



RILEY 6TH REDEVELOPMENT AREA BLIGHT & SUBSTANDARD DETERMINATION STUDY



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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Purpose of Study.

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the **Riley 6th Redevelopment Area** in the City of Waverly, Nebraska. The results of this **Study** will assist the City in declaring the **Area** as both **Blighted and Substandard**.

Location.

The **Riley 6th Redevelopment Area** is located in the south-central portion of the City of Waverly, at the south end of Bailie Court. **Illustration 1, Page 2**, identifies the boundaries of the **Redevelopment Area**, containing one parcel of record with the **Lancaster County Assessor's office and associated streets and public rights-of-way**.

The total Area equals an estimated 4.85 acres. The **Area** can be accessed via Bailie Court, though the street ends at the northern end of the parcel, with no roads existing within the **Area**.

The parcel constituting the **Redevelopment Area** was evaluated for existing land use characteristics and adjacent street and sidewalk conditions via on-site observation. Additionally, the evaluation included conversations with City of Waverly staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions** within the **Area**.

The entirety of the **Redevelopment Area** is comprised of vacant land, as identified in **Illustration 2, Page 3**. There are no structures located within the **Area**. Duplex residential land uses border the **Area** to the north, and educational land uses exist to the west, with the Waverly Middle School occupying the neighboring parcel.

Illustration 3, Page 4 identifies "**R-4 Residential**" as the existing **Zoning District** in the **Riley 6th Redevelopment Area**.

All **Illustrations** presented in this **Blight and Substandard Determination Study** identify the entire **Redevelopment Area** to be declared blighted and substandard and in need of planned redevelopment activities.

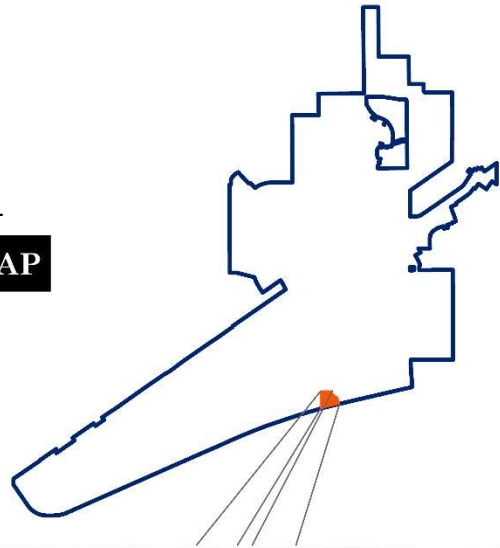
BLIGHT & SUBSTANDARD DETERMINATION STUDY.



ILLUSTRATION 1

REDEVELOPMENT AREA CONTEXT MAP

CITY OF WAVERLY, NEBRASKA
2026



Waverly, Nebraska
Riley 6th Redevelopment Area
Blight & Substandard Determination Study.

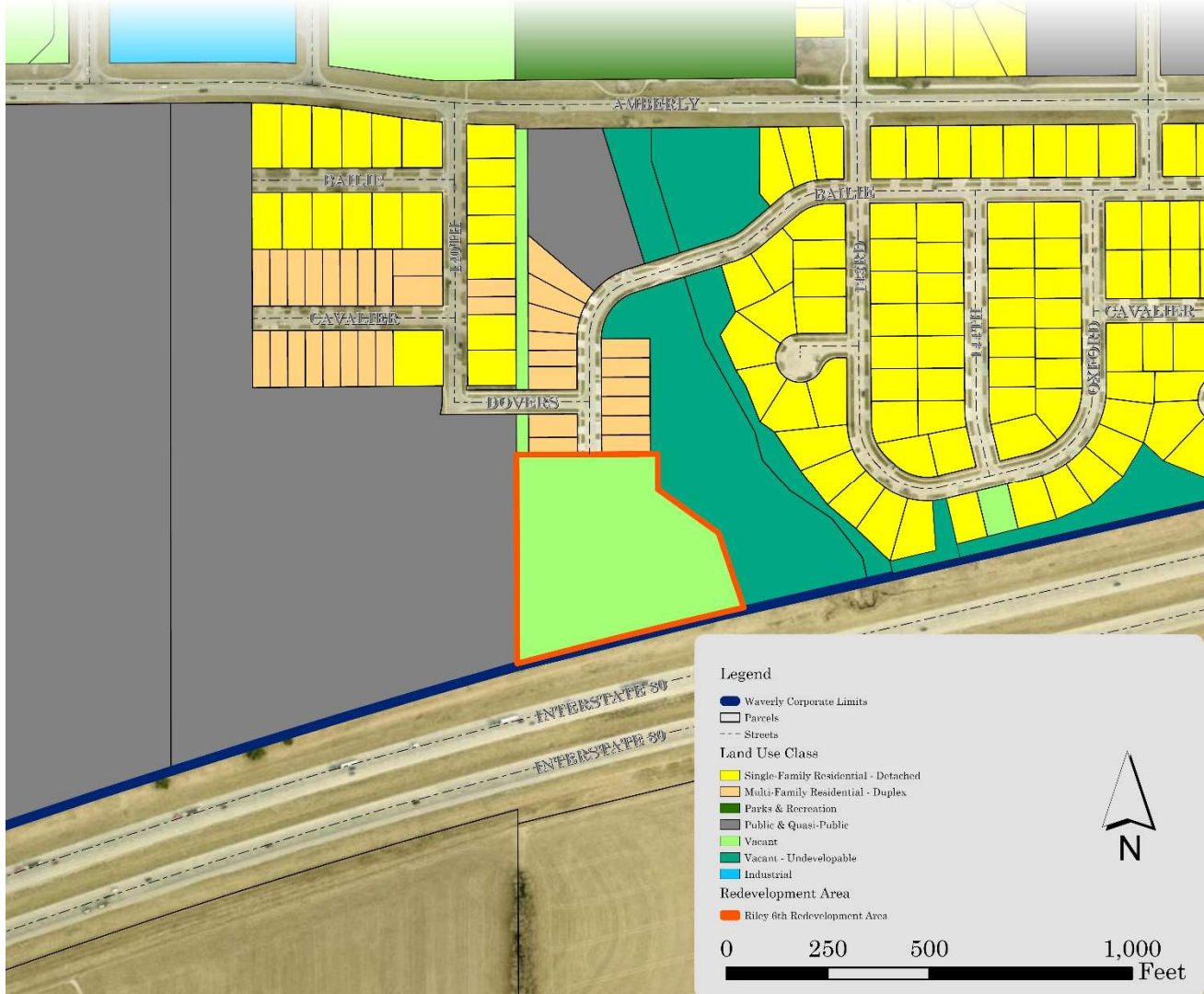
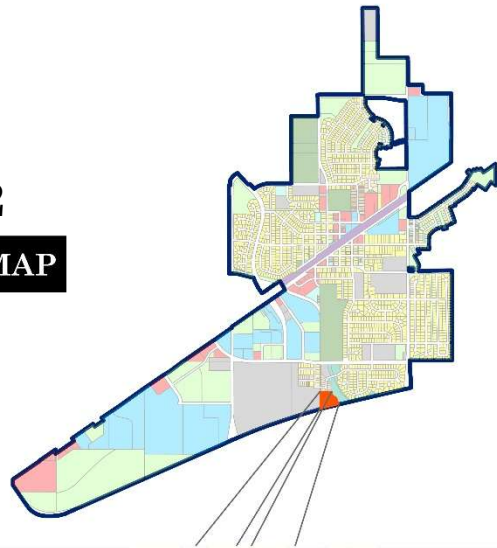
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ILLUSTRATION 2

GENERALIZED EXISTING LAND USE MAP

CITY OF WAVERLY, NEBRASKA,
RILEY 6TH REDEVELOPMENT AREA
2026



Waverly, Nebraska
Riley 6th Redevelopment Area
Blight & Substandard Determination Study.

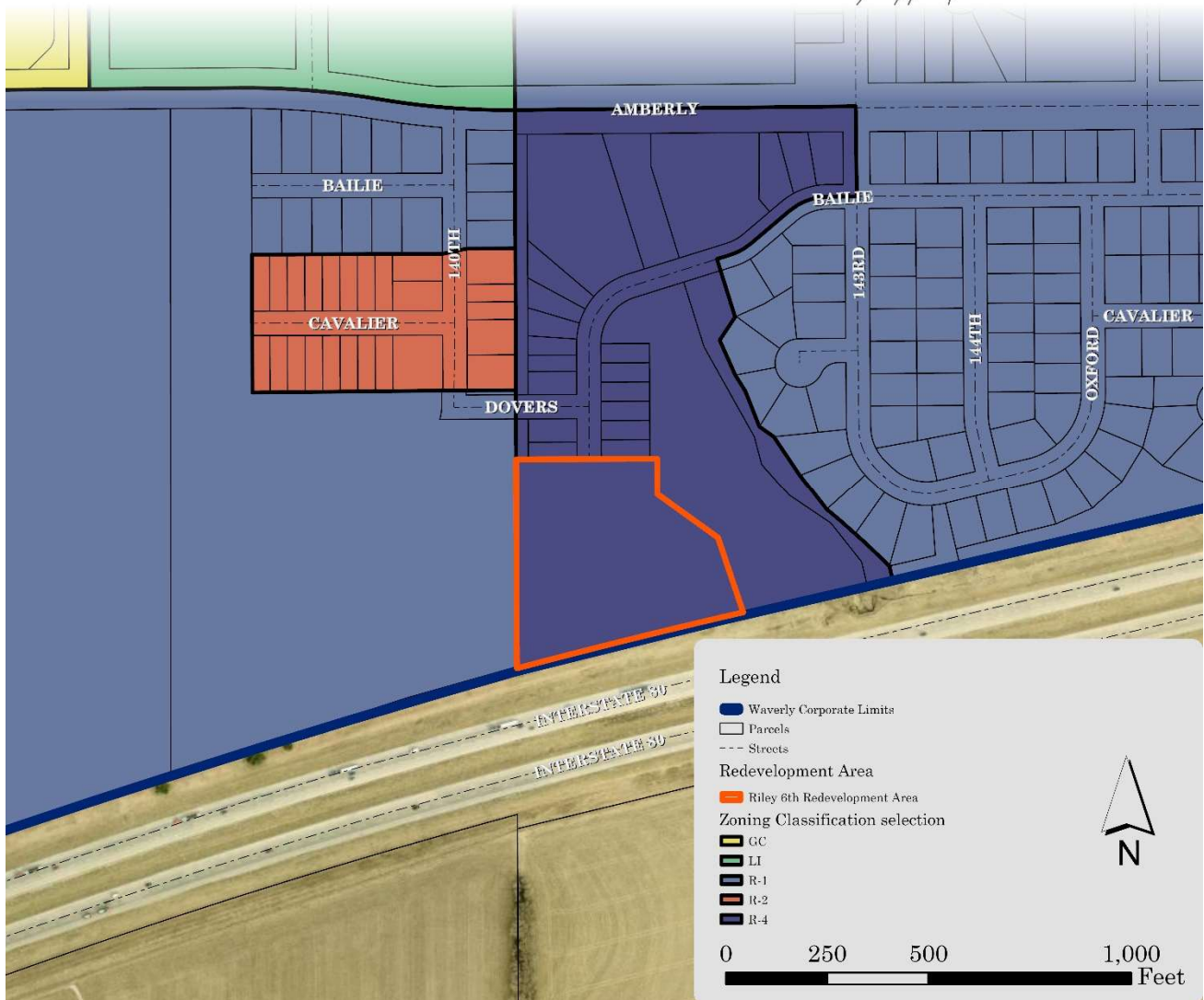
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ILLUSTRATION 3

ZONING CLASSIFICATION MAP

CITY OF WAVERLY, NEBRASKA,
RILEY 6TH REDEVELOPMENT AREA
2026



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

SUBSTANDARD AREA.

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the presence of the following factors:

1. Less than 20% of the housing in the area as affordable housing;
2. A substantial number of deteriorated or deteriorating structures;*
3. Age or obsolescence of structures or subject land area;
4. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
5. Existence of conditions which endanger life or property by fire and other causes;
6. Undeveloped land within the extraterritorial jurisdiction that has remained for 25+ years.

BLIGHTED AREA.

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;*
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment exceeding the fair value of land;
8. Defective or unusual condition of title**;
9. Improper subdivision or obsolete platting;

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

10. The existence of conditions which endanger life or property by fire or other causes:
11. Combination of other factors that substantially impairs or arrests the sound growth of the community, etc;
12. Undeveloped land within the extraterritorial jurisdiction that has remained for 25+ years.
13. At least one or more of the other six conditions, as described in the Nebraska Community Development Law.
 1. Unemployment in the area is at least 120% of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the platted and subdivided property in the area is unimproved land that has been within the community for 40 years and has remained unimproved during that time;
 4. Per capita income of the area is lower than the average per capita income of the community in which the area is designated;
 5. The area has had either stable or decreasing population based on the last two decennial censuses; or
 6. **Less than 20% of the housing in the area is affordable housing.**
Affordable housing is defined in Nebraska State Law as “(a) workforce housing, (b) housing targeted for households earning less than 150 percent of median income for the County in which the housing is located, or (c) housing under Section 42 of the Internal Revenue Code (LIHTCs).

* Conduct exterior and not interior inspections of all buildings.

** Not Reviewed.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **Riley 6th Redevelopment Area** must be reasonably distributed so good areas are not arbitrarily found to be blighted due to proximity to areas which are **blighted and substandard**.

On the basis of this approach, the Riley 6th Redevelopment Area is found to be eligible as "blighted" and "substandard" within the definition set forth in the Nebraska Legislation.

THE RESEARCH APPROACH.

Structural/Site Conditions Survey Process.

The rating of building and parcel conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and results in an accurate and consistent description of existing conditions.

In the case of the **Riley 6th Redevelopment Area**, no structures exist, thus no structural condition evaluation was completed for the **Area**.

The **Riley 6th Redevelopment Area** was reviewed via on-site field analysis in September, 2026. The **Area** contains an estimated **4.85 acres** consisting of **one parcel** of record with the Lancaster County Assessor's office. The parcel that constitutes the **Area** was evaluated for the previously listed Blight and Substandard criteria with the exception of those marked "NR-Not Reviewed" and "NA-Not Applicable". Information regarding municipal water and sanitary sewer infrastructure surrounding the **Redevelopment Area** was obtained from City of Waverly staff. The **Structural/Site Conditions Survey Form** and associated results are provided in **Appendix I**.

Research on Property Ownership and Financial Assessment of Properties.

Public records and aerial photographs of the three parcels in the **Redevelopment Area** were analyzed to determine the number of property owners within the **Area**. An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY.

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska Legislation to determine whether each or any were present in the **Riley 6th Redevelopment Area** and, if so, to what extent and in what locations. The following represents an evaluation and discussion of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS.

As per **Table 2, below**, of the six **Substandard Factors** set forth in the **Nebraska Community Development Law**, one **Factor** had a “**strong presence**,” and two **Factors** had a “**Reasonable Presence**” within the **Redevelopment Area**. The remaining three **Substandard Factors** were not applicable, thus not reviewed.

TABLE 1
SUBSTANDARD FACTORS
RILEY 6TH REDEVELOPMENT AREA
WAVERLY, NEBRASKA

1.	Less than 20% of the housing in the area is affordable housing;	■
2.	A substantial number of deteriorated or deteriorating structures;*	NA
3.	Age or obsolescence of structures or subject land area;	NA
4.	Inadequate provision for ventilation, light, air, sanitation or open spaces;	■
5.	Existence of conditions which endanger life or property by fire and other causes:	■
6.	Underdeveloped land within the extraterritorial jurisdiction that has remained for 25+ years.	NA

Strong Presence of Factor	■
Reasonable Presence of Factor	▣
Little or No Presence of Factor	○
Not Reviewed	NR
Not Applicable	NA
Source: Hanna:Keelan Associates, 2026.	

PRESENCE & ANALYSIS OF SUBSTANDARD FACTORS.

Strong Presence of Factor –

- ❖ **There are no structures located within the Riley 6th Redevelopment Area.** Therefore, there are less than 20 percent of the housing in the **Area** being affordable housing. This **Factor** is a **strong presence** throughout the **Area**.

Reasonable Presence of Factor –

- ❖ The conditions which result in the *Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space* are a **reasonable presence** throughout the **Riley 6th Redevelopment Area**. The results of the **Structural/Site Conditions Survey**, including field data as well as conversations with City Staff provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in the **Area**.

The entire **Redevelopment Area** lacks public improvements and utility infrastructure. There are no existing municipal sewer, water or electric connections on the site, and the tract lacks access via public roads or sidewalks, with Bailie Court reaching a dead end at the north end of the **Area**. The absence of sanitation systems and dedicated public rights-of-way create an inadequate provision for basic development needs.

- ❖ The field analysis determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **reasonable presence** throughout the **Redevelopment Area**. The primary contributing elements include, non-existent public utilities and a large vacant, underutilized tract of land, subject to probable major blight concerns, including substandard site conditions and the accumulation of debris. These conditions are considered, in combination with other factors, to contribute to substandard conditions affecting public health, safety and welfare.

Not Applicable -

- ❖ The **Factor** of *Dilapidated/Deterioration* in the **Redevelopment Area** is **Not Applicable**.
- ❖ The **Factor** of *Age or Obsolescence* is **Not Applicable** due to the lack of structures in the **Area**.
- ❖ The **Factor** of **Undeveloped land within the Extraterritorial Jurisdiction for 25+ years** is **Not Applicable**, due to the **Area** currently located within the City Limits of Waverly.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT FACTORS.

Of the **13 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Riley 6th Redevelopment Area**, **four** represent a **strong presence**, **four** are present to a **reasonable extent**, **two** represent **little or no presence** and **two** are **not applicable**. The Factor, “**defective or unusual condition of title**,” was not reviewed. All present **Blight Factors** are reasonably distributed within the **Area**.

TABLE 2
BLIGHT FACTORS
RILEY 6TH REDEVELOPMENT AREA
WAVERLY, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures;*	NA
2.	Existence of defective or inadequate street layout;	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness;	■
4.	Insanitary or unsafe conditions;	■
5.	Deterioration of site or other improvements;	■
6.	Diversity of Ownership;	○
7.	Tax or special assessment delinquency exceeding the fair value of land;	○
8.	Defective or unusual condition of title;	NR
9.	Improper subdivision or obsolete platting;	■
10.	The existence of conditions which endanger life or property by fire or other causes;	■
11.	Combination of other factors that substantially impairs or arrests the sound growth of the Community, etc;	■
12.	Underdeveloped land within the extraterritorial jurisdiction that has remained for 25+ years;	NA
13.	At least one of the other six conditions.	■
6.	Less than 20% of the housing in the area is affordable housing.	

Strong Presence of Factor	■
Reasonable Presence of Factor	■
Little or No Presence of Factor	○
Not Reviewed	NR
Not Applicable	NA

Source: Hanna:Keelan Associates, 2026.

PRESENCE & ANALYSIS OF BLIGHT FACTORS.

Strong Presence of Factor –

Existence of Defective or Inadequate Street Layout has a **strong presence** throughout the **Redevelopment Area**. The **Area** has a singular access point, via Bailie Court to the north, however no public streets exist inside the boundary of the **Area**.

Faulty Lot Layout has a **strong presence** throughout the **Redevelopment Area**. The **Area** includes a large, vacant, irregular tract of land that is underdeveloped and underutilized, thus considered to be both **functionally and economically obsolete**. In its current state, the **Area** is subject to major blight concerns, including substandard site conditions and appearances, accumulation of debris and unsafe conditions for neighborhood residents.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout the **Redevelopment Area**. The parcel constituting the **Area** is irregularly shaped, making standard development effort difficult. Lot configuration affects the shape of a potential building floor plan, which is an important factor for developers and investors.

The undeveloped tract of land in the **Area** is underutilized and, in current state of condition, both **functionally and economically obsolete**, due to outmoded infrastructure, or lack thereof. Overall, for redevelopment/development of these functionally and economically obsolete properties to occur, the replatting or repurposing of the **Area** will require the rehabilitation, extension or provision of new, modern utility and transportation infrastructure delivery systems.

One of the Required Six Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**; less than 20 percent of the housing in the Riley 6th Redevelopment Area being affordable housing. Additionally, there are no structures located within the **Area**.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Reasonable Presence of Factor –

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include the non-existence of public improvements and utility infrastructure in the **Area**

Deterioration of Site or Other Improvements have a **reasonable presence** throughout the **Redevelopment Area**. Due to the parcel lacking any public or private infrastructure improvements, along with no existing grading, paving or public utilities, the **Area** constitutes a mild deteriorated state of site readiness.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** has a **reasonable presence** throughout the **Redevelopment Area**. Conditions associated with this Factor include the absence of public fire hydrants and street access. The **Area** also sits adjacent to the local drainage creek floodplain, posing reasonable safety risks to future property.

Other Environmental and Blighting Factors that impair the sound growth of the Community are a **reasonable presence** throughout the **Redevelopment Area**. With no utility access or existing infrastructure, stormwater drainage constraints and proximity to the floodplain are the primary associated factors.

Little or No Presence of Factor/Not Reviewed/Not Applicable –

Diversity of Ownership is of **little or no presence** throughout the **Redevelopment Area**. The **Area** is owned, entirely, by a single entity.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Lancaster County Assessor's Office concluded the parcel in the **Area** was not recorded as **property tax delinquent**. The **parcel** included in the **Area** is not **property tax exempt**.

The Factor ***Defective or Unusual Condition of Title*** was **not reviewed**.

Deteriorated or Dilapidated Structures was **not applicable** throughout the **Riley 6th Redevelopment Area**. There are no structures in the **Area**.

The **Factor of Undeveloped land within the Extraterritorial Jurisdiction for 25+ years** is **Not Applicable**, due to the **Area** currently located within the City Limits of Waverly.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

The prevailing substandard and blighted conditions, evident in sites and the public infrastructure, as determined by the field survey, in the Riley 6th Redevelopment Area include:

1. Less than 20 percent of the housing in the **Redevelopment Area** being affordable housing.
2. The **Area**, in current condition, is **functionally and economically obsolete**.
3. The **Area** was recorded as maintaining “**fair**” **overall site conditions**.
4. The **Area** lacks a stormwater management system, presenting a reasonable risk of uncontrolled runoff and localized ponding.
5. The **Area** is not serviced by water or sanitary service lines, public roads or other pertinent infrastructure systems.

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors** are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aid provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating the **Riley 6th Redevelopment Area** as “substandard” and “blighted.”



The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. Members of the Waverly City Council should review this **Study** and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ADDITIONAL PHOTOGRAPHS.



**Appendix I –
Field Survey Data Results.**

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Structural/Site Conditions Survey Form

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

Section II: STRUCTURAL COMPONENTS.

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
_____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

1. Street Surface Type: _____
2. Street Condition: _____ E _____ G _____ F _____ P _____
3. Sidewalk Condition: _____ N _____ E _____ G _____ F _____ P _____
4. Parking (Off-Street): _____ N _____ E _____ G _____ F _____ P _____
of Spaces _____ Surface _____
5. Railroad Track/Right-of Way Composition: _____ N _____ E _____ G _____ F _____ P _____
6. Existence of Debris: _____ MA _____ MI _____ N _____
7. Overall Site Condition: _____ E _____ G _____ F _____ P _____

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Waverly, Nebraska, Riley 6th Redevelopment Area Site Conditions.

Overall Site Conditions	Total
Excellent	0
Good	0
Fair	1
Poor	0
Total	1

Street Type	Total
None	1
Concrete	0
Asphalt	0
Gravel	0
Brick	0
Total	1

Street Condition	Total
None	1
Excellent	0
Good	0
Fair	0
Poor	0
Total	1

Sidewalk Condition	Total
None	1
Excellent	0
Good	0
Fair	0
Poor	0
Total	1

Debris	Total
None	1
Minor	0
Major	0
Total	1

Parking Spaces	Total
None	1
1 to 2	0
3 to 5	0
6 to 10	0
11 to 20	0
21 or more	0
Total	1

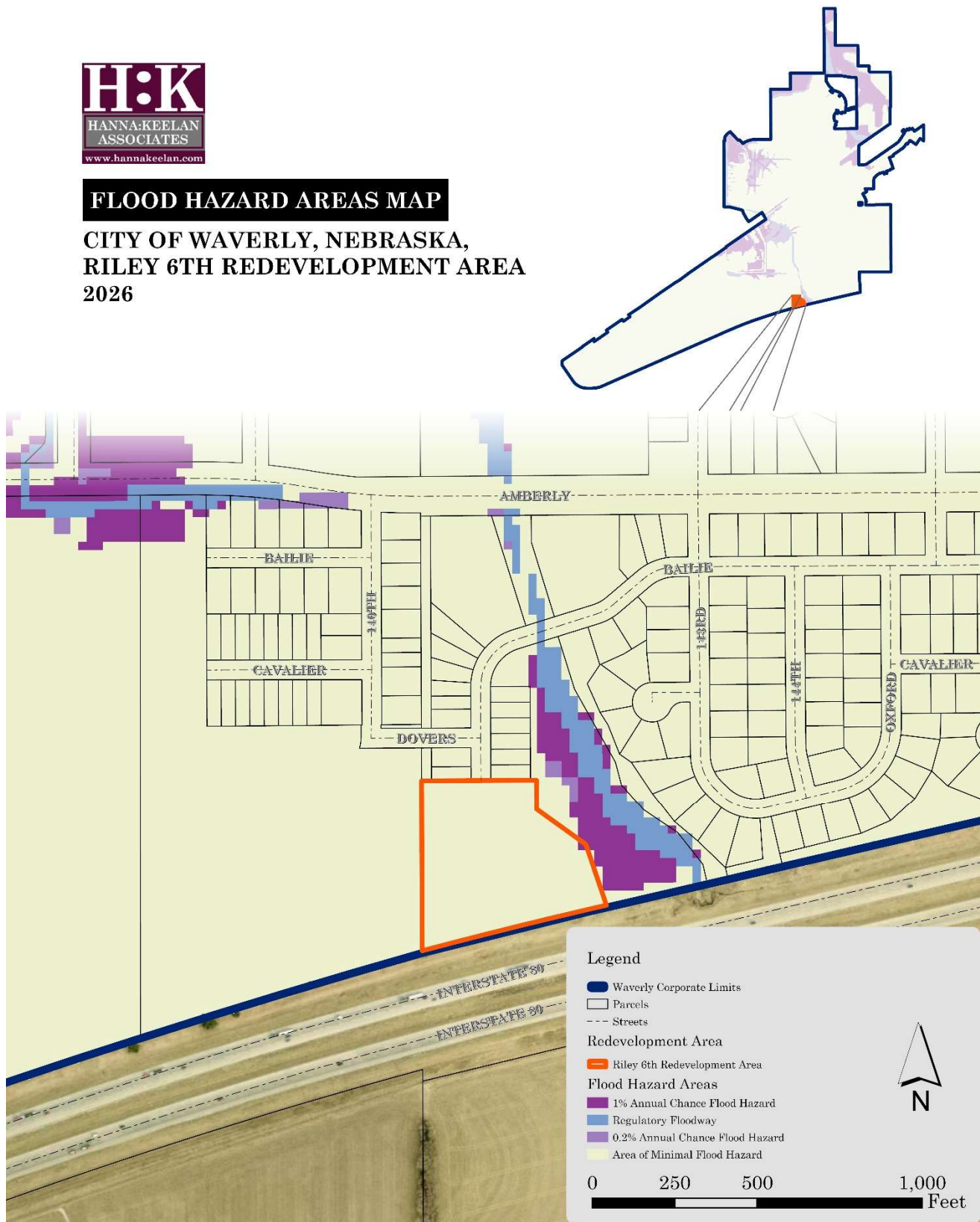
Appendix II – Supplemental Maps.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.



FLOOD HAZARD AREAS MAP

CITY OF WAVERLY, NEBRASKA,
RILEY 6TH REDEVELOPMENT AREA
2026



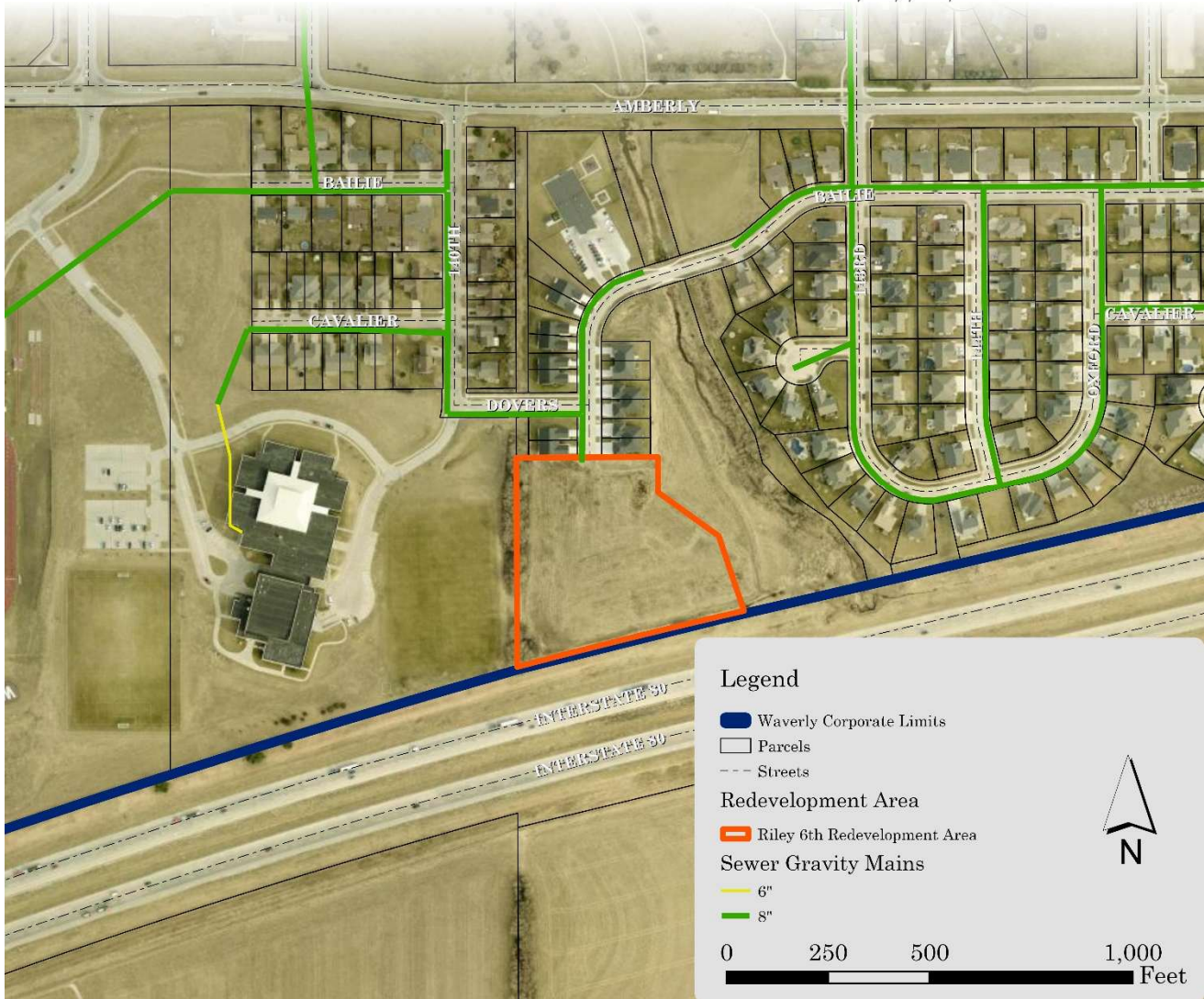
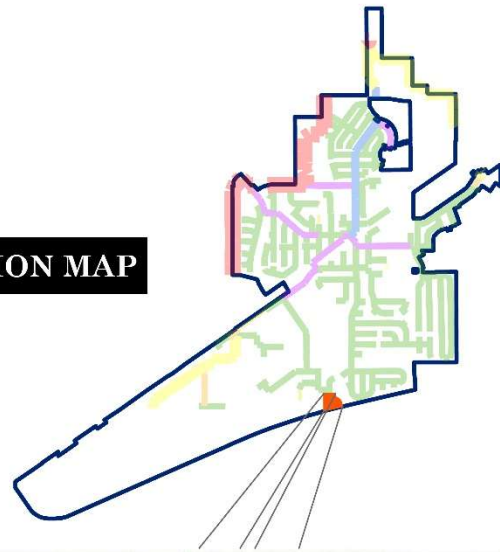
Waverly, Nebraska
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SEWER GRAVITY MAIN IDENTIFICATION MAP

CITY OF WAVERLY, NEBRASKA,
RILEY 6TH REDEVELOPMENT AREA
2026



Waverly, Nebraska
Riley 6th Redevelopment Area
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