

## City of Fremont Update

Date: January 22, 2021

To: City Employees/ City Boards/ Mayor & City Council

### Allo to Bring Fiber Internet, TV, and Phone to Fremont

Allo Communications announced last week that they are bringing fiber services (internet, TV, and phone) to local businesses, residents, and governmental entities in Fremont, starting immediately. Allo is planning both overhead and underground service, depending upon how the neighborhood is currently being served.

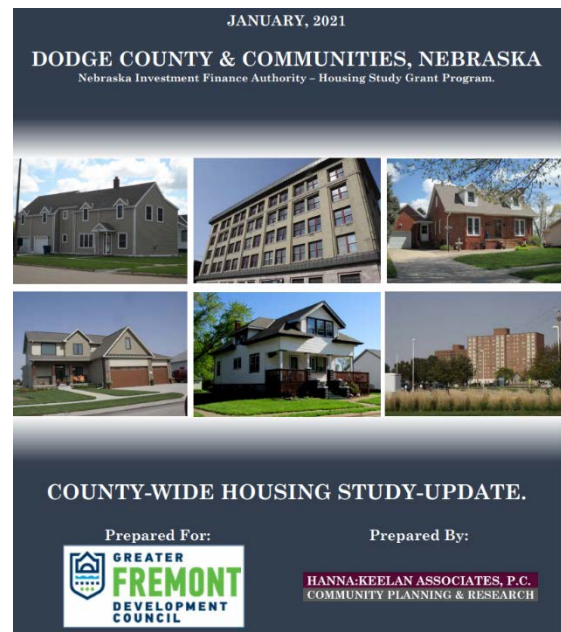
Allo will soon be opening an office downtown and plans to have 20 employees working in Fremont within the next year.



### Updated Housing Study

In response to the 2019 flood, the COVID-19 pandemic, and growing demand for workforce housing, the Greater Fremont Development Council commissioned Hanna-Keelan Associates to update the Dodge County-wide housing study that was done in 2017. Here are some of the housing results, starting out with population trends and projections:

Population Trends and Projections				
	2010	2021	2026	%
Dodge County	36,691	36,793	36,995	+0.05%
Ames	24	21	18	-14.3%
Dodge	612	591	576	-2.5%
<b>Fremont</b>	<b>26,397</b>	<b>26,810</b>	<b>27,157</b>	<b>+1.3%</b>
Hooper	830	837	848	+1.3%
Inglewood	325	315	306	-2.9%
Nickerson	369	342	332	-2.9%
North Bend	1,177	1,297	1,317	+1.5%
Scribner	857	814	797	-2.1%
Snyder	300	296	288	-2.7%
Uehling	230	222	215	-3.2%
Winslow	103	91	83	-8.8%
Balance of County	5,467	5,157	5,058	-1.9%



The current population of the City of Fremont is an estimated 26,810, representing a 1.6 percent increase since the 2010 Census. By 2026, the “medium” population projection for the City of Fremont is estimated at 27,157, an increase of 347 or 1.3 percent. The City has the potential to experience a

“high” population projection of 27,577 by 2026, via the creation of 480 full-time job opportunities. However, if the number of full-time jobs increased from 480 to 1,000, the estimated population could grow to as much as 28,035 by 2026.

In the October 2017 Housing Study, the study reported that the total estimated demand for housing in Dodge County was 1,508 units by 2022. In that study, Fremont’s housing demand was reported to be 1,194.

Today, it is estimated that 480 housing units have been added to the Dodge County market, with an additional 1,950 units either in the “pipeline” for approval, or currently under construction, since 2017.

As shown on the right, the new updated housing study estimates the housing demand in Dodge County, by 2026, is 1,303 housing units, including 742 owner and 561 rental units. Again, the City of Fremont has the highest demand for housing in the County, estimated at 1,141 units (635 owner and 506 rentals). An estimated 70% of the Housing Demand for the County, as well as Fremont would be new construction, with the remaining 30-percent directed at the purchase-rehab-resale/re-rent of existing housing.

Estimated Housing Demand			
	Owner Units	Rental Units	Total Demand
Dodge County	742	561	1,303
Dodge	6	8	14
Fremont	635	506	1,141
Hooper	14	8	22
Inglewood	4	6	10
Nickerson	4	4	8
North Bend	16	12	28
Scribner	14	10	24
Snyder	4	4	8
Uehling	3	3	6
Balance of County	42	0	42

The study also looked at the southwest portion of Fremont—the area that was severely flooded in 2019. It noted that a total of 721 residential properties were affected and that 22 properties have been demolished. What is particularly troublesome is that 60% or 432 residential homes, need some form of moderate or substantial rehabilitation, demolition, or replacement. The study recommends that the City implement significant floodproofing measures, like raising many of these homes out of the floodplain. The City is currently working with the Nebraska and Federal Emergency Managers, as well as the Army Corps. of Engineers for floodproofing funding.

A full copy of the updated housing study can be found on the City’s website at [www.fremontne.gov/399/Housing-Studies](http://www.fremontne.gov/399/Housing-Studies) or on the Greater Fremont Development Council’s website under “Housing,” and then click on the link to specific housing development initiatives. A public meeting to review the study will be held Thursday evening, January 28, at the Fremont Municipal Building, 400 E Military at 6:30 p.m. The session will also be available on Zoom.

### **Fire Truck Damaged in Accident**

One of the Fremont Fire Department’s fire engines was damaged in a motor vehicle accident as it was returning from a fire call. The driver pulled out in front of the fire engine striking the truck in the left front bumper. According to Fire Chief Todd Bernt, the truck was taken to Larson International to repair some mechanical issues caused by the accident and then will be taken to Rosenbauer to get checked out too.




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**There is no job so important and no service so urgent that we cannot take the time to do the work safely!**

## PHASE 1B PRIORITIZATION

Priority Tier	Local Health Dept. Focus		Healthcare/Pharmacy/ Community Clinic Focus
<b>Ongoing</b>	Age 65+, age 18+ with high-risk medical conditions		Age 65+, Age 18+ with high-risk medical conditions
<b>TIER I</b>	First Responder	Dispatch Police/State Patrol/FBI Fire Adult/Child Welfare	
	Utilities	Power Water Gas Sanitation	
	Homeless Shelter Staff		
	Corrections Staff		
	Educators	Teachers — public, private, higher ed Support staff Licensed daycare providers	
<b>TIER II</b>	Funeral Homes	Funeral homes Coroners	
	Grocery		
	Food Processing	Meat packing plants Food processing Co-ops	
<b>TIER III</b>	Transportation	Trucking Railroad Gas stations	
	US Postal Service		
	Public Transit	Bus Air	

*\*\*ACIP defines phase 1B as the subset of workers at highest risk for work-related exposure to SARS-CoV-2, the virus that causes COVID-19, because their work-related duties must be performed on-site and involve being in close proximity (<6 feet) to the public or to coworkers*