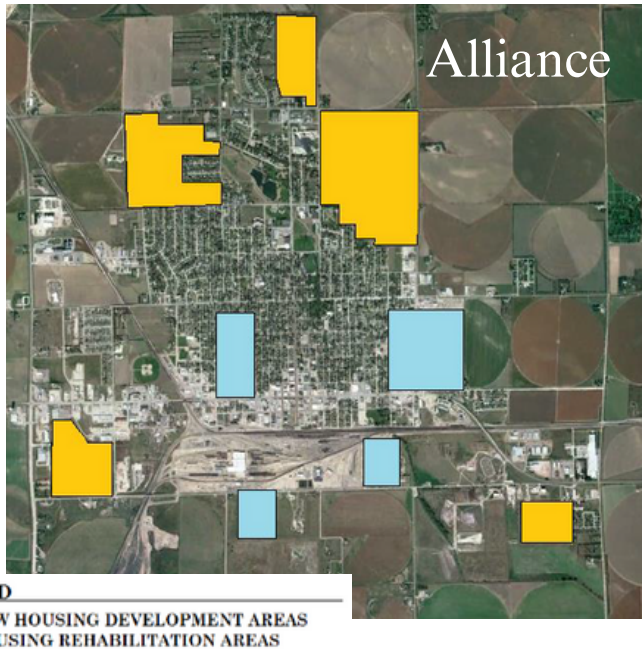
\* Includes lease- or credit-to-own units.  
<sup>1</sup> Any person with a special housing need due to a cognitive and/or mobility disability.  
 Source: Hanna-Keelan Associates, P.C., 2020.

**TABLE 4.5  
HOUSING TARGET DEMAND –  
SPECIFIC TYPES BY PRICE POINT (PRODUCT) RANGE  
CITY OF ALLIANCE, NEBRASKA  
2025**

OWNER UNITS*	PRICE – PURCHASE COST RANGE (Area Median Income)					Totals	Workforce \$146,400 to \$282,500
	(0%-30%) \$0 to \$82,400	(31%-60%) \$85,150 to \$164,800	(61%-80%) \$167,550 to \$219,750	(81%-125%) \$222,500 to \$343,365	(126%+) \$346,100+		
1 Bedroom	0	2	2	0	0	4	0
2 Bedroom	0	2	2	8	8	20	7
3+ Bedroom	0	3	6	18	20	47	42
<b>Totals</b>	<b>0</b>	<b>7</b>	<b>10</b>	<b>26</b>	<b>28</b>	<b>71</b>	<b>49</b>
<b>PRICE – RENT COST RANGE (Area Median Income)</b>							
RENTAL UNITS**	(0%-30%) \$0 to \$370	(31%-60%) \$385 to \$745	(61%-80%) \$760 to \$995	(81%-125%) \$1,025 to \$1,580	(126%+) \$1,595+	Totals	Workforce \$630 to \$995
	1 Bedroom	0	4	4	0		
2 Bedroom	0	8	6	6	4	24	13
3+ Bedroom	0	4	4	4	3	15	14
<b>Totals</b>	<b>0</b>	<b>16</b>	<b>14</b>	<b>10</b>	<b>7</b>	<b>47</b>	<b>27</b>

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

\*Average Affordable Purchase Price Range, 3.0 PPHH (30% Income/80% Debt Coverage).  
 \*\*Average Affordable Monthly Rent Range, 2.5 PPHH (25% Income).  
 Source: Hanna-Keelan Associates, P.C., 2020.



## Goals:

- Goal 1: County-Wide Housing Development Initiative.
- Goal 2: New Housing Developments.
- Goal 3: Housing Rehabilitation & Preservation.
- Goal 4: Financing Activities for Housing Development in Box Butte County.
- Goal 5: Emergency Housing and Natural Disaster Preparedness.
- Goal 6: Alternative Energy Initiatives.
- Goal 7: Housing Study Review and Implementation.