# ATTACHMENT A

## City of Waverly, Nebraska
## Community Planning Program 2026

**Review and Update the City's Comprehensive Plan & Zoning/Subdivision Regulations.**

**Scope of Work. Meetings and Discussion Topics.**

**July 30, 2026, Planning Commission Meeting #1.**
a. Purpose of the Community Planning Program.
b. Discussion and approval of a Community Survey.
c. Discussion of "draft" Resolution for a Moratorium on the development of selected land uses during the review and update period.

**Date, 2026, Planning Commission Meeting #2.**
a. Review of Community Survey Results.
b. Recommended Resolution for a Moratorium to the City Council.
c. Discuss current Demographics in Waverly and Planning Jurisdiction.
d. Review of Section 3, Community & Economic Preservation & Growth/Development Initiatives.
e. Review of Section 4, Existing & Future Land Use Planning.

**Date, 2026, Planning Commission Meeting #3.**
a. Finalize Recommendations for Items d and e above.
b. Review current Zoning/Subdivision Regulations.

**Date, 2027, Planning Commission Meeting #4.**
a. Recommended Zoning/Subdivision Regulations Revisions.
b. Discuss Future Housing, Community/Economic Development, Public Facilities, Utilities and Transportation Needs/Demands of Waverly.

**Date, 2027, Planning Commission Meeting #5.**
a. Discuss and approve updated Comprehensive Plan and Zoning/ Subdivision Regulations and set Public Hearing date.





# WAVERLY, NEBRASKA
# COMMUNITY OPINION SURVEY
# RESULTS

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

SEPTEMBER, 2026

## Community Opinion Survey Overview:

The City of Waverly, Nebraska collected Community Opinion Survey responses from **August 14th, 2026** to **September 15th, 2026** to gather direct feedback from local stakeholders during the Comprehensive Planning and Zoning Update process. This step serves as a vital tool for community engagement, allowing residents to voice their priorities for the future of their Community. By collecting diverse viewpoints on local growth, infrastructure and land use preferences, the city ensures that the updated frameworks are grounded in the shared vision of Waverly residents.

Public input is critical in the Comprehensive Planning process, as Community voices directly shape the policies that will govern local development for years to come. The feedback from the Community Opinion Survey helps the Planner and local leaders identify Community priorities, and balance modern growth with the City of Waverly's traditional character.

## Q1.

## Where do you live?

A significant majority of Community Opinion Survey respondents live within the Corporate Limits of the City of Waverly, with 190 respondents (93.6 percent) living within Corporate Limits, and 13 respondents (6.4 percent) living within one mile of the City of Waverly (One-Mile Planning Jurisdiction)

| Choice | Total |
|---|---|
| Inside City of Waverly Corporate Limits | 190 |
| One Mile or Less from Waverly (Planning Jurisdiction) | 13 |

**Q2.**

**Please identify your age.**

Survey participation was highly concentrated among middle-aged demographic groups, with individuals aged 35-64 making up 70.6 percent (149 respondents) of the 211 total survey participants, with 3.8 percent (8 respondents) forgoing this question.

The largest portion of respondents were among those aged 34-44, with 30.8 percent (65 respondents), followed by ages 45-54 at 24.6 percent (52 respondents) and ages 55-64 at 15.2 percent (32 respondents).

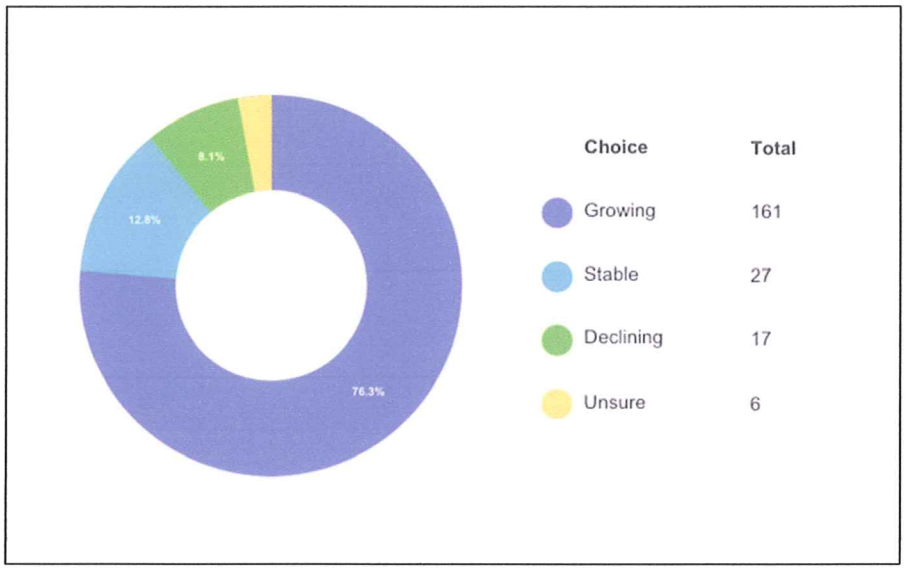
Younger and senior demographics account for smaller proportions of the total response pool, with residents under 25 years of age making up 1.4 percent (3 respondents) and residents aged 25-34 accounting for 11.8 percent (25 respondents). Residents aged 65 and older represent the remaining 12.3 percent (26 respondents).

| Choice | Total |
|---|---|
| Less than 18 Years | 1 |
| 18 to 24 Years | 2 |
| 25 to 34 Years | 25 |
| 35 to 44 Years | 65 |
| 45 to 54 Years | 52 |
| 55 to 64 Years | 32 |
| 65 to 74 Years | 19 |
| 75 to 81 Years | 6 |
| 82+ Years | 1 |

**Q3.**

**In the last five years, how would you describe Waverly's current trend?**

A strong majority of survey participants perceive the community's status as Growing, accounting for 76.3 percent (161 respondents) of survey responses. A smaller portion of respondents viewed the local trajectory as Stable, with 12.8 percent (27 participants), Declining at 8.1 percent (17 participants), leaving a final 2.8 percent (6 participants) unsure on the trajectory of the City.




**Q4.**

**What has been the most successful accomplishment in Waverly in the last five years?**

Residents noted many successful accomplishments in Waverly over the past five years. Most often appearing were, updates to parks and the opening of the new aquatic center, along with the overall growth of the Community.

**Q5.**

**What development and/or preservation activities need to be accomplished in Waverly?**

Survey respondents cited needs regarding infrastructure improvements, commercial growth and Community amenity enhancements. Frequently noted were the need to address ongoing water issues in the Community by maintaining existing wells, finding new well locations, and future-proofing the Community water delivery system.

Residents also expressed strong interest in more local restaurants and small businesses, along with the desire to rehabilitate the historic downtown core of the City. Desire for improvements to the City parks and recreation infrastructure were also emphasized, along with the importance of maintaining the small-town feel that defines life in Waverly.

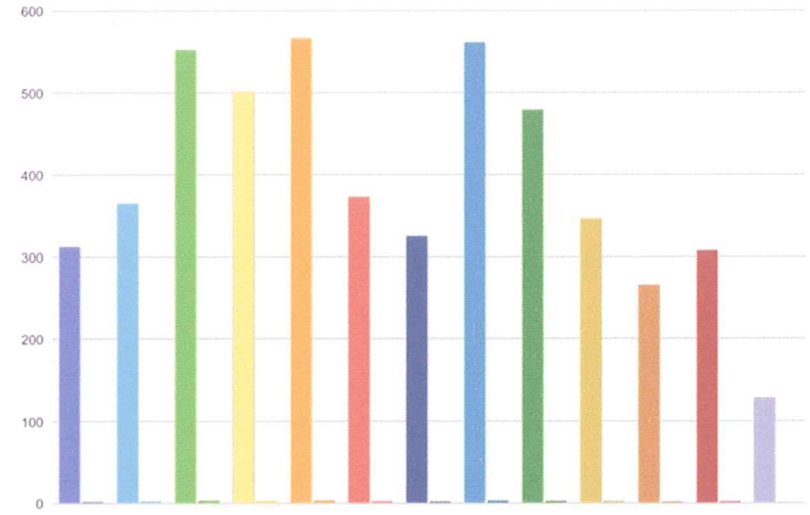
**Q6.**

**Which of the following Land Use types do you support for development WITHIN THE CITY OF WAVERLY (new or expanding)?**

**(1 = Not Supportive; 2 = Somewhat Supportive; 3 = Very Supportive)**

Survey respondents showed the strongest support for development that enhances Waverly's existing community services and amenities within City Corporate Limits. Improvements to public utilities received the highest level of support (2.71), followed closely by general/downtown commercial development (2.68) and parks and recreation areas and amenities (2.64). In contrast, respondents expressed considerably less support for heavy industrial uses (1.27), cellular towers (1.47) and personal wind energy components (1.49). Overall, the responses indicate a preference for development that strengthens community infrastructure, commercial activity and quality-of-life amenities while limiting more intensive industrial and utility-related land uses within City Corporate Limits.

## Q6. (CONTINUED)




| Choice | Score | Average |
|---|---|---|
| Personal (Residential/Business) Wind Energy Components: | 312 | 1.49 |
| Personal (Residential/Business) Solar Energy Components: | 365 | 1.75 |
| Park & Recreation Areas/Amenities: | 552 | 2.64 |
| Improvements to Public & Quasi-Public Facilities/City & Emergency Offices: | 501 | 2.4 |
| Improvements to Public Utilities (Water, Sewer, Electrical): | 566 | 2.71 |
| Single Family & Duplex Residential Developments: | 373 | 1.78 |
| Multifamily Apartment Development: | 325 | 1.56 |
| General/Downtown Commercial: | 561 | 2.68 |
| Highway Commercial: | 479 | 2.29 |
| Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.): | 346 | 1.66 |
| Heavy Industrial Uses (Machinery, Fuel Production, Gravel Extraction, etc.): | 265 | 1.27 |
| Cellular Towers: | 307 | 1.47 |
| Other (Identify): | 127 | 0.63 |

**Q7.**

**If you selected "Other" on Question 6, please identify below.**

Respondents who selected "Other" emphasized a strong need to balance rapid residential expansion within the Community with commercial investment, infrastructure modernization and Community character enhancements.

Many residents pointed out the need for dining opportunities within the City, as well as an existing lack of general retail stores. Participants also noted the need for walkability in the Community and downtown core, while highlighting the desire for Community assets, such as a Community Center and Senior Center.

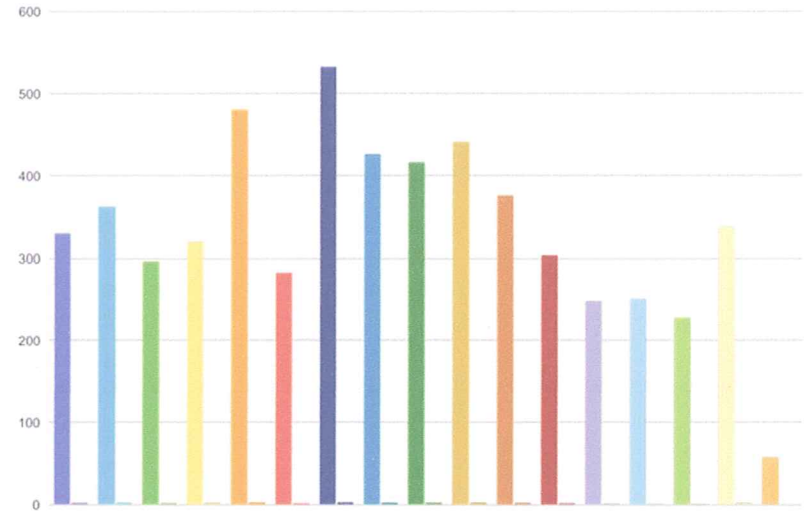
**Q8.**

**Which of the following Land Use types do you support for development WITHIN THE ONE-MILE PLANNING JURISDICTION OUTSIDE CITY LIMITS (new or expanding)?**

**(1= Not Supportive; 2 = Somewhat Supportive; 3 = Very Supportive)**

Within the City of Waverly's One-Mile Planning Jurisdiction, residents generally favored recreational, agricultural and commercial uses. Parks and recreation activities ranked highest (2.60), while traditional agriculture (2.34) and highway commercial development (2.15) also received favorable responses. In contrast, cryptocurrency/mining (1.11), data processing centers (1.20) and battery energy storage systems (1.22) received notably low levels of support from survey respondents. The results show greater support for parks and recreation, agriculture and highway commercial development than for technology and energy-related uses.

## Q8. (CONTINUED)




| Choice | Score | Average |
|---|---|---|
| Personal (Residential/Business) Wind Farms Energy Systems: | 330 | 1.61 |
| Personal (Residential/Business) Solar Farms Energy Systems: | 362 | 1.77 |
| Commercial Wind Farms Energy Systems: | 296 | 1.44 |
| Commercial Solar Farms Energy Systems: | 320 | 1.56 |
| General/Traditional Agricultural Activities (Farming/Ranching): | 480 | 2.34 |
| Animal Confinement Operations: | 282 | 1.38 |
| Parks & Recreation Activities: | 532 | 2.6 |
| Residential Development (Individual Homes): | 426 | 2.08 |
| Planned Rural Residential Subdivisions: | 416 | 2.03 |
| Highway Commercial: | 440 | 2.15 |
| Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.): | 376 | 1.83 |
| Heavy Industrial Uses (Machinery, Fuel Production, Gravel Extraction, etc.): | 303 | 1.48 |
| Data Processing Centers: | 247 | 1.2 |
| Battery Energy Storage Systems: | 250 | 1.22 |
| Crypto-Currency/Mining: | 227 | 1.11 |
| Cellular Towers: | 338 | 1.65 |
| Other (Identify): | 57 | 0.3 |

**Q9.**

**If you selected "Other" on Question 8, please identify below.**

Respondents indicated a desire for more dining and entertainment options, while expressing further disinterest in data centers within the City One-Mile Planning Jurisdiction.

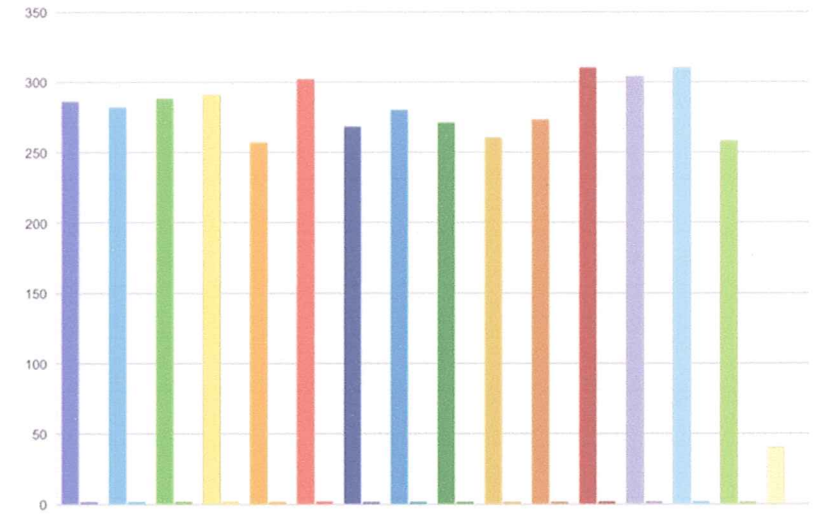
**Q10.**

**Which of the following Land Use types do you support imposing a temporary development moratorium, in Waverly, during the Comprehensive Planning/Zoning Update process? (1 = No; 2 = Yes)**

Waverly residents support a temporary development moratorium on emerging technologies and intensive industries during the current Comprehensive Planning and Zoning Update. Survey results show a clear preference to enact such a temporary moratorium on data processing centers (1.57), cryptocurrency/mining (1.57), battery energy storage systems (1.54) and animal confinement operations (1.53) while long-term standards are carefully reviewed.

Residents of the Community strongly oppose imposing a moratorium on foundational infrastructure and local quality-of-life amenities. Respondents indicated that traditional agricultural activities (1.30), cellular towers (1.30), highway commercial (1.31) and parks and recreation activities (1.35) should be exempt from any temporary moratorium.

## Q10. (CONTINUED)




| Choice | Score | Average |
|---|---|---|
| Personal (Residential/Business) Wind Farms Energy Systems: | 286 | 1.44 |
| Personal (Residential/Business) Solar Farms Energy Systems: | 282 | 1.42 |
| Commercial Wind Farms Energy Systems: | 288 | 1.45 |
| Commercial Solar Farms Energy Systems: | 291 | 1.47 |
| General/Traditional Agricultural Activities (Farming/Ranching): | 257 | 1.3 |
| Animal Confinement Operations: | 302 | 1.53 |
| Parks & Recreation Activities: | 268 | 1.35 |
| Residential Development (Individual Homes): | 280 | 1.41 |
| Planned Rural Residential Subdivisions: | 271 | 1.37 |
| Highway Commercial: | 260 | 1.31 |
| Light Industrial Uses (Consumer Goods, Food Processing, Packaging, etc.): | 273 | 1.38 |
| Data Processing Centers: | 310 | 1.57 |
| Battery Energy Storage Systems: | 304 | 1.54 |
| Crypto-Currency/Mining: | 310 | 1.57 |
| Cellular Towers: | 258 | 1.3 |
| Other (Identify): | 40 | 0.23 |

**Q11.**

**If you selected "Other" on Question 10, please identify below.**

"Other" responses reflected a strong desire among some residents to preserve Waverly's traditional, small-town identity by managing the rapid pace of expansion. Additionally, respondents identified the need for improved hospitality and a lesser reliance on LES through generation of energy within the Community.

**Q12.**

**Please include any additional comments/suggestions regarding the future of Waverly, Nebraska.**

A primary theme throughout the responses was a strong desire to preserve Waverly's traditional, small-town character amid rapid population growth. Many residents expressed explicit opposition to large-scale industrial projects, particularly data processing centers and cryptocurrency/mining operations, while advocating for a revitalized downtown area modeled after successful neighboring commercial districts such as that in Ashland, Nebraska.

The Community also highlighted critical infrastructure, public safety and educational demands that have been strained by recent housing expansions. Respondents emphasized that securing new water resources, expanding school capacities and improving local parks and recreation amenities must remain top municipal priorities.

Respondents raised concerns regarding housing affordability, noting that recent residential expansions lack affordable options for young adults establishing their careers. Some participants expressed frustration with rising utility rates and the rapid pace of development, arguing that the current type of housing strains city resources without offering diverse options like mid-sized acreage lots. Amid these housing challenges, many in the Community noted a willingness to support future municipal projects, provided that local leaders ensure clear communication and align growth strategies with the long-term wellbeing of Waverly families.





# WAVERLY, NEBRASKA
# TABLE PROFILE

HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

SEPTEMBER, 2026

**TABLE 1A**
**POPULATION TRENDS & PROJECTIONS**
**WAVERLY, NEBRASKA**
**2000-2036**

| | | | Total | | Annual | |
|---|---|---|---|---|---|---|
| | Year | Population | Change | Percent | Change | Percent |
| | 2000 | 2,452 | -- | -- | -- | -- |
| | 2010 | 3,277 | +825 | +33.6% | +82.5 | +3.4% |
| | 2020 | 4,279 | +1,002 | +30.6% | +100.2 | +3.1% |
| | **2026** | **4,875** | **+596** | **+13.9%** | **+85.1** | **+2.0%** |
| **Low** | **2036** | **5,520** | **+645** | **+13.2%** | **+64.5** | **+1.3%** |
| **Medium** | **2036** | **5,768** | **+893** | **+18.3%** | **+89.3** | **+1.8%** |
| **High** | **2036** | **6,036** | **+1,161** | **+23.8%** | **+116.1** | **+2.4%** |
| **CGI*** | **2036** | **6,354** | **+1,479** | **+30.3%** | **+147.9** | **+3.0%** |

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 15% of the current Communter Employee Population.

Source: 2000, 2010, 2020 Census & 2025 American Community Survey.
City of Waverly, 2026.
Hanna:Keelan Associates, 2026.

**TABLE 1B**
**POPULATION TRENDS & PROJECTIONS**
**WAVERLY PLANNING JURISDICTION, NEBRASKA**
**2000-2036**

| | | | Total | | Annual | |
|---|---|---|---|---|---|---|
| | Year | Population | Change | Percent | Change | Percent |
| | 2020 | 81 | -- | -- | -- | -- |
| | **2026** | **102** | **+21** | **+25.9%** | **+3** | **+3.7%** |
| **Low** | **2036** | **111** | **+9** | **+8.8%** | **+0.9** | **+0.9%** |
| **Medium** | **2036** | **125** | **+23** | **+22.5%** | **+2.3** | **+2.3%** |
| **High** | **2036** | **140** | **+38** | **+37.2%** | **+3.8** | **+3.7%** |
| **CGI*** | **2036** | **147** | **+45** | **+44.1%** | **+4.5** | **+4.4%** |

*Includes an estimated population increase associated with a ***Community Growth Initiative (CGI),*** via increased Full-Time Employment opportunities and the capture of up to 15% of the current Communter Employee Population.

Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2026.

**TABLE 2**
**POPULATION AGE DISTRIBUTION – TRENDS & PROJECTIONS**
**MEDIUM POPULATION PROJECTIONS**
**WAVERLY, NEBRASKA**
**2000-2036**

| Age Group | 2000 | 2010 | 2020 | 2010-2020 Change | 2026 | 2036 | 2026-2036 Change |
|---|---|---|---|---|---|---|---|
| 19 and Under | 883 | 1,151 | 1,522 | +371 | 1,682 | 1,802 | +120 |
| 20-34 | 473 | 626 | 639 | +13 | 683 | 763 | +80 |
| 35-54 | 733 | 918 | 1,260 | +342 | 1,438 | 1,914 | +476 |
| 55-64 | 161 | 281 | 379 | +98 | 463 | 587 | +124 |
| 65-74 | 94 | 162 | 296 | +134 | 390 | 432 | +42 |
| 75-84 | 57 | 103 | 137 | +34 | 171 | 208 | +37 |
| 85+ | 51 | 36 | 46 | +10 | 49 | 62 | +13 |
| **Totals** | **2,452** | **3,277** | **4,279** | **+1,002** | **4,875** | **5,768** | **+893** |
| **Median Age** | **31.3** | **32.8** | **34.6** | **+1.8** | **34.8** | **35.4** | **+0.6** |

Source: 2000, 2010, 2020 Census & 2025 American Community Survey.
City of Waverly, 2026.
Hanna:Keelan Associates, 2026.

**TABLE 3**
**SPECIFIC HOUSEHOLD CHARACTERISTICS**
**WAVERLY, NEBRASKA**
**2000-2036**

| Year | Population | Group Quarters | Persons in Households | Households | Persons Per Household |
|---|---|---|---|---|---|
| 2000 | 2,452 | 49 | 2,403 | 838 | 2.87 |
| 2010 | 3,277 | 50 | 3,227 | 1,113 | 2.90 |
| 2020 | 4,279 | 43 | 4,236 | 1,469 | 2.84 |
| **2026** | **4,875** | **48** | **4,827** | **1,658** | **2.91** |
| **2036** | **5,768** | **53** | **5,715** | **2,003** | **2.85** |
| **2036*** | **6,036** | **55** | **5,981** | **2,041** | **2.93** |

*High Population Projection.
Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2026.

**TABLE 4**
**TENURE BY HOUSEHOLD**
**WAVERLY, NEBRASKA**
**2000-2036**

| Year | Total Households | Owner Number | Owner Percent | Renter Number | Renter Percent |
|---|---|---|---|---|---|
| 2000 | 838 | 665 | 79.4% | 173 | 20.6% |
| 2010 | 1,113 | 910 | 81.8% | 203 | 18.2% |
| 2020 | 1,469 | 1,194 | 81.3% | 275 | 18.7% |
| **2026** | **1,658** | **1,361** | **82.1%** | **297** | **17.9%** |
| **2036** | **2,003** | **1,640** | **81.9%** | **363** | **18.1%** |
| **2036**** | **2,041** | **1,665** | **81.6%** | **376** | **18.4%** |

**High Population Projection.
Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2026.

**TABLE 5**
**HOUSEHOLDS BY HOUSEHOLD SIZE**
**WAVERLY, NEBRASKA**
**2026 ESTIMATE***

| 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons | 7+ Persons |
|---|---|---|---|---|---|---|
| 185 | 740 | 200 | 315 | 165 | 28 | 25 |

* Estimate subject to margin of error
Source: 2020-2024 American Community Survey.

**TABLE 6**
**RACE AND HISPANIC ORIGIN**
**WAVERLY, NEBRASKA**
**2010, 2020 & 2026***

| | 2010 | | 2020 | | 2026* | |
|---|---|---|---|---|---|---|
| Race | Number | % of Total | Number | % of Total | Number | % of Total |
| White | 3,217 | 98.2% | 4,040 | 94.4% | 4,550 | 93.3% |
| Black or African American | 5 | 0.1% | 24 | 0.6% | 31 | 0.6% |
| Am. Indian and Alaska Native | 5 | 0.1% | 7 | 0.2% | 8 | 0.2% |
| Asian | 9 | 0.3% | 41 | 1.0% | 55 | 1.1% |
| Native Hawaiian/Pacific Islander | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Other Race/Two or More Races | 41 | 1.3% | 167 | 3.9% | 231 | 4.7% |
| **Totals** | **3,277** | **100.0%** | **4,279** | **100.0%** | **4,875** | **100.0%** |
| **Hispanic Origin** | **47** | **1.4%** | **118** | **2.8%** | **155** | **3.2%** |

*Specified data, subject to margin of error.
Source: 2024 American Community Survey.
Hanna:Keelan Associates, 2026.

**TABLE 7**
**HOUSEHOLD INCOME TRENDS & PROJECTIONS**
**MEDIUM POPULATION PROJECTIONS**
**WAVERLY, NEBRASKA**
**2010-2036**

| Income Group | 2010* | 2020* | 2024* | 2026 | 2036 | % Change 2026-2036 |
|---|---|---|---|---|---|---|
| **All Households** | | | | | | |
| Less than $10,000 | 10 | 44 | 21 | **15** | **8** | **-46.7%** |
| $10,000-$19,999 | 33 | 13 | 42 | **35** | **25** | **-28.6%** |
| $20,000-$34,999 | 168 | 88 | 50 | **48** | **40** | **-16.7%** |
| $35,000-$49,999 | 126 | 101 | 85 | **80** | **70** | **-12.5%** |
| $50,000-$74,999 | 287 | 345 | 297 | **300** | **260** | **-13.3%** |
| $75,000-$99,999 | 237 | 238 | 141 | **200** | **282** | **+41.0%** |
| $100,000 or More | 242 | 545 | 871 | **980** | **1,318** | **+34.5%** |
| **Totals** | **1,103** | **1,374** | **1,507** | **1,658** | **2,003** | **+20.8%** |
| **Median Income** | **$61,210** | **$81,818** | **$111,632** | **$116,143** | **$141,579** | **+21.9%** |
| **65+ Households** | | | | | | |
| Less than $10,000 | 5 | 6 | 21 | **18** | **12** | **-33.3%** |
| $10,000-$19,999 | 18 | 13 | 22 | **20** | **18** | **-10.0%** |
| $20,000-$34,999 | 32 | 15 | 21 | **22** | **25** | **+13.6%** |
| $35,000-$49,999 | 30 | 41 | 62 | **70** | **75** | **+7.3%** |
| $50,000-$74,999 | 34 | 205 | 236 | **285** | **315** | **+10.5%** |
| $75,000-$99,999 | 6 | 42 | 0 | **65** | **90** | **+38.5%** |
| $100,000 or More | 14 | 48 | 88 | **130** | **196** | **+50.8%** |
| **Totals** | **139** | **370** | **458** | **610** | **731** | **+19.8%** |
| **Median Income** | **$42,250** | **$63,414** | **$70,000*** | **$72,828** | **$88,773** | **+21.9%** |

* Specified Data Used. 2020 & 2024 Estimate, Adjusted, subject to Margin of Error.
Source: 2020 & 2024 American Community Survey.
Hanna:Keelan Associates, 2026.

**TABLE 8**
**PER CAPITA INCOME**
**TRENDS AND PROJECTIONS**
**LANCASTER COUNTY / STATE OF NEBRASKA**
**2016-2036**

| | Lancaster County | | State of Nebraska | |
|---|---|---|---|---|
| **Year** | **Income** | **% Change** | **Income** | **% Change** |
| **2016** | $44,771 | -- | $48,688 | -- |
| **2017** | $46,507 | +3.9% | $49,533 | +1.7% |
| **2018** | $48,483 | +4.2% | $51,436 | +3.8% |
| **2019** | $50,392 | +3.9% | $53,513 | +4.0% |
| **2020** | $53,475 | +6.1% | $56,911 | +6.3% |
| **2021** | $59,552 | +11.4% | $63,652 | +11.8% |
| **2022** | $61,748 | +3.7 | $66,354 | +4.2% |
| **2023** | $65,394 | +5.9% | $71,506 | +7.8% |
| **2024** | $68,273 | +4.4% | $72,696 | +1.7% |
| **2025*** | **$70,215** | **+2.8%** | $75,858 | +4.3% |
| **2026*** | **$72,535** | **+3.3%** | **$78,134** | **+3.0%** |
| **2036*** | **$88,418** | **+21.9%** | **$95,714** | **+22.5%** |
| **2016-2026** | **$44,771-$72,535** | **+62.0%** | **$48,688-$78,134** | **+60.5%** |
| **2026-2036** | **$72,535-$88,418** | **+21.9%** | **$78,134-$95,714** | **+22.5%** |

Source: Bureau of Economic Analysis, 2024 & 2025.
Hanna:Keelan Associates, 2026

**TABLE 9**
**PERSONS RECEIVING SOCIAL SECURITY INCOME**
**LANCASTER COUNTY, NEBRASKA**
**2025**

| **Social Security Income – 2025** | **Number of Beneficiaries** |
|---|---|
| Retirement Benefits | |
| Retired Workers | 103,295 |
| Spouses | 978 |
| Children | 593 |
| Survivor Benefits | |
| Widows & Widowers | 4,655 |
| Children | 2,073 |
| Disability Benefits | |
| Disabled Persons | 8,253 |
| Spouses | 11 |
| Children | 410 |
| **Total** | **120,268** |
| Aged 65 & Older | |
| Men | 52,668 |
| Women | 54,629 |
| **Total** | **107,297** |
| **Supplemental Social Security Income - 2025** | |
| Aged 65 & Older | 1,254 |
| Blind and Disabled | 4,552 |
| **Total** | **5,806** |

Source: Department of Health and Human Services,
Social Security Administration, 2025.

**TABLE 10**
**ESTIMATED OWNER HOUSEHOLDS BY INCOME**
**COST BURDENED WITH HOUSING PROBLEMS**
**MEDIUM POPULATION PROJECTIONS**
**WAVERLY, NEBRASKA**
**2020-2026**

| Income Range | 2018* #/#CB-HP | 2023* #/#CB-HP | 2026 #/#CB-HP | 2036** #/#CB-HP |
|---|---|---|---|---|
| 0%-30% AMI | 35 / 20 | 34 / 20 | **34 / 22** | **30 / 21** |
| 31%-50% AMI | 30 / 25 | 29 / 24 | **28 / 23** | **28 / 21** |
| 51%-80% AMI | 70 / 25 | 86 / 31 | **96 / 35** | **128 / 47** |
| 81%+ AMI | 820 / 39 | 1,133 / 53 | **1203 / 56** | **1,478 / 64** |
| **Totals** | **955 / 109** | **1,282 / 128** | **1,361 / 136** | **1,664 / 152** |

*Specified Data Used; 2020 & 2022 estimate subject to margin of error.
# = Total Households. ***#CB-HP** = Households with Cost Burden – Housing Problems.*
Source: 2020 & 2022 CHAS Tables, Huduser.gov.
Hanna:Keelan Associates, 2026.

**TABLE 11**
**ESTIMATED RENTER HOUSEHOLDS BY INCOME**
**COST BURDENED WITH HOUSING PROBLEMS**
**MEDIUM POPULATION PROJECTIONS**
**WAVERLY, NEBRASKA**
**2020-2026**

| Income Range | 2018* #/#CB-HP | 2023* #/#CB-HP | 2026 #/#CB-HP | 2036** #/#CB-HP |
|---|---|---|---|---|
| 0%-30% AMI | 45 / 15 | 31 / 15 | **23 / 15** | **9 / 15** |
| 31%-50% AMI | 65 / 35 | 61 / 35 | **59 / 35** | **78 / 35** |
| 51%-80% AMI | 65 / 25 | 67 / 27 | **68 / 28** | **102 / 32** |
| 81%+ AMI | 125 / 10 | 133 / 12 | **138 / 13** | **180 / 17** |
| **Totals** | **300 / 85** | **292 / 89** | **297 / 91** | **369 / 99** |

*Specified Data Used; 2020 & 2022 estimate subject to margin of error.
# = Total Households. ***#CB-HP** = Households with Cost Burden – Housing Problems.*
Source: 2020 & 2022 CHAS Tables, Huduser.org.
Hanna:Keelan Associates, 2026.

**TABLE 12**
**AREA HOUSEHOLD INCOME (AMI)**
**LINCOLN METROPOLITAN STATISTICAL AREA, NEBRASKA**
**(INCLUDING CITY OF WAVERLY)**
**2026**

| | 1PHH | 2PHH | 3PHH | 4PHH | 5PHH | 6PHH | 7PHH | 8PHH |
|---|---|---|---|---|---|---|---|---|
| **30% AMI** | $22,400 | $25,600 | $28,800 | $33,000 | $38,680 | $44,360 | $50,040 | $55,720 |
| **50% AMI** | $37,350 | $42,650 | $48,000 | $53,300 | $57,600 | $61,850 | $66,100 | $70,400 |
| **60% AMI** | $44,820 | $51,180 | $57,600 | $63,960 | $69,120 | $74,220 | $79,320 | $84,480 |
| **80% AMI** | $59,750 | $68,250 | $76,800 | $85,300 | $92,150 | $98,950 | $105,800 | $112,600 |
| **100% AMI** | $74,700 | $85,300 | $96,000 | $106,600 | $115,200 | $123,700 | $132,200 | $140,800 |
| **125% AMI** | $93,375 | $106,625 | $120,000 | $133,250 | $144,000 | $154,625 | $165,250 | $176,000 |

Source: U.S. Department of Housing and Urban Development, 2026.

**TABLE 13**
**EMPLOYEMENT DATA TRENDS AND PROJECTIONS**
**LANCASTER COUNTY, NEBRASKA**
**2016-2026**

| Year | Number of Employed Persons | Change | Percent Unemployment |
|---|---|---|---|
| 2016 | 166,467 | -- | 2.8% |
| 2017 | 167,586 | +1,119 | 2.6% |
| 2018 | 171,526 | +3,940 | 2.6% |
| 2019 | 174,089 | +2,563 | 2.8% |
| 2020 | 170,440 | -3,649 | 4.2% |
| 2021 | 173,244 | +2,804 | 2.6% |
| 2022 | 176,256 | +3,012 | 2.1% |
| 2023 | 178,980 | +2,724 | 2.2% |
| 2024 | 180,716 | +1,736 | 2.5% |
| 2025 | 184,874 | +4,158 | 2.9% |
| **2026*** | **184,237** | **-637** | **2.6%** |
| **2036*** | | | |
| **2016-2036** | **166,467-** | | |

*Estimate as of August, 2026.
Source: Nebraska Department of Labor, Labor Market Information, 2026.
Hanna:Keelan Associates, 2026.

**TABLE 14**
**WORKFORCE EMPLOYEMENT BY TYPE**
**LANCASTER COUNTY, NEBRASKA**
**MARCH, 2026**

| **Workforce** | |
|---|---|
| **Non-Farm Employment (Wage and Salary)** | |
| Agriculture Forestry, Fishing & Hunting. | * |
| Mining, Quarrying & Oil/Gas Extraction. | * |
| Utilities. | * |
| Construction. | 10,048 |
| Manufacturing. | 13,408 |
| Wholesale Trade. | * |
| Retail Trade. | 17,189 |
| Transportation & Warehousing. | 8,572 |
| Information. | 3,765 |
| Finance & Insurance. | 6,300 |
| Real Estate & Rental/Leasing. | 2,027 |
| Professional, Scientific & Technical Services. | 9,698 |
| Management of Companies & Enterprises. | 2,920 |
| Administrative/Support/Waste. | 7,019 |
| Educational Services. | 1,939 |
| Health Care & Social Assistance. | 27,480 |
| Arts, Entertainment & Recreation. | 2,987 |
| Accommodation & Food Service. | 15,456 |
| Other Services (except Public Administration). | 5,833 |
| Federal Government. | 3,107 |
| State Government. | 16,507 |
| Local Government. | 14,780 |

*Data not available due to disclosure suppression
Source: Nebraska Department of Labor, Labor Market Information, 2026.

**TABLE 15**
**TRAVEL TIME TO WORK**
**WAVERLY, NEBRASKA**
**202X ESTIMATE***

| 9 Minutes or Less | 10-19 Minutes | 20-29 Minutes | 30-39 Minutes | 40 Minutes or More |
|---|---|---|---|---|
| 237 | 396 | 811 | 218 | 157 |

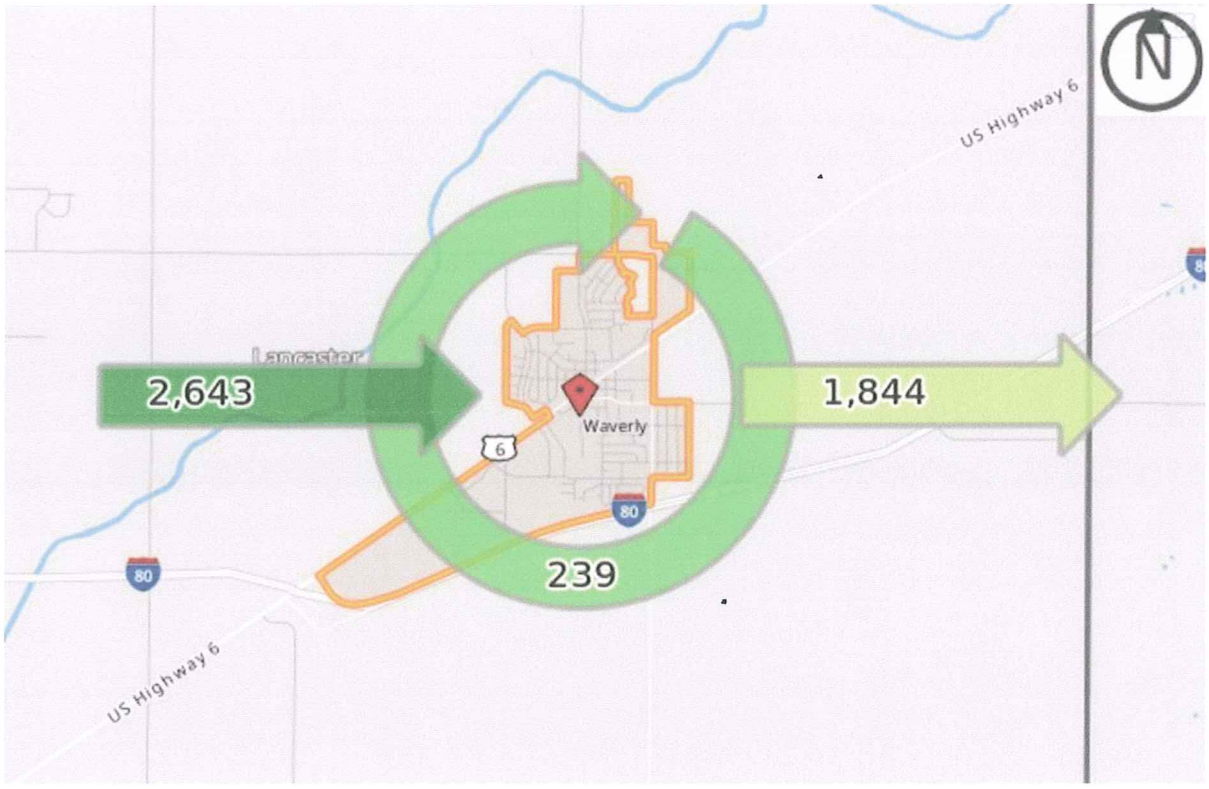
*Subject to margin of error.
Source: 2024 American Community Survey.

**TABLE 16**
**INFLOW / OUTFLOW JOB COUNTS (ALL JOBS)**
**WAVERLY, NEBRASKA**
**2023**

| | Count | Share |
|---|---|---|
| Employed in Waverly | 2,882 | 100.0% |
| Employed in Waverly, but Living Outside | 2,643 | 91.7% |
| Employed and Living in Waverly | 239 | 8.3% |
| | | |
| Living in Waverly | 2,083 | 100.0% |
| Living in Waverly but Employed Outside | 1,844 | 88.5% |
| Living and Employed in Waverly | 239 | 11.5% |

*Subject to margin of error
Source: Census Longitudinal Employment – Household Dynamics 2023.

# INFLOW/OUTFLOW OF EMPLOYMENT
# VILLAGE OF WAVERLY, NEBRASKA




**Inflow/Outflow Job Counts (All Jobs)**

| | 2023 Count | 2023 Share |
|---|---|---|
| Employed in the Selection Area | 2,882 | 100.0% |
| Employed in the Selection Area but Living Outside | 2,643 | 91.7% |
| Employed and Living in the Selection Area | 239 | 8.3% |
| Living in the Selection Area | 2,083 | 100.0% |
| Living in the Selection Area but Employed Outside | 1,844 | 88.5% |
| Living and Employed in the Selection Area | 239 | 11.5% |

**TABLE 17**
**HOUSING STOCK PROFILE**
**DEFINING SUBSTANDARD HOUSING – HUD**
**WAVERLY, NEBRASKA**
**2022 & 2024 ESTIMATE**

| | | Complete Plumbing | | Lack of Complete Plumbing | | Units with 1.01+ Persons per Room | |
|---|---|---|---|---|---|---|---|
| | Total | Number | % of Total | Number | % of Total | Number | % of Total |
| **2022 Est.*** | 1,471 | 1,471 | 100.0% | 0 | 0.0% | 0 | 0.0% |
| **2024 Est.*** | 1,507 | 1,507 | 100.0% | 0 | 0.0% | 0 | 0.0% |

*Subject to margin of error.
Source: 2022 & 2024 American Community Survey Estimates.

**TABLE 18**
**HOUSING STOCK PROFILE / UNITS IN STRUCTURE**
**WAVERLY, NEBRASKA**
**2020 & 2024 ESTIMATE**

| | Number of Units | | | | |
|---|---|---|---|---|---|
| Year | 1 Unit | 2-9 Units | 10+ Units | Other* | Total |
| 2020 | 1,249 | 73 | 74 | 0 | 1,396 |
| 2024 | 1,467 | 0 | 81 | 0 | 1,548 |

*Includes mobile homes and trailers.
**Specified data used. Estimates subject to margin of error.
Source: 2020 & 2024 American Community Survey

HANNA:KEELAN ASSOCIATES
www.hannakeelan.com

# EXISTING LAND USE MAP

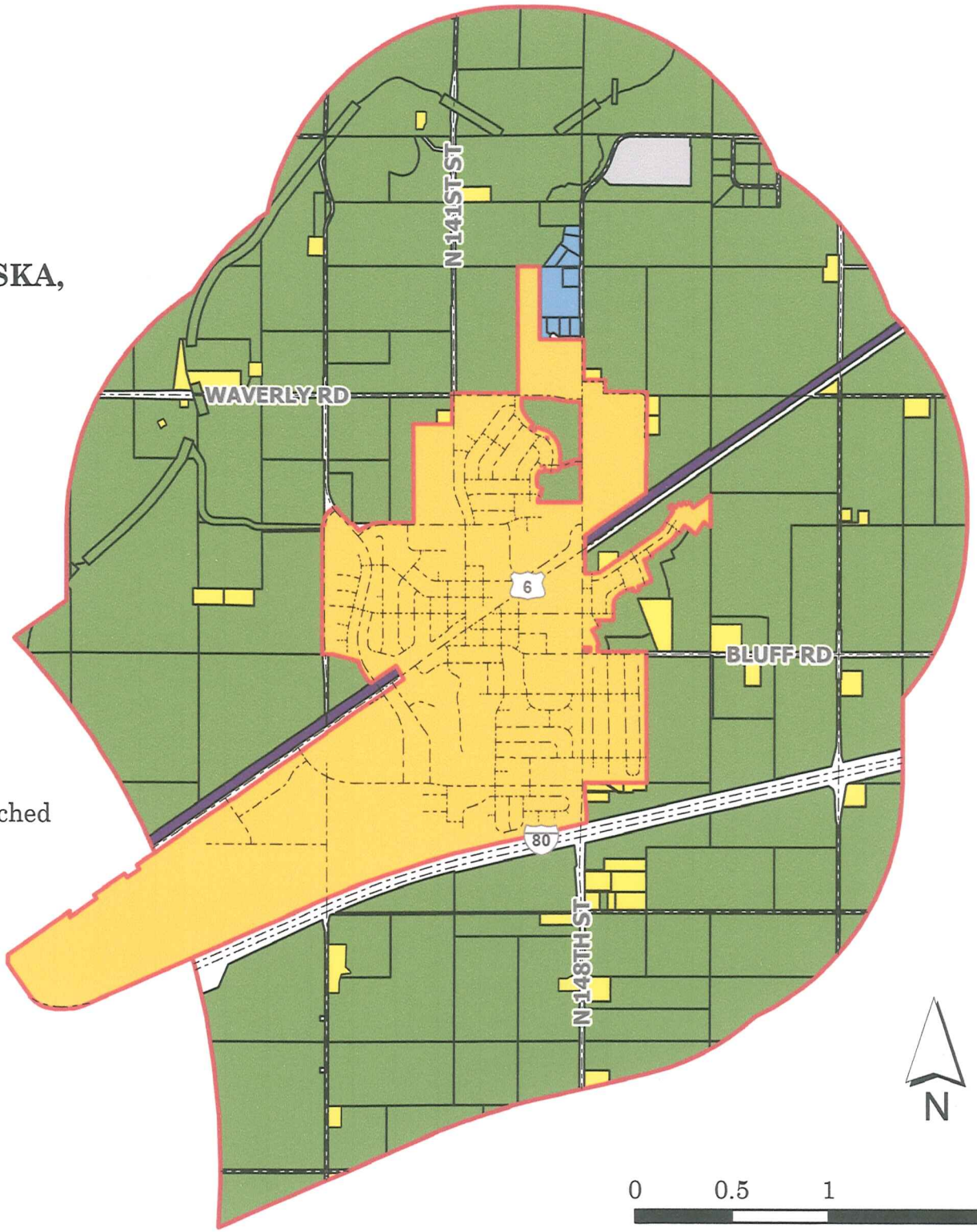
## CITY OF WAVERLY, NEBRASKA
## 2026



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# EXISTING LAND USE MAP

## CITY OF WAVERLY, NEBRASKA, PLANNING JURISDICTION 2026

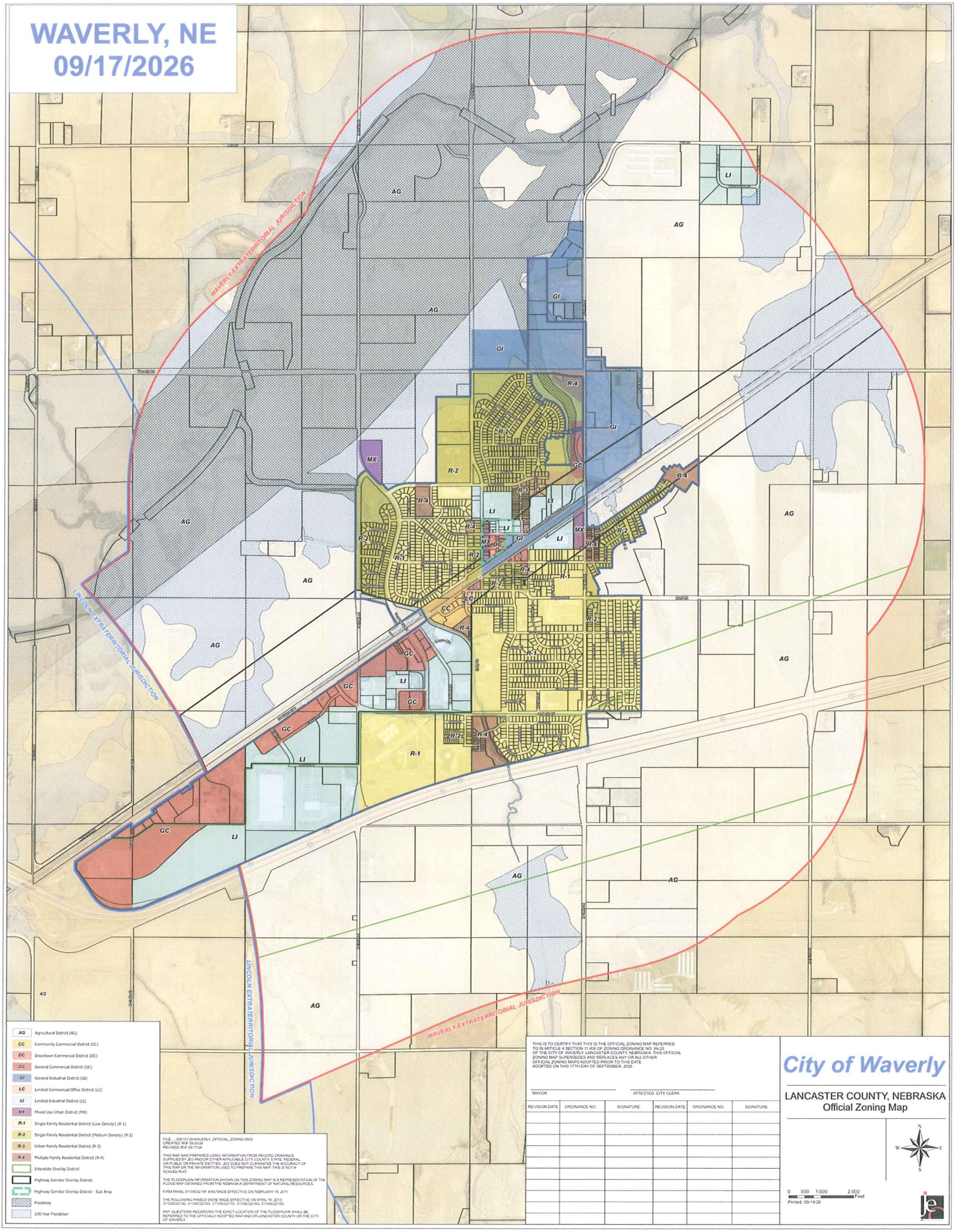



## Legend

- Waverly Corporate Limits
- Waverly ETJ

### Land Use Class

- Single-Family Residential - Detached
- Vacant Agriculture
- Public & Quasi-Public
- Industrial
- Railroad Corridor


WAVERLY, NE
09/17/2026
WAVERLY EXTRATERRITORIAL JURISDICTION
LINCOLN EXTRATERRITORIAL JURISDICTION
AG
GI
LI
MX
R-4
R-2
R-3
R-1
GC
CC
LC
DC
AG Agricultural District (AG)
CC Community Commercial District (CC)
DC Downtown Commercial District (DC)
GC General Commercial District (GC)
GI General Industrial District (GI)
LC Limited Commercial/Office District (LC)
LI Limited Industrial District (LI)
MX Mixed Use Urban District (MX)
R-1 Single-Family Residential District (Low Density) (R-1)
R-2 Single-Family Residential District (Medium Density) (R-2)
R-3 Urban-Family Residential District (R-3)
R-4 Multiple-Family Residential District (R-4)
Interstate Overlay District
Highway Corridor Overlay District
Highway Corridor Overlay District - Sub Area
Floodway
100-Year Floodplain
FILE: ...\09\01 ZONING\WAVERLY_OFFICIAL_ZONING.MXD
CREATED: MJF 09/25/26
REVISED: MJF 09/17/26
THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY JEO AND/OR OTHER APPLICABLE CITY, COUNTY, STATE, 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.
THE FLOODPLAIN INFORMATION SHOWN ON THIS ZONING MAP IS A REPRESENTATION OF THE FLOOD MAP OBTAINED FROM THE NEBRASKA DEPARTMENT OF NATURAL RESOURCES.
FIRM PANEL 31109C0216F WAS MADE EFFECTIVE ON FEBRUARY 18, 2011
THE FOLLOWING PANELS WERE MADE EFFECTIVE ON APRIL 16, 2013:
31109C0210D, 31109C0215G, 31109C0217G, 31109C0218G, 31109C0219G
ANY QUESTIONS REGARDING THE EXACT LOCATION OF THE FLOODPLAIN SHALL BE REFERRED TO THE OFFICIALLY ADOPTED MAP AND/OR LANCASTER COUNTY OR THE CITY OF WAVERLY
THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN ARTICLE 4 SECTION 11.406 OF ZONING ORDINANCE NO. 99-23 OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA. THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES ANY OR ALL OTHER OFFICIAL ZONING MAPS ADOPTED PRIOR TO THIS DATE. ADOPTED ON THIS 17TH DAY OF SEPTEMBER, 2026.
MAYOR
ATTESTED: CITY CLERK
REVISION DATE | ORDINANCE NO. | SIGNATURE | REVISION DATE | ORDINANCE NO. | SIGNATURE
City of Waverly
LANCASTER COUNTY, NEBRASKA
Official Zoning Map
N
W
E
S
0 500 1,000 2,000 Feet
Printed: 09/14/26