

DIRECTORS' ORGANIZATIONAL MEETING

Monday, October 5, 2020

555 S. 10TH STREET

BILL LUXFORD STUDIO

I. MINUTES

1. Approval of Directors' Minutes from September 21, 2020

II. ADJUSTMENTS TO AGENDA

III. CITY CLERK

IV. MAYOR'S OFFICE

V. DIRECTORS CORRESPONDENCE

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT

1. Public Health Update provided by Pat Lopez, Interim Director, Lincoln-Lancaster County Health Department

PLANNING DEPARTMENT

1. Weekly Administrative Approvals from September 22, 2020 through September 28, 2020
2. Action dated September 30, 2020
3. Final Action dated September 30, 2020

VI. BOARDS/COMMITTEES/COMMISSION REPORTS

1. DLA - Meginnis, Ward (09.22.20)
2. PRT - Bowers (09.24.20)
3. WHJPA - Ward (09.24.20)
4. ILC - Christensen, Shobe, Washington (09.28.20)
5. PAC - Shobe, Christensen, Bowers (09.29.20)

VII. CONSTITUENT CORRESPONDENCE

1. Protecting the loved ones of those that protect us - Robert Way
2. Transitional Living Facilities - Roy Helm
3. Transitional Housing - Pat Anderson-Sifuentez
4. Transitional Housing - Kathy Foster

VIII. MEETINGS/INVITATIONS

See invitation list.

IX. ADJOURNMENT



Memorandum

Date: ♦ September 30, 2020

To: ♦ City Clerk

From: ♦ Rhonda Haas, Planning Dept.

Re: ♦ Administrative Approvals

cc: ♦ Geri Rorabaugh, Planning Dept.

This is a list of City administrative approvals by the Planning Director from September 22, 2020 through September 28, 2020:

Administrative Amendment 20048 to Use Permit 140G, Appian Way Regional Shopping Center, approved by the Planning Director on September 25, 2020 to revise the layout for Lot 2 into Lots 2A, 2B and 2C, Block 1 and to revise the notes accordingly, generally located at South 84th Street & Highway 2.

Administrative Amendment 20054 to Special Permit/Use Permit 19C, Lincoln Surgical Center, approved by the Planning Director on September 28, 2020, to add 420 square feet to the medical office basement, generally located at South 70th Street & Lincolnshire Road.

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, September 30, 2020, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of *FINAL ACTION*. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

For the protection of all those involved, the Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing Plan@lincoln.ne.gov by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

AGENDA

WEDNESDAY, SEPTEMBER 30, 2020

[Commissioners Edgerton and Scheer absent]

Approval of minutes of the regular meeting held September 16, 2020. ****APPROVED: 6-0; (Edgerton and Scheer absent)****

**1. CONSENT AGENDA:
(Public Hearing and Administrative Action);**

COMPREHENSIVE PLAN CONFORMANCE:

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 20013, to review as to conformance with the 2040 Lincoln Lancaster County Comprehensive Plan, to amend the City of Lincoln's 6 Year CIP (Capital Improvement Program) for FY 2020-2026, by adding the expansion of an existing LES (Lincoln Electric System) Rokeby Generating Station Operations Center, on property generally located at 8000 SW 12th Street. ***** FINAL ACTION *****

Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Kellee Van Bruggen, 402-441-6363, kvanbruggen@lincoln.ne.gov
Planning Commission 'final action': Conforms to the Comprehensive Plan: 5-0 (Beckius abstained; Edgerton and Scheer absent); Resolution No. PC-01728.

- 1.2 COMPREHENSIVE PLAN CONFORMANCE 20014, to review as to conformance with the 2040 Lincoln Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan, to add the "Terminal Building Redevelopment Project", on property generally located at 947 O Street and 139 S. 10th Street.
Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov
The Planning Commission granted the request of the applicant for a 2-week deferral to the October 14, 2020, hearing.

CHANGE OF ZONE WITH RELATED ITEM:

- 1.3a CHANGE OF ZONE 20029, from R-3 (Residential District) to H-3 (Highway Commercial District), on property generally located west of North 33rd Street and Schworer Drive.
Staff recommendation: Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov
The Planning Commission granted the request of the applicant for a 2-week deferral to the October 14, 2020, hearing.
- 1.3b PRELIMINARY PLAT 20004, for a new preliminary plat consisting of two lots, on property generally located West of North 33rd Street and Schworer Drive. ***
FINAL ACTION ***
Staff recommendation: Conditional Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov
The Planning Commission granted the request of the applicant for a 2-week deferral to the October 14, 2020, hearing.

SPECIAL PERMIT:

- 1.4 SPECIAL PERMIT 20035, to allow the sale of alcohol for consumption both on and off the premises for Kings Crossing Condominium Amended Unit 7, on property generally located at 2741 King Lane. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated September 15, 2020: 5-0 (Beckius abstained; Edgerton and Scheer absent); Resolution No. PC-01729.
- 1.5 SPECIAL PERMIT 20036, to allow a veterinary facility, on property generally located at 100 McKelvie Road. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Tom Cajka 402-441-5662, tcajka@lincoln.ne.gov

Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated September 16, 2020: 5-0 (Beckius abstained; Edgerton and Scheer absent); Resolution No. PC-01730.

USE PERMIT:

- 1.6 USE PERMIT 132D, for an adjustment to the maximum height to 100 feet for a flagpole, on property generally located at Highway 2 and Pine Lake Road.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated September 16, 2020; 5-0 (Beckius abstained; Edgerton and Scheer absent). Public hearing before the City Council is tentatively scheduled for Monday, October 26, 2020, 5:30 p.m.
- 1.7 USE PERMIT 19001A, to allow for an approximate 8,400 square foot building expansion, and to allow for the sale of alcohol for consumption off the premises, on property generally located at 4841 North 84th Street. *** FINAL ACTION ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the staff report dated September 15, 2020: 5-0 (Beckius abstained; Edgerton and Scheer absent); Resolution No. PC-01731.
- 1.8 USE PERMIT 20013, to allow for approximately 3,500 square feet of commercial floor area, with a waiver request to adjust the side yard setback to 10 feet for parking, on property generally located at 6016 South 87th Street.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated September 17, 2020; 5-0 (Beckius abstained; Edgerton and Scheer absent). Public hearing before the City Council is tentatively scheduled for Monday, October 26, 2020, 5:30 p.m.

CORRECTED RESOLUTION:

- 1.9 Authorizing Tracy Corr to correct nunc pro tunc a clerical error in Special Permit 20030, by interlineating "20030 for a temporary mobile home to be used for residential occupancy while building a house pursuant the provisions of Article 13.025 of the Lancaster County Zoning Resolution on property located at 13500 W. Van Dorn St, legally described as follows: Lot 33 in the SW ¼ of Section 31, Township 10 North, Range 5 East, Lancaster County, Nebraska" in place of "19039 for an expanded home occupation permit to allow firearm sales from the residence and get a waiver to allow sales of a product not manufactured, processed, treated or assembled on the premises on property located 9700 Raymond Road, legally described as follows: Lot 19 I.T. in Section 35, Township 12 North, Range 7 East; Lancaster County, Nebraska;" (relating to PC-01724)
Planning Commission voted 5-0 (Beckius abstained; Edgerton and Scheer absent) to authorize Planning Commission Chair Corr to correct a clerical error

identified in Planning Commission Resolution PC-01724, approving Special Permit 20030, nunc pro tunc.

- 2. **REQUESTS FOR DEFERRAL:** See Items 1.2, 1.3a, and 1.3b.
- 3. **ITEMS REMOVED FROM CONSENT AGENDA:** See Items 1.2, 1.3a, and 1.3b.
- 4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

(1:30 P.M. PUBLIC HEARING: **)**

TEXT AMENDMENT:

- 4.1 TEXT AMENDMENT 20006, amending various sections of the Lincoln Municipal Code and 27.67.040 to provide a definition and conditional zoning regulations for Transitional Living Facilities that will replace the regulations for alternative-to-imprisonment facilities; by repealing Section 27.63.750 to remove special permits for alternative to imprisonment facilities; and repealing said sections as hitherto existing.
Staff recommendation: Approval
Staff Planner: Rachel Jones, 402-441-7603, rjones@lincoln.ne.gov
Planning Commission recommendation: APPROVAL, 6-0 (Edgerton and Scheer absent). Public hearing before the City Council is tentatively scheduled for Monday, October 26, 2020, 5:30 p.m.

**FOR ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO**

Adjournment **2:55 p.m.**

PENDING LIST: *None.*

REVISED
**PLANNING COMMISSION FINAL ACTION
NOTIFICATION**

TO: Mayor Leirion Gaylor Baird
Lincoln City Council

FROM: Geri Rorabaugh, Planning

DATE: October 1, 2020

RE: Notice of final action by Planning Commission: September 30, 2020

Please be advised that on September 30, 2020, the Lincoln City-Lancaster County Planning Commission adopted the following resolution:

Resolution PC-01728, approving **COMPREHENSIVE PLAN CONFORMANCE 20013**, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to amend the City of Lincoln's 6-Year CIP (Capital Improvement Program) for FY 2020-2026, by adding the expansion of an existing LES (Lincoln Electric System) Rokeby Generating Station Operations Center, on property legally described as Lots 8 and 9, I.T., located in the SW 1/4 of Section 22-9-6, Lancaster County, Nebraska, generally located at 8000 SW 12th Street;

Resolution PC-01729, approving **SPECIAL PERMIT 20035**, to allow the sale of alcohol for consumption both on and off the premises for Kings Crossing Condominium Amended Unit 7, on property legally described as the remaining portions of Lots 8 and 9, Lincoln Industrial Addition, located in the NW 1/4 of Section 7-10-7, Lancaster County, Nebraska, generally located at 2741 King Lane;

Resolution PC-01730, approving **SPECIAL PERMIT 20036**, to allow a veterinary facility, on property legally described as Lot 1, Anderson Estates, located in the SW 1/4 of Section 23-11-6, Lincoln, Lancaster County, Nebraska, generally located at 100 McKelvie Road; and

Resolution PC-01731, approving **USE PERMIT 19001A**, to allow for an approximate 8,400 square foot building expansion, and to allow for the sale of alcohol for consumption off the premises, on property legally described as Lots 90-92, I.T., located in the SE 1/4 of Section 3-10-7, Lincoln, Lancaster County, Nebraska, generally located at 4841 North 84th Street.

The Planning Commission action on these applications is final, unless appealed to the City Council by filing a notice of appeal with the Planning Department within 14 days of the action by the Planning Commission.

The Planning Commission Resolution may be accessed on the internet at www.lincoln.ne.gov (Keyword = PATS). Use the Search "Selection" screen and search by application number (i.e. CPC20013, SP20035, SP20036, UP19001A). The Resolution and Planning Department staff report are in "Related Documents" under the application number.

Angela M. Birkett

From: Robert Way <robertway11@yahoo.com>
Sent: Monday, September 28, 2020 6:01 PM
To: Council Packet
Cc: Mayor
Subject: Protecting the loved ones of those that protect us

[CAUTION] This email comes from a sender outside your organization.

Dear Councilmembers,

The pandemic has taken a heavy toll of our first responders. So far in 2020 one hundred and fourteen law enforcement officers, and twenty firefighters have died from being in close contact of the public this year.

In this time of increased risk to those that serve us, I urge the council to re-examine and that if necessary strengthen the benefits that public servants families will receive if they are killed in the line of duty.

I am confident that the city already has a program in place. I hope of review and possible amendments of these programs might focus on health care insurance for these families, which can be an serious and possibly ruinous expense.

Thank you for taking the time to read this letter.

Sincerely,
Robert Way

Sources:

<https://www.odmp.org/search?cause=COVID19&from=2020&to=2020&filter=nok9>

<https://www.firerescue1.com/lodd-line-of-duty-deaths/>

Angela M. Birkett

From: Roy Helm <rhelm@inebraska.com>
Sent: Tuesday, September 29, 2020 4:30 PM
To: Council Packet
Cc: Roy Helm ; Anna Wishart
Subject: Transitional Living Facilities
Attachments: Title 27 - Transitional Living Facilities letter to David Cary 09-13-20.pdf

[CAUTION] This email comes from a sender outside your organization.

Dear City Council Members,

I am concerned with the direction that the Planning Commission is taking with regard to the permitting of Alternative to Incarceration Facilities (Alternative Living Facilities) along with other issues. I have attached a letter that I sent to David Cary as additional reference and information, as it contains an assortment of other concerns as well.

First and foremost I am disturbed by the potential permit remaining with the property and not with the owner in the event of a sale, which takes public oversight away from the process. These are not normal businesses with a normal transfer of interests and should never be treated as such. I am of the opinion that if the property should change hands by virtue of sale or any other transfer, that the permitting process should again be initiated.

Additionally, there already exists a process for issuing Special Permits for these transitional facilities with public notice and a public hearing. So why is the Planning and Zoning Department bending over backwards to accommodate an easier process for these unregulated homes in single family neighborhoods and trying to avoid public notice and hearings? This is not just a land use issue. This is a complex issue involving community safety and quality of life for property owners, community residents and those who will be living in these facilities. What is being proposed sets Lincoln on a catastrophic course and we need to ensure that the current process of Public Hearings and City Council approval remains intact rather than a rubber-stamp approval based on zoning issues alone. To cut out the public and the City Council from the permitting process is as ludicrous as it is irresponsible.

There seems to be a disconnect between the multiple Departments at various levels of government with regard to who is responsible for what conditions, or what requirements or regulations should be in place for TIF's and until ALL concerns and aspects of this housing are resolved, there should be no permits approved. There really is too much at stake to not have a comprehensive multi-departmental plan in place prior to moving forward with any permitting of such facilities.

What I am also concerned about is the cost to the residents of these facilities, or how much do they pay to stay there? As the owners of these facilities are receiving payment from the state for each individual living there, there must be oversight and control with regard to the amount that these property owners charge the residents for rent.

Other basic home needs should be addressed as well as the need for functioning HVAC systems that provide a comfortable year-round temperature throughout the entire residence.

Until concerns have been addressed, I do hope that you find your way to oppose or substantially amend the Planning Departments current proposal for TIF's in Lincoln. This is just too important of an issue to take lightly.

Thank you for your consideration and time.

Regards,

Roy Helm
2750 South 13th St.
Lincoln, NE 68502-3614

Cell: 402.405.5984
Home: 402.438.2750

"Don't judge each day by the harvest you reap but by the seeds that you plant." - Robert Louis Stevenson



Please consider the environment before printing this email.

Confidential Notice:

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, please delete this message from all computers and notify Roy Helm immediately by return e-mail and/or telephone at (402) 405.5984. Thank you.

David Cary, Director City of Lincoln Planning Department
555 S. 10th St., Ste. 213
Lincoln, NE, 68508 USA

In re: Title 27 – Transitional Living Facilities

Dear Mr. Cary,

While your department is primarily concerned about Transitional Living Facilities (TIF) meeting certain criteria regarding zoning matters, I do hope that you will rethink some of your positions and content contained within the draft of Title 27.

Where permitting is concerned, there are multiple departments, agencies, interests and levels of government that should all have equal footing in the determination of approval and as such, should be working in conjunction with each other in order to ensure that all needs are met and concerns resolved prior to a permit being issued or approved. Although this may not be the norm for your department, these types of facilities are not normal either and must be established with great care. Following are some of my suggestions regarding permitting:

- Applicants should be properly vetted in order to ensure that if they already possess or run such a facility, that they are doing so with concern and regard for the success of the residents, which should be a criteria for being granted a permit. We should not see bad operators being issued permits especially if the success rate of the residents in their facilities is poor. The credibility of “new” proprietors needs to be established as well.
- Permits should not be assigned to a property but rather the applicant, who should not be allowed to transfer the permit to another person, business, or other entity. These are not normal businesses. They are not like a beauty salon, garage, convenience store, etc., they involve the well-being of people, with the intent of successfully transitioning the residents from a life of incarceration back into society. It would be unwise to allow transfer of such a facility to another party without benefit of knowing whether the new owner is fit to operate such a business. A new owner would need to go through the permitting process, which could be initiated as part of the purchase process.
- An annual review process should be put into place to ensure that the residence is being operated in a manner that is consistent with successfully transitioning the residents back into society and if the owner is not meeting certain criteria, their permit could be revoked.
- These for-profit facilities are susceptible to unscrupulous profiteers who are less concerned with the success of the residents than they are with net profits. It is abhorrent to consider that some may seek to profit from the misfortunes of others and measures must be taken to ensure that the residents are set up for success and not just concern for the bottom line. Therefore, maintaining a permit should also be connected to and with the success rate of the residents successfully transitioning back into to society rather than being returned to incarceration.
- Public Hearings and approval by the City Council should be retained for permit approval. This is imperative to ensure that the city maintains involvement in this process where these facilities are concerned.

- As this is Nebraska tax money that is being used to fund these facilities, when considering a permit, preference should be given to individuals who reside here, provided they meet the permitting criteria.

There also needs to be clarity on who bears responsibility or liability if a resident or other individual is injured either in the house or on the property. As homeowners, we carry insurance to cover such incidents however, given that the owners of these facilities are being compensated for having residents, is the city, county or state liable for the potential cost of medical bills and punitive damages or will the residents be covered by/under the owners insurance policy in the event of an injury or accident? This certainly needs clarification and perhaps this has already been addressed, but I certainly would like to know.

Additionally, conditions within these facilities should also meet certain criteria, such as:

- One resident per bedroom with each bedroom being equipped with a suitable bed that is on a bed frame and not on the floor.
- Internet and computer should be provided.
- Linens, such as bedding and towels should be furnished.
- The residence should be furnished with reasonable furniture and a place for meals.
- Cookware and utensils as well as plates and silverware should be stocked for use.
- Cleaning products and tools (brooms, dustpan, toilet brush, etc.) should be made available.
- Garbage service to be provided.
- Hot and cold water with suitable sanitary facilities, with enough bathrooms to reasonably accommodate the number of residents.
- Clarity with who is responsible for lawn care and snow removal and if that is to be performed by the residents, that they be provided with the proper tools and PPE to complete those tasks.
- Smoke detectors must be installed, working, and maintained.
- Residents should be able to report issues or problems within the facility without fear of recrimination from the owner.
- In this age of Covid-19, proper face masks and disinfectant should be provided to the residents.
- Rules of conduct should be established for the residents with expectations clearly outlined and detailed.
- Facilities with more than three (3) residents should have some form of overnight supervision, preferably a non-resident person.

It is safe to say that some of the current facilities are being run well by good and decent people who have care and concern for those in need of this type of transitional living experience. However, we should never lose sight of the fact that as these individuals are receiving compensation on a per-resident, per-day arrangement that they effectively work for us and as such, should answer to us. There must be a process set in place for the neighbors to express concerns with either the residents or the owners of such facilities with a reasonable expectation that some remedy will be found. Again, this is our tax money that is being used to finance these facilities, making us stakeholders in this venture and we have every right to expect a certain level of handling.

There is also a high probability that most of these facilities will be established in older neighborhoods due in no small part to lower housing costs and lack of covenants prohibiting such facilities. As these

lower cost houses are converted, care and attention must be given to those families and individuals who are also in need of purchasing low cost homes for themselves to reside in and we must insure that low cost housing remains available to them as well. There must be a comprehensive plan in place to ensure that the needs of the entire community are met and not just those with the means to live wherever they desire.

Safety of both the residents and the neighbors and community members near these facilities is also of concern and there needs to be an effective means to not only address these concerns but to curtail them as well. We all appreciate that when a house sells that we have no control over who may move in next door to us and whether they will be good or bad neighbors. An effective means of mitigating some of these concerns is always through clear and concise communication. The nature of these facilities is that the residents will come and go on a regular basis making it much more difficult for them to be a part of the community or even get to know their neighbors. This turnover can lead to an uneasiness on the part of the neighborhood and they need to know they can trust that the people running these facilities are doing the right things in the right way.

Without a doubt, these facilities are a necessity in assisting those who have "paid their debt" transition back into society and become successful and productive community members. And while I am not completely at ease with having such a facility next door to our house, it would be hypocritical for me to say, "not in my back yard," which I am not. I have grave concerns for how these facilities are run and how the residents may be treated by the unscrupulous profiteers who view these residents as a commodity rather than human beings, which will most likely be the exception and not the rule, but we all must work together to ensure that these facilities are run well and that the residents have every opportunity to succeed in transitioning back into society, no matter who they live next door to.

It is for the stated reasons that I hope you will reconsider some of your positions and take to heart some of my suggestions. As further information, I will be sharing this message with the Lincoln City Council and other members of our community.

Should you wish to further discuss this matter further with me, I would be happy to do so.

Regards,

Roy Helm
2750 South 13th Street
Lincoln, NE 68502
402-405-5984
email: rhelm@inebraska.com

Angela M. Birkett

From: Pat Anderson <panderson@nwlincoln.org>
Sent: Wednesday, September 30, 2020 2:03 PM
To: Planning; Council Packet
Subject: Transitional Housing
Attachments: 9.30.2020 Transitional Housing.docx

[CAUTION] This email comes from a sender outside your organization.

Sept. 30, 2020

Dear Planning Commissioners and City Council,

I am writing in regards to Transitional Housing and the proposed text amendments (20006).

The Planning Department listened and made some important changes. However, I would like to challenge you all to think about how we address Lincoln neighborhoods with little consideration of equity.

The issue I would like you to consider is the 500' spacing in higher density areas vs 1000' in R-2 areas. This is classist. This proposal asks R-5 through R-8 to shoulder more of the burden or risk, while these areas are already shouldering higher numbers of HUD homeless, CenterPointe, etc. There are also higher rates of mental health and substance abuse problems. I have found that residents living in the higher density areas express a great deal of patience, acceptance and tolerance for the ensuing social disorder. Many times, I have heard from residents "well, people need a place to live."

It is indisputable that Lincoln needs this type of housing. I believe rentals belong **everywhere**. Group homes and Transitional Housing programs belong everywhere! Living next to people who don't look and act like you provides an opportunity to learn about another human being, building compassion and understanding of others that is so badly needed.

Please, start implementing policies that are equitable across the city, stop asking the core areas of the city to shoulder more than you ask of other areas.

FYI-- I define core neighborhoods as: Malone/Hawley, Hartley, Clinton, Everett, South Salt Creek, Near South, North Bottoms, Woods Park. In case you hear 'nimby' in reference to core neighborhoods, know that because the core already lives with great diversity, they can never be 'nimbys'. I always find it interesting that those who talk most about 'nimbys', often have a 'protected' status so that they'll never share the same experience. It's time to provide an opportunity to build compassion to all of Lincoln!

RE: LR427. Zoning is only part of the Transitional Housing picture. Sen. Wishart and Pansing-Brooks were quick to ask for a study of this housing. At \$90 per day per tenant (\$16,200 for 6 tenants/month) and no clearly defined program guidelines, expectations, oversight, review process, there is clearly work that needs to be done. I requested a meeting between Senator Wishart, residents, a provider, Planning Dir. Cary, and Council members Tammy Ward and Jane Raybould to address some of these concerns. The first meeting was Sept. 16th. As the meeting ended the provider listed the following concerns:

- lack of building inspections
- lack of fire inspections
- lack of support for those running the facilities
- the need for transparency

We should all be concerned.

Respectfully,

Pat Anderson-Sifuentez

Community Engagement

NeighborWorks Lincoln

2530 Q St.

Lincoln, NE 68503

(402) 477-7181 EXT 106

pat.anderson@nwlincoln.org

www.nwlincoln.org

“Injustice anywhere is a threat to justice everywhere. We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly, affects all indirectly.” Dr. Martin Luther King.



NeighborWorks Lincoln revitalizes neighborhoods and supports homeownership, keeping Lincoln a safe and prosperous community.



Sept. 30, 2020

Dear Planning Commissioners and City Council,

I am writing in regards to Transitional Housing and the proposed amendments (20006).

The Planning Dept. listened and made some important changes. However, I would like to challenge you all to think about how we address Lincoln neighborhoods with little consideration of equity.

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It is indisputable that Lincoln needs more affordable housing. I believe rentals belong **everywhere**. Group homes and Transitional Housing programs belong everywhere! Living next to people who don't look and act like you provides an opportunity to learn about another human being, building compassion and understanding of others that is so badly needed.

Please, start implementing policies that are equitable across the city, stop asking the core areas of the city to shoulder more than you ask of other areas.

FYI-- I define core neighborhoods as: Malone/Hawley, Hartley, Clinton, Everett, South Salt Creek, Near South, North Bottoms, Woods Park. And in case you hear 'nimby' in reference to core neighborhoods, know that because the core lives with great diversity, they can never be accused of being 'nimbys'. I always find it interesting that those who talk most about 'nimbys', often have a 'protected' status so that they'll never share the same experience. It's time to provide an opportunity to all of Lincoln!

Geri K. Rorabaugh

Subject: TX20006 - Comment on PC Agenda Item

From: WebForm <none@lincoln.ne.gov>

Sent: Wednesday, September 30, 2020 7:31 PM

To: Geri K. Rorabaugh <grorabaugh@lincoln.ne.gov>

Cc: Brenda J. Thomas <BThomas@lincoln.ne.gov>

Subject: InterLinc - Comment on PC Agenda Item

Planning Dept. - Comment on PC Agenda Item

Date : 9/30/2020 7:30:52 PM

Name Kathy Foster

Email labsbme@gmail.com

Home Address 5500 S 68Th St

**Application
Number or
Name** Chanel to zoning for transitional housing to conditional use

Location Colonial Hills

**Submittor's
Position** In Opposition

Comments I I am totally against putting 6 adults that have been or will be released into any residential neighborhood where there a single family homes. The definition of family does not include 6 strangers from different families. Apparently the City does not purchase these houses but investors do. It would be interesting to see what a lease agreement looks like. You are putting neighborhoods with children as well as elderly residents & all of us in a high risk situation where our homes now are subject to this & our values will go down. It is beyond me why you would even consider anything like this in Lincoln. There has to be other options.

IP: 174.243.80.193

Form: <https://www.lincoln.ne.gov/city/plan/boards/pc/PubCommentForm.htm>

User Agent: Mozilla/5.0 (Linux; Android 10; moto g(7) power) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/85.0.4183.81 Mobile Safari/537.36