

Appendix

List of Exhibits

- Coordinated Steering Committee Membership Roster
- Subcommittee Membership Roster
- Meeting Agendas, Minutes, and additional information
 - Meeting 1, November 29, 2018 – introduction and process overview
 - Meeting 2, December 18, 2018 – defining affordable housing; existing conditions
 - Meeting 3, January 15, 2019 – code enforcement
 - Meeting 4, January 29, 2019 – strategies to increase quality affordable housing
 - Meeting 5, February 12, 2019 – UNL Planning class Affordable Housing Study
 - Meeting 6, February 26, 2019 – Co-op housing; small group discussion - strategies
 - Meeting 7, March 12, 2019 – small group discussion – strategies for case studies
 - Meeting 8, March 26, 2019 – continued small group discussion on strategies
 - Meeting 9, April 9, 2019 – eliminating blight, City efforts
 - Meeting 10, May 7, 2019 – review draft report; proposed strategies
 - Meeting 11, May 21, 2019 – finalize and prioritize strategies
 - Meeting 12, June 11, 2019 – strategy champions, approve final report, next steps

Coordinated Steering Committee Membership Roster

Name	Tri-Chair	Organization	E-mail Address	Mailing Address	City State Zip	Preferred Phone Number
Robin Ambroz		Nebraska Investment Finance Authority	robin.ambroz@nifa.org	1230 O St, #200	Lincoln, NE 68508	402.434.3900
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Name	Tri-Chair	Organization	E-mail Address	Mailing Address	City State Zip	Preferred Phone Number
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Updated 2/26/19

Meeting 1

November 29, 2018

South of Downtown Housing Subcommittee
November 29, 2018
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

1. Welcome and introductions Dan Marvin, Chair, 25 min.
 - a. Committee members' interest and role in affordable housing
 - b. Ground rules discussion

2. Background on South of Downtown effort – the big picture Shawn Ryba, 5 minutes
 - a. PowerPoint – South of Downtown Kent Seacrest, 15 minutes
 - b. Steering Committee scope, other subcommittees; issues identified Kent Seacrest, 5 minutes
 - c. Past public involvement: H3 study; CDO efforts; resident voices Shawn Ryba and Isabel Salas, 5 minutes
 - d. City as a partner - Livable Neighborhoods Initiative; Redevelopment/Strategic Plan Wynn Hjermstad, 5 minutes

3. Housing Subcommittee task & scope Dan Marvin, 30 minutes
 - a. Boundary of area
 - b. 6 month timeline
 - c. Future meeting schedule
 - d. Review roster and contact information

4. Other matters

South of Downtown Housing Subcommittee Meeting Notes

November 29, 2018

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Vicki Beckius- Langdon, Affordable Housing Initiatives

Carl Eskridge, Lincoln City Council

Jeff Graham, Salt Valley Property Management

Josh Hanshaw, Habitat for Humanity of Lincoln

Jośe Lemus, Civic Nebraska

Dan Marvin, Chair

Russ Myer, Nebraska Home Sales

Michon Morrow, LPD, SW Team Captain

Steve Peregrine, Nebraska Housing Resource

Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA

Sean Stewart, City Building and Safety

John Turner, NIFA

Brent Williams, Excel Development Group

Kent Seacrest, Seacrest & Kalkowski Law Firm and Lincoln Community Foundation

Wynn Hjermsstad, City Urban Development, staff to committee

Shawn Ryba, South of Downtown CDO, staff to committee

Isabel Salas, South of Downtown CDO, staff to committee

1. **Welcome and Introductions:** Dan Marvin, Chair, opened the meeting, asked for introductions, and invited attendees to say what their interest and role is in affordable housing. Dan explained that this is a subcommittee of a larger Steering Committee working on issues in the South of Downtown area. This first meeting is intended to provide the context within which the subcommittee will be working and provide an orientation on the process and background.
2. **Background on South of Downtown effort – the big picture:** Kent Seacrest provided an overview of the process and current existing conditions in the area. Examples were shown of what other cities have done to re-use existing buildings and vacant lots to promote revitalization. He went on to describe past studies in the area, issues that have been identified in previous efforts, and how they have been ranked in importance by the Steering Committee. The number one issue is quality affordable housing. Shawn Ryba, Executive Director of the South of Downtown CDO explained the organization's role in the area. Isabel Salas, Community Builder with the South of Downtown CDO, discussed what she is hearing from residents which includes the lack of quality affordable housing, lack of green space/recreational space, and need for lighting. Other

questions/comments included the vacancy rate, efforts by Public Works, crime rates, Ash trees in regard to the Emerald Ash Borer, lack of lighting, and the senior population. The group will continue to work on defining affordable housing.

3. **Housing Subcommittee task & scope** – The subcommittee will work on identifying policies and programs to preserve and increase quality affordable housing that will apply to the South of Downtown area but could also benefit the entire city. Emphasis will be on rental housing but all types of housing will be explored. Specific problem properties will be reviewed and action steps will be identified. Strategies and policies will be included in a Redevelopment/Strategic Plan being prepared in partnership with the City.

The boundary area is generally 10th to 17th, A to K. The goal is to conclude work within six months. The group agreed to meet once in December and then twice a month beginning in January. Next meeting dates are: December 18th, January 15th, and January 29th. All meetings begin at 4:30. The next meeting will be held at the South of Downtown CDO office with future locations to be determined.

The meeting concluded with attendees stating their topics of interest for future meetings, some of which included: defining affordable housing, identifying rental rates, learning about Community Land Trusts, City code enforcement process, the rental registration program and code enforcement program in South Sioux City, crime statistics, problem properties, TIF and blight, incentives for property management, MLS sales data, zoning and density, the number of vacant houses and potential uses.

For the next meeting, Brent Williams will provide affordability information for people at various income levels; staff will explore existing rents; Captain Morrow will provide crime statistics. The focus of the meeting will be on further defining affordable housing and existing conditions in the area.

Summary and Overview: Affordable Housing in Lincoln, NE

For discussion only

Affordable housing is generally defined as not exceeding 30% of gross income for rent or mortgage payment. This definition comes from financial institutions that usually do not lend more than 30% of the income of people seeking loans for mortgages.

Housing cost burden is defined by HUD as those who pay more than 30% of their income for housing and may have difficulty affording necessities such as food, clothing, transportation and medical care.

Severe cost burden is defined by HUD as paying more than 50% of one's income on rent.

- Housing as a percentage of income
 - 46% of all renters pay more than 30% of their income towards associated housing costs.
 - Almost 25% of renters pay more than 50% of their income towards associated housing costs.

- The greatest determinate of where you live and the quality of housing that you occupy is your income level:
 - 80% Area Median Income (AMI) – Can afford homeownership and rental. In Lincoln:

Household Size	Annual Income/Monthly rent or mortgage	
	80% AMI (moderate)	100% AMI (Median)
1	\$43,900/\$1,098	\$54,900/\$1,373
2	\$50,200/\$1,255	\$62,800/\$1,570
3	\$56,450/\$1,411	\$70,600/\$1,765
4	\$62,700/\$1,567	\$78,400/\$1,960

Source of income data: U.S. Dept. of Housing and Urban Development

- Decreasing number of affordable homes as values go up faster than income
- Areas where the mean affordable home (\$130,000 or less) is shrinking. Narrowing to the core of the city.

- 50% AMI – Most can afford rental only. In Lincoln:

Annual Income/Monthly rent or mortgage

Household Size	50% AMI (very low)	100% AMI (Median)
1	\$27,450/\$686	\$54,900/\$1,373
2	\$31,400/\$785	\$62,800/\$1,570
3	\$35,300/\$883	\$70,600/\$1,765
4	\$39,200/\$980	\$78,400/\$1,960

Source of income data: U.S. Dept. of Housing and Urban Development

- The city needs more units for households with this income level. Currently Lincoln is short 4,900 units.
- Housing quality standards. City is enforcing to the City standard. Advocates want higher standards based on public input.

- 30% AMI – Can only afford rental. In Lincoln:

Annual Income/Monthly rent

Household Size	30% AMI (extremely low)	100% AMI (Median)
1	\$15,150/\$379	\$54,900/\$1,373
2	\$17,300/\$432	\$62,800/\$1,570
3	\$20,420/\$510	\$70,600/\$1,765
4	\$24,600/\$615	\$78,400/\$1,960

Source of income data: Lincoln Housing Authority

- Overcrowding is a concern.
- Quality housing opportunities are believed to be limited for this income group.

- Number of renters in each income category (HUD 2011-2015 Comprehensive Housing Affordability Data):

- Less than or equal to 30% - 13,395 Renter Households
 - Affordable units/100 Renter Households - 49
 - Affordable & Available units/100 Households - 27
- Less than or equal to 50% - 24,070 Renter Households
 - Affordable units/100 Renter Households - 126
 - Affordable & Available units/100 Households - 78
- Less than or equal to 80% - 35,515 Renter Households
 - Affordable units/100 Renter Households - 134
 - Affordable & Available units/100 Households – 102
- Total Renter Households – 47,815

South of Downtown Housing Subcommittee

November 29, 2018

Task and Scope

The Housing Subcommittee scope is to determine and collaborate on affordable housing development projects and strategies for the South of Downtown area. Efforts will be focused on:

- 1) Developing action strategies to address specific problem properties in the neighborhood; and
- 2) Reviewing potential policies to maintain and improve the current affordable housing and encourage new housing projects which could be implemented not only in the South of Downtown area but also city-wide.

While the emphasis will be on rental housing in South of Downtown, policies to encourage a variety of housing choices will be explored including affordable and market rate for both homeownership and rental.

Questions to be considered may include:

1. How is affordability defined?
2. What affordable housing work is being done by your respective organizations/city?
3. Are there gaps? What are they?
4. Are there existing programs/efforts that should be expanded or augmented?
5. Is there a certain demographic/income level that we should focus?
6. What are some new ideas or strategies that we might try?
7. Is there an affordable housing policy that we could focus on?

Meeting 2

December 18, 2018

South of Downtown Housing Subcommittee
December 18, 2018
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|---|--|
| 1. Welcome and introductions | Dan Marvin, Chair |
| a. Goals & process; scope of work | |
| 2. Defining affordable housing | Staff |
| 3. Existing conditions | |
| a. Area rental rates | Staff |
| b. Lincoln Housing Authority (LHA) -
Programs and availability/waiting lists | Thomas Judds, LHA |
| c. Crime statistics and overview | Capt. Michon Morrow, LPD,
SW Team Captain |
| 4. Future agendas | |

South of Downtown Housing Subcommittee Meeting Notes

December 18, 2018

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Chelsea Egenberger, Neighborhood Representative
Lynn Fisher, Great Place Properties
Thomas Judds, Lincoln Housing Authority
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Russ Myer, Nebraska Home Sales
Michon Morrow, LPD, SW Team Captain
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA
John Turner, NIFA
Brent Williams, Excel Development Group
Wynn Hjermstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee
Kat Wiese, South of Downtown CDO
Elizabeth Park, South of Downtown CDO

1. **Welcome and introductions; goals & process; scope of work:** Dan Marvin, Chair, opened the meeting and asked for introductions. Dan stated that the subcommittee will work for consensus on defining affordable housing and identifying tools and policy changes for both quality and quantity of affordable housing, ultimately resulting in a report with recommendations to the South of Downtown Steering Committee.
2. **Defining affordable housing:** Brent Williams, President of Excel Development Group, provided information and data for Lancaster County regarding affordable housing programs, income and rent limits, and potential funding sources (see attached handout, Affordable Housing Programs with Income and Rent Limits). Other ideas discussed for funding affordable housing and improving quality included private sector incentives, the LES energy program, zoning, and improving energy efficiency. Following discussion, there was consensus that defining affordable housing for this group will be focused on households with incomes between 30-80% of Area Median Income (AMI). The Lincoln Homeless Coalition's housing focus is on households at 30% or less of AMI. John Turner is involved in the Homeless Coalition and will serve as a liaison between that group and our subcommittee. AMI of 60% or less is considered low income.

3. **Existing Conditions: crime statistics and overview** – Capt. Michon Morrow, LPD. Capt. Morrow provided a PowerPoint (attached) and began by indicating Part 1 crimes - robberies, homicides, assaults, larcenies, etc. have declined since 2012 - both in Lincoln and in the SW team area. Violent crime is more of an ebb and flow. Sexual assaults have shown an increase due to definition change and the Me Too movement. Burglaries have decreased locally and nationally. Car thefts have shown an increase locally due to actions of one person. Overall, the five year trend in the SW team is a decrease in Part 1 crimes.

Specifically in the South of Downtown area, overall there has been a decrease in burglaries, assaults, and larcenies. Narcotics has shown an increase but it is due to an intervention project targeting narcotics. It does not mean more drugs. Trends in crime reporting are impacted by intervention programs. The visibility of LPD can also lead to an increased report rate. Due to the population density, the South of Downtown area is target rich. The SE and SW teams are about the same in crime rates: SE is larger geographically but SW is more densely populated.

Existing Conditions: area rental rates - Wynn Hjermsstad provided information on rents in the area and cost burden. It was noted that rental cost burden should include utilities. A large amount of data was presented and will be sent to the subcommittee (attached) and perhaps further discussion can take place at a future meeting.

Existing Conditions: Lincoln housing Authority (LHA) – Programs and availability/waiting lists – Thomas Judds. Thomas stated that the greatest obstacle to building new housing is the lack of available land. The south side of town has a huge need. Waiting lists are long for existing multi-family and senior housing in excess of 180% of what is available. The Section 8 housing voucher program currently has 5,000 households on the waiting list with 3,000 currently receiving vouchers. The average wait time is 1.5 to 2 years. Households with preferences wait about 6 months but if no preference the wait is indefinite. A problem is people coming here, establishing residency and using vouchers, then moving out of the city and state and taking the voucher with them. A vast number of people from San Diego have done this resulting in fewer vouchers available for Lincoln. Construction of senior independent living has positive ramifications because it opens up housing for families.

4. **Future agendas:** Subcommittee members stated the following ideas for future meetings: have more small group discussions for better brainstorming. How do we address costs, consider rent control. What prevents private sector investment, are regulations a cause? Vacant and abandoned housing, the condemnation process and code enforcement. More diversity and options for housing choice. Work with Lincoln's Homeless Coalition. Costs of housing and code violations. Overall quality and affordability of housing in Lincoln.

The next meeting will focus on code enforcement.

Affordable Housing Programs with Income and Rent Limits

Prepared for: South of Downtown Housing Subcommittee, December 18, 2018
Brent Williams, President, Excel Development Group

Annual income limits Based on Area Median Income (AMI):

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI
1	16,470	27,450	32,940	43,920	54,900	65,880
2	18,840	31,400	37,680	50,240	62,800	75,360
3	21,180	35,300	42,360	56,480	70,600	84,720
4	23,520	39,200	47,040	62,720	78,400	94,080
5	25,410	42,350	50,820	67,760	84,700	101,640
6	27,300	45,500	54,600	72,800	91,000	109,200
7	29,190	48,650	58,600	77,840	97,300	116,760

30% AMI – Extremely Low Income

50% AMI – Very Low Income

60% AMI – Low Income

80% AMI – Moderate Income

100% AMI – Median Income

Monthly rent or mortgage guidelines based on no more than 30% of annual income:

Household Size	30% AMI	50% AM	60% AMI	80% AMI	100% AMI	120% AMI
1	412	686	823	1,098	1,372	1,647
2	471	785	942	1,256	1,570	1,884
3	530	882	1,059	1,412	1,765	2,118
4	588	980	1,176	1,568	1,950	2,352
5	635	1,058	1,270	1,694	2,117	2,541
6	682	1,138	1,365	1,820	2,275	2,730
7	730	1,216	1,465	1,945	2,432	2,919

Estimated Home Mortgages based on 30 year loan with 5% interest rate:

Loan Amount	Principal & Interest	RE Taxes	Insurance	PMI	Total Monthly Payments
100,000	537	160	80	42	819
125,000	671	195	95	52	1,013
150,000	805	220	110	62	1,197
175,000	940	250	125	72	1,387
200,000	1,073	275	140	83	1,571
225,000	1,207	300	155	94	1,756
250,000	1,342	325	170	106	1,943

Available funding programs:

1. FHLBank of Topeka Tom Thull, Director of Housing & Community Development
 - a. Affordable Housing Program (AHP)
 - i. Rental Applications
 - ii. Down Payment Assistance (DPA)
 - iii. Owner Occupied Rehab (OOR)
 - b. Homeownership Set-aside Program (HSP)

2. Nebraska Department of Economic Development (NDED) Dave Rippe, Director
 - a. Nebraska Affordable Housing Trust Fund (NAHTF) - Trust Funds
 - b. HOME Investment Partnership program (HOME Funds)
 - c. National Housing Trust Funds (HTF)
 - d. Community Development Block Grants (CDBG)

3. Nebraska Investment Finance Authority (NIFA) Tim Kenney, Executive Director
 - a. Low Income Housing Tax Credit Program (LIHTC)
 - i. 9% Tax Credit
 - ii. 4% Tax Credit
 - iii. CRANE set-aside program
 - b. Homebuyer Programs
 - i. Military Home
 - ii. Homebuyer Assistance (HBA)
 - iii. First Home Plus
 - iv. First Home Focused

4. Tax Increment Financing (TIF)

5. City of Lincoln HOME & CDBG Funds

6. Charitable Foundations/Organizations.

Descriptions of the Funding Programs

FHLBank of Topeka:

The Affordable Housing Program is an annual competitive application process that is submitted in May and awards are announced the end October. Typical AHP users include: Public Housing Authorities, Housing Developers, Community Organizations, City & State Government Agencies, Local Community Agencies, Nonprofit Organizations, For-Profit Organizations, Habitat for Humanity, Self-Help Programs and CHDOs. The applicant can submit an application for any of the following:

1. Rental projects – Both with Low Income Housing Tax Credits and without the Tax Credits
2. Down Payment Assistance (DPA)
3. Owner Occupied Rehab (OOR)

The other program is the Homeownership Set-aside Program (HSP). HSP provides a down payment, closing cost and repair assistance to help first-time homebuyers earning at or below 80% of the Area Median Income (AMI). HSP is provided to households as a forgivable grant with a five-year retention period. The Maximum subsidy per household is \$5,000.

Nebraska Affordable Housing Trust Funds (NAHTF):

This program is designed to support innovative housing projects that address community and statewide housing shortage concerns. In total, nearly \$2 million is available for distribution to local governments, local or regionally-based nonprofit 501(c)(3) or 501(c)(4) housing organizations, reservation-based nonprofits and public housing authorities. For-profit developers and contractors are eligible for funding when working with an eligible applicant.

Examples of eligible projects under the program include, but are not limited to, adaptive reuse; demolition with new housing development; energy efficiency/sustainability; innovative investment; unique design; walkable communities; and workforce housing.

Proposals must be submitted to DED by February 13, 2019. All proposals should follow the attached proposal-making guidelines. The guidelines can also be accessed at <https://opportunity.nebraska.gov/wp-content/uploads/2018/11/NAHTF-RFP-Demonstration-2018-Final.pdf>.

For additional questions about the program, contact Sheryl Hiatt at 402-340-6180 or sheryl.hiatt@nebraska.gov.

HOME Investment Partnership Program (HOME Funds):

The HOME Investment Partnership Program (HOME) is intended to :

1. Address housing conditions related to community economic development needs;
2. Expand equal housing opportunities;
3. Create public/private partnerships to address housing needs holistically (linking housing with supportive services to promote economic self-sufficiency and family preservation); and to
4. Promote and advance the goals of the Nebraska’s 2015 – 2019 Consolidated Plan for Housing and Community Development.

DED’s role in HOME projects is an investor and a partner. As an investor, DED is seeking quality applications in order to select projects that will provide the best investments of State and Federal resources to promote affordable housing. As a partner, DED is interested in providing input as early as possible in project design and also working closely with the awarded applicants in order to address any obstacles encountered during the project development and implementation.

In order to apply for DED funds it is important for applicants to review the 2018 Housing and Community Development Annual Action Plan (AAP), 2018 NAHTF Qualified Allocation Plan (QAP), and the HOME CHDO 2018 Application Guidelines. These are available on DED’s website.

National Housing Trust Funds:

Operated by the U.S. Department of Housing and Urban Development (HUD) and administered by DED on behalf of Nebraska, HTF is a federal program designed to help communities provide quality, affordable rental housing for extremely low-income and very-low income households, including homeless families.

HTF grants are eligible to non-profit 501(c)(3) or 501(c)(4) organizations and public housing authorities. Applications are now accepted on an ongoing basis in an open cycle. Funding through HTF can be applied to projects that impact households at or below 30% of the area median income. Eligible activities include housing acquisition and rehabilitation to create rental housing for persons with extremely low incomes; rehabilitation or new construction of rental housing; adaptive re-use of buildings for rental housing; and operating cost assistance and reserves.

More information about the HTF program, including grant requirements and instructions on how to apply for funding, can be found on the DED website at: <https://opportunity.nebraska.gov/program/national-housing-trust-fund-htf/>. Or, contact Pam Otto, DED Housing Coordinator, at 402-471-4388 or pamela.otto@nebraska.gov.

Nebraska Investment Finance Authority (NIFA):

The 9% Low Income Housing Tax Credit (LIHTC) program is a competitive application the developer must complete and submit to NIFA. There are two application rounds each year. The LIHTC program is for the new construction or rehabilitation of an existing structure(s) for rental units. The LIHTC program is income and rent restricted. Tenants need to have an income of less than 60% of AMI.

All owners/developers of qualifying developments receiving an allocation of 9% LIHTC will also receive an allocation of Nebraska Affordable Housing Tax Credits (AHTC) equal to no more than 100% of the 9% LIHTC allocation. See www.NIFA.org with respect to the forms and procedures for applying for 9% tax credits.

The CRANE programs focus and primary purpose is to target specific long-term, interrelated and coordinated job creation/enhancement, economic growth, and joint housing and community development strategies. Together, NIFA and other collaborating resource providers will work with communities and neighborhoods, who have joined with for profits and non-profits entities that commit to participate in the CRANE Program, as well as other public and private resource providers. The partnership between resource providers and applicants will be formed for the strategic placement of comprehensive housing, job and community development resources into Nebraska communities and neighborhoods that are ready and prepared to move forward on a pre-developed strategy.

With respect to the CRANE Program, for the year 2019, NIFA has committed to set aside (a) up to 33% of Nebraska’s 2019 Low Income Housing Tax Credit (“LIHTC”) and up to 33% of Nebraska 2019 Affordable Housing Tax Credit (“AHTC”) authority for CRANE Eligible Applicants that meet the requirements of Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”) and the requirements established by the Nebraska Department of Revenue.

Applicants requesting consideration for a development in the CRANE program must provide evidence of substantial benefit in one or more of the following areas:

1. Housing for individuals with special needs (such as persons with serious/chronic mental illness, physical or developmental disabilities, substance abuse issues, homeless, or those experiencing severe economic distress), including housing for populations with incomes below 30% of the applicable Area Median Income (AMI). At least 30% of the units must serve individuals with special needs;
2. Native American Housing;
3. Housing developments in response to settlement agreements or consent decrees relating to housing deficiencies, housing discrimination or other housing issues;
4. Housing development located in a community with a current state or presidential disaster declaration that resulted in the loss of housing as determined by NIFA.

The 4% LIHTC is issued in connection with the issuance of qualifying tax-exempt bonds. Owner/developer must seek and receive an allocation of private activity volume cap through the volume cap allocation process administered by NIFA. See www.NIFA.org with respect to the forms and procedures for requesting private activity volume cap.

Tax Increment Financing:

Tax Increment Financing (TIF) is a local funding tool that supports redevelopment opportunity. The redevelopment process — blight studies, plans, redevelopment agreements, and implementation — requires substantial involvement by City staff. Community Development (CD) staff works with redevelopment efforts outside of the Downtown area. Redevelopment efforts within the Downtown area are handled by Administration Division staff.

City of Lincoln HOME & CDBG Funds:

The City’s Community Development Division has two primary focuses: improving the well-being of Lincoln's low- and moderate-income persons and encouraging redevelopment that benefits the community as a whole.

Community Development Block Grant (CDBG) and HOME are federal funds. The federal goal for CDBG is “... *developing viable urban communities, by providing decent housing and a suitable living environment and expanded economic opportunities... for low- to moderate-income persons.*” HOME funds are focused on housing for low- and moderate-income households. To receive CDBG and HOME funds, the City is required to submit several documents to the US Housing and Urban Development Department.

The majority of CDBG and HOME funds are used for housing-related programs administered by the [Housing Rehabilitation & Real Estate Division](#). However, some CDBG funding, administered by CD staff, is used for projects in low- to moderate-income neighborhoods — such as park improvements and neighborhood commercial area streetscapes. For more information about Lincoln’s Community Development programs you can contact Wynn Hjermstad, Urban Development Manager at 402-441-8211 or whjermstad@lincoln.ne.gov.

Charitable Foundations/ Organization:

Need to build a list of charitable organizations that have affordable housing, etc. in their mission statement.

LPD ACUDAT Dec. 2018



“Running a Compstat meeting? If you only look at micro-level incidents, all you tend to see is random variation. If you look at the longer-term picture, you see the important trends.”

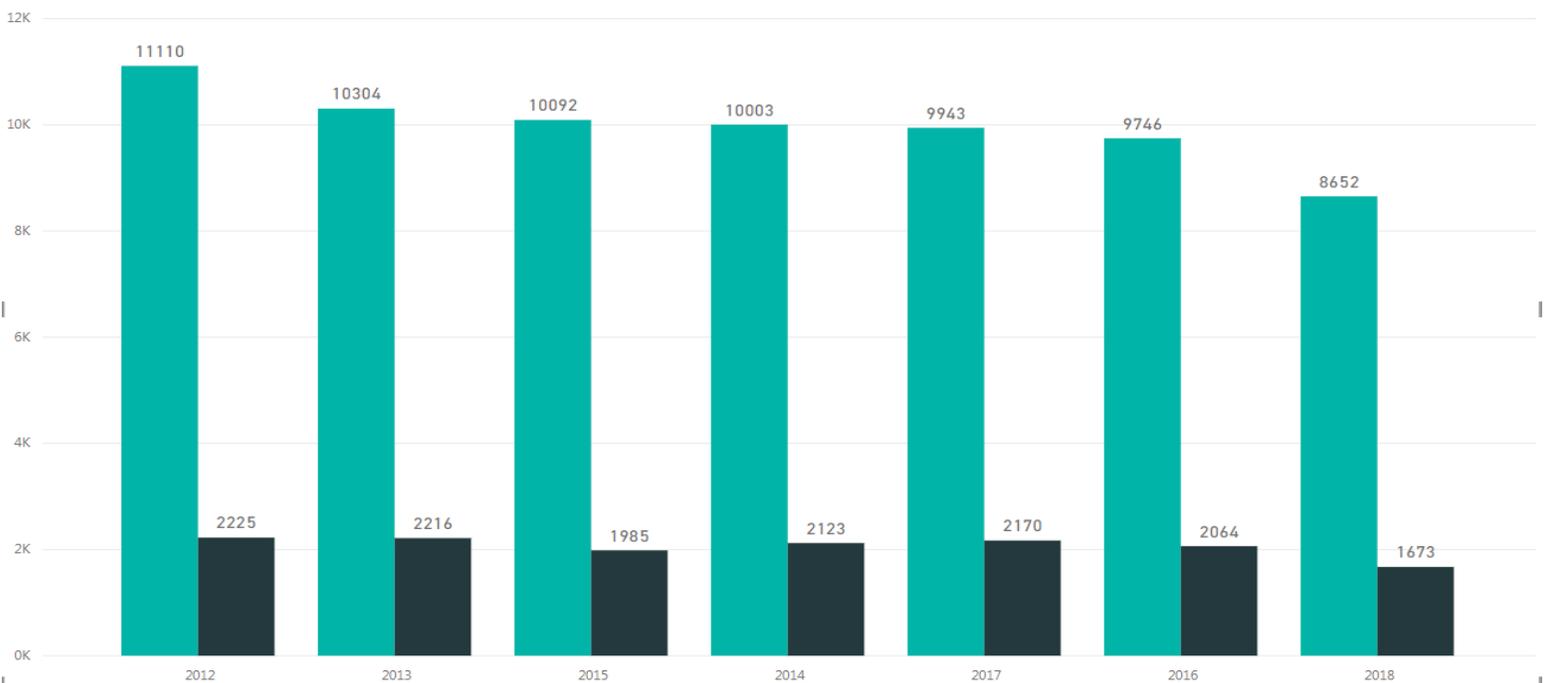
Dr. Jerry Ratcliffe – December 7, 2018

<https://www.youtube.com/watch?v=e0vj-0imOLw>

Dr. Jerry Ratcliffe – Professor with Dept. of CJ at Temple Univ. Author or co-author of over 80 research articles and six books, including GIS and Crime Mapping and recently released Reducing Crime – A Companion For Police Leaders.

LincolnPart1 and SWPart1 by Year

● LincolnPart1 ● SWPart1

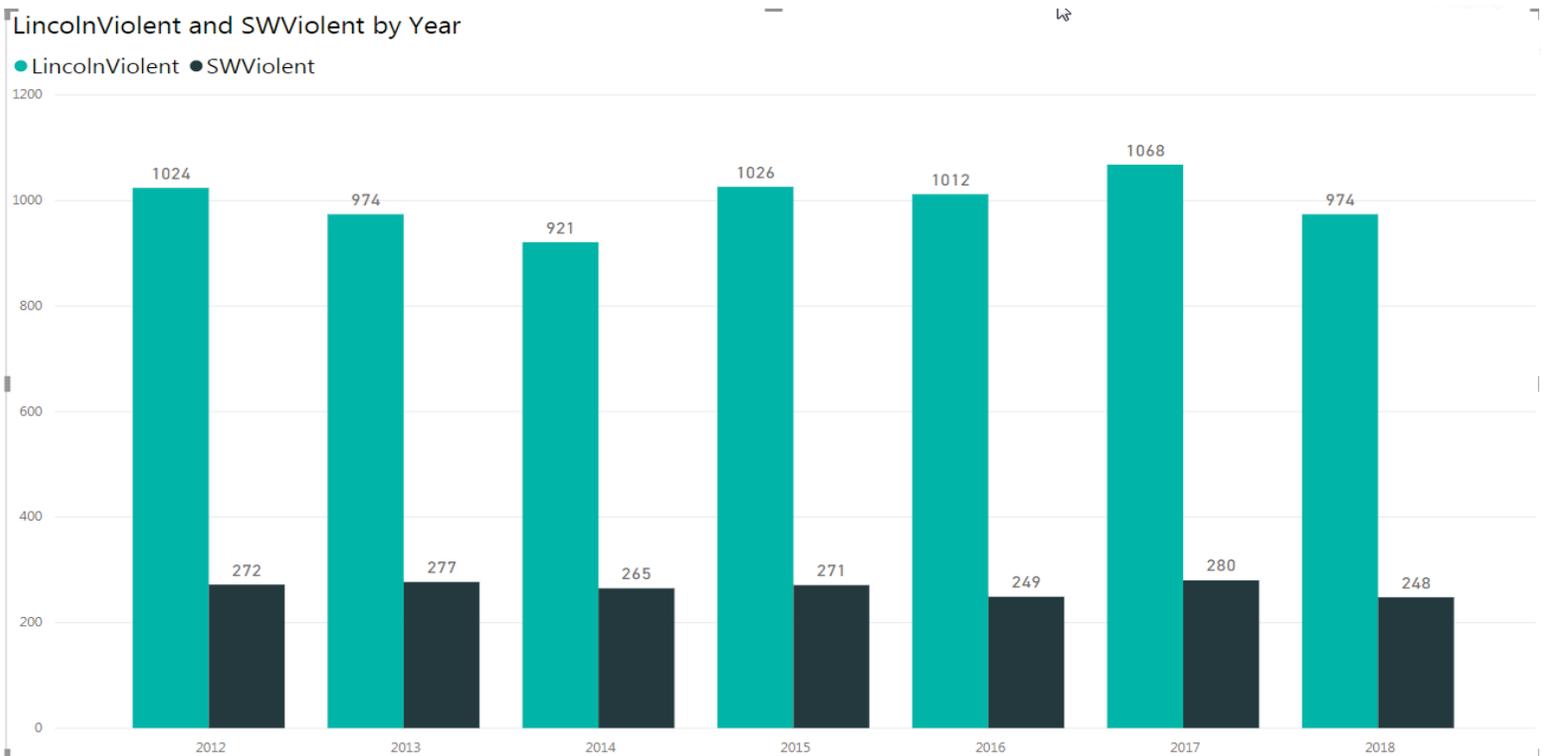


Part 1 Crime Trends



Part 1 Crimes

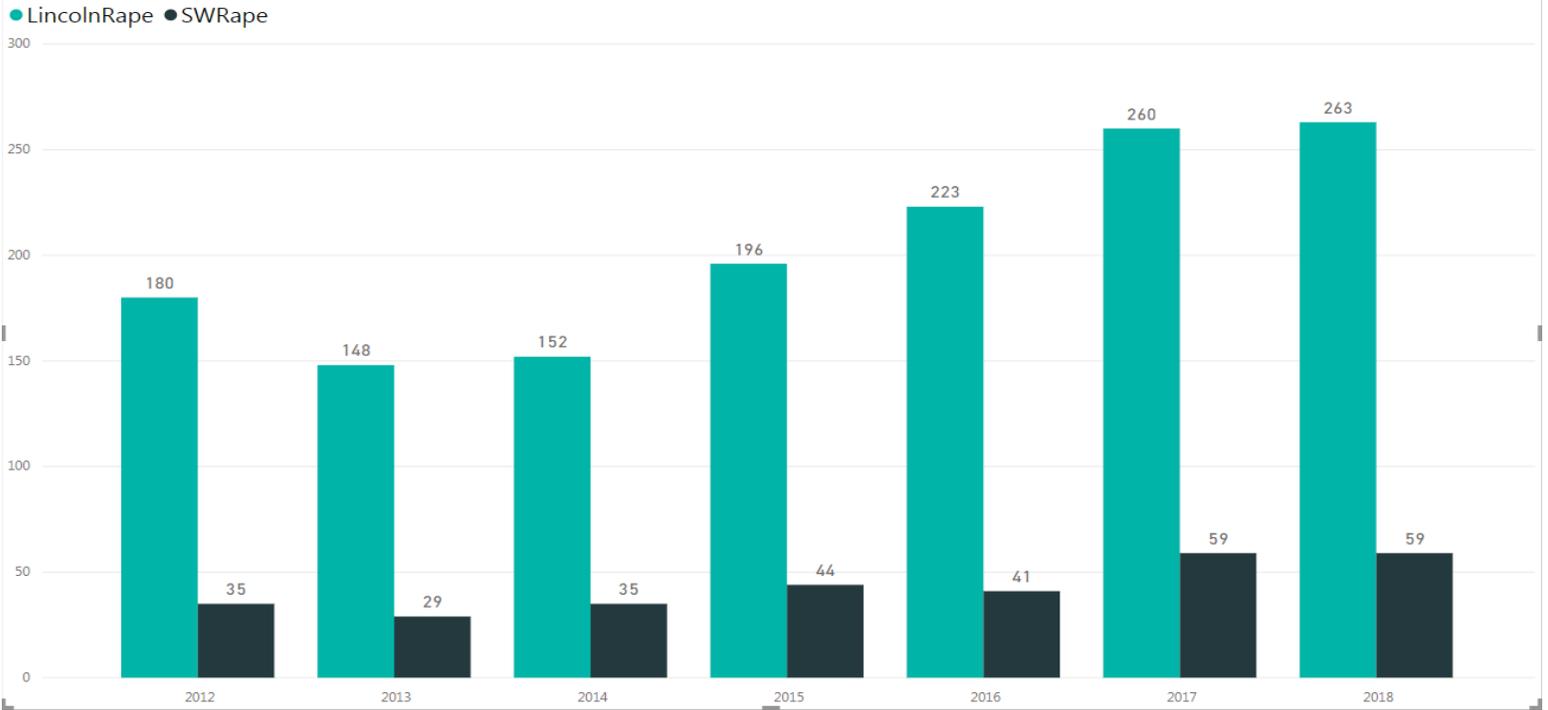
In the traditional Summary Reporting System (SRS), there are eight crimes, **or Part I offenses**, (**murder** and non-negligent **homicide**, **rape** (legacy & revised), **robbery**, **aggravated assault**, **burglary**, **motor vehicle theft**, **larceny-theft**, and **arson**) to be reported to the UCR Program. Jan 26, 2017



Part 1 Violent Crime Trends



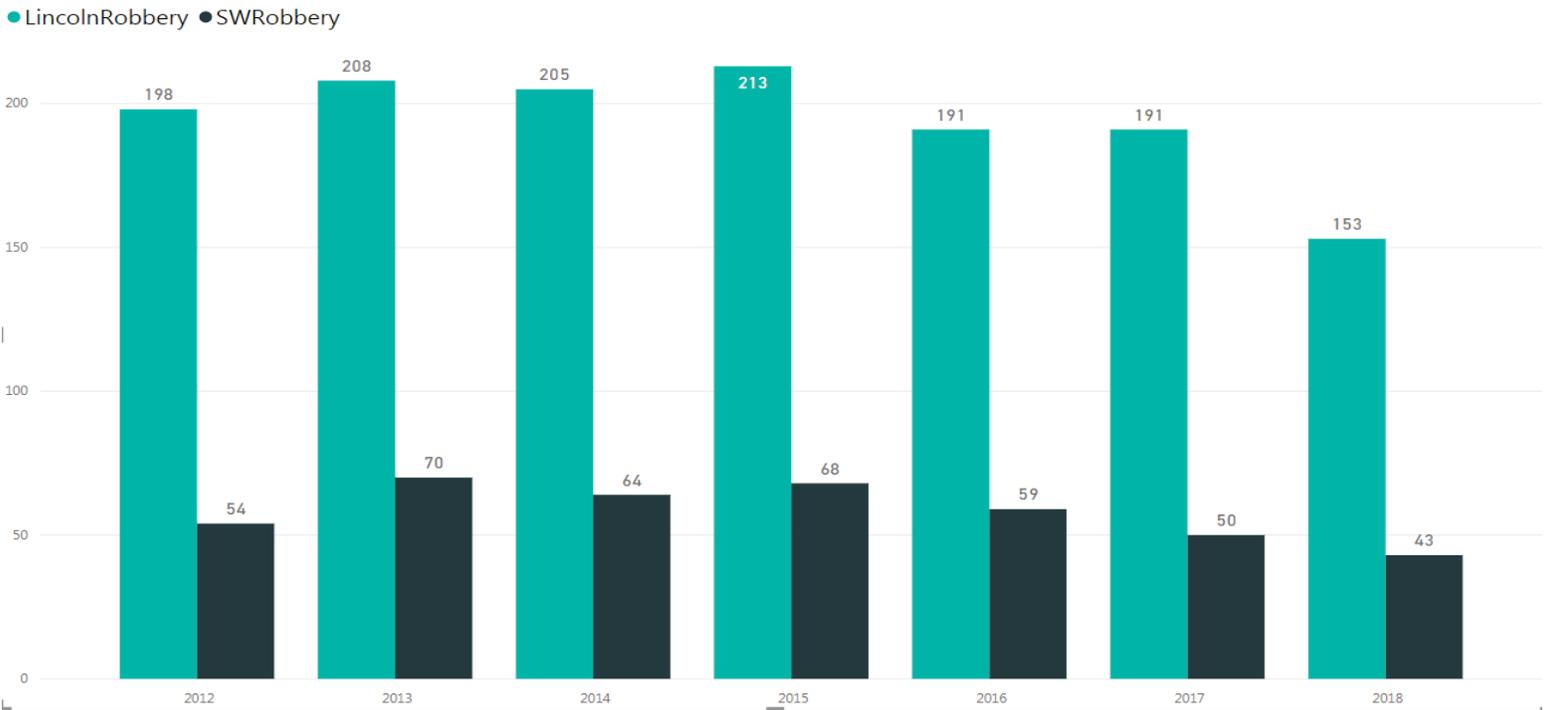
LincolnRape and SWRape by Year



Part 1 Violent Crime Trends-Sexual Assaults



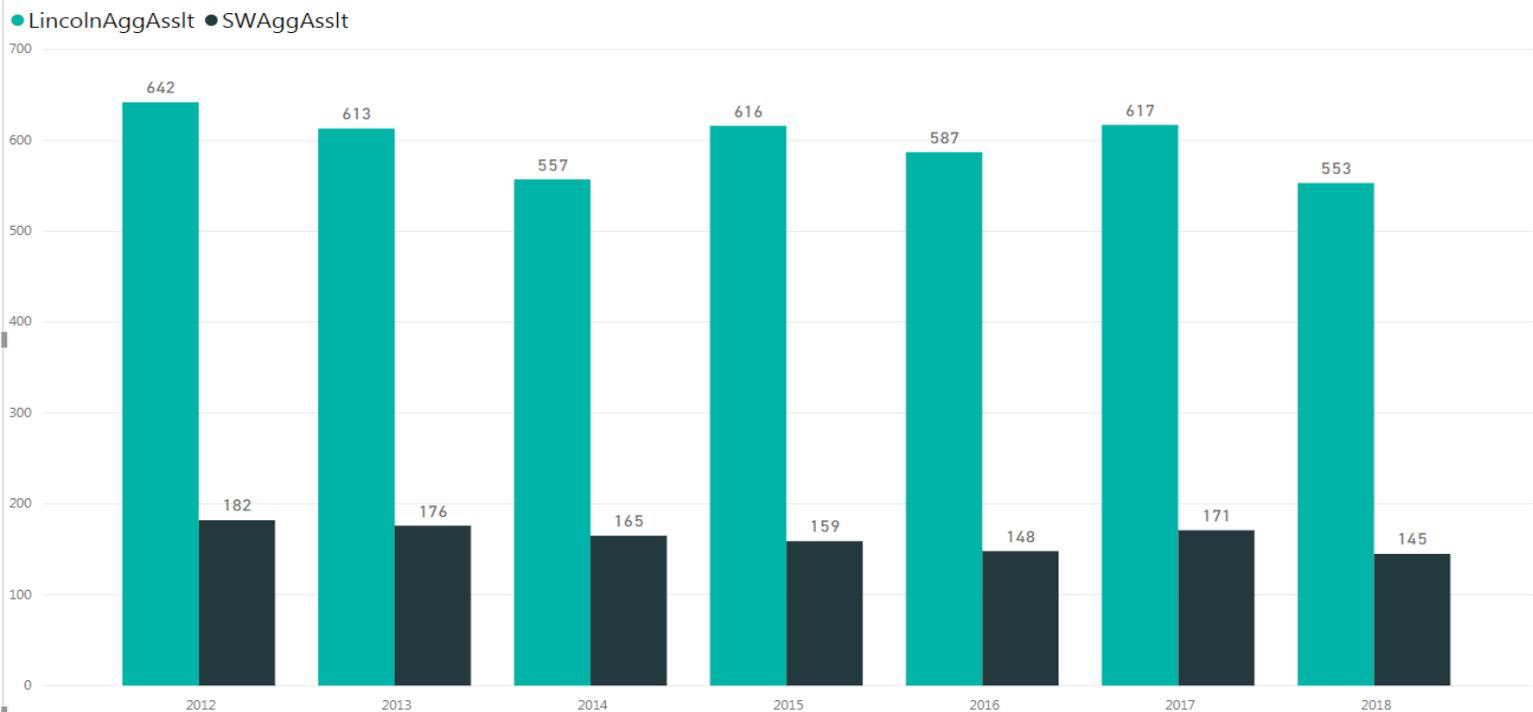
LincolnRobbery and SWRobbery by Year



Part 1 Violent Crime Trends-Robbery



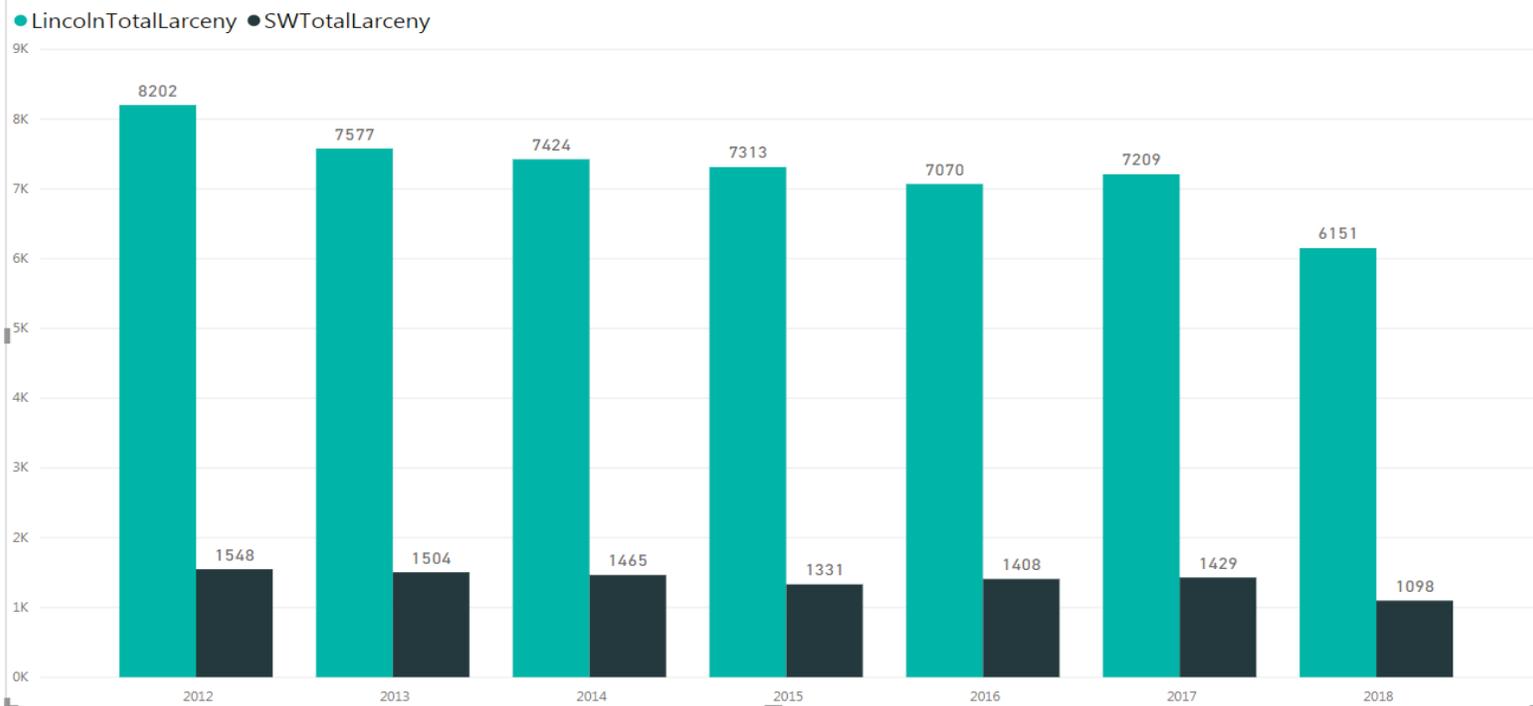
LincolnAggAsslt and SWAggAsslt by Year



Part 1 Violent Crime Trends-Aggravated Assault



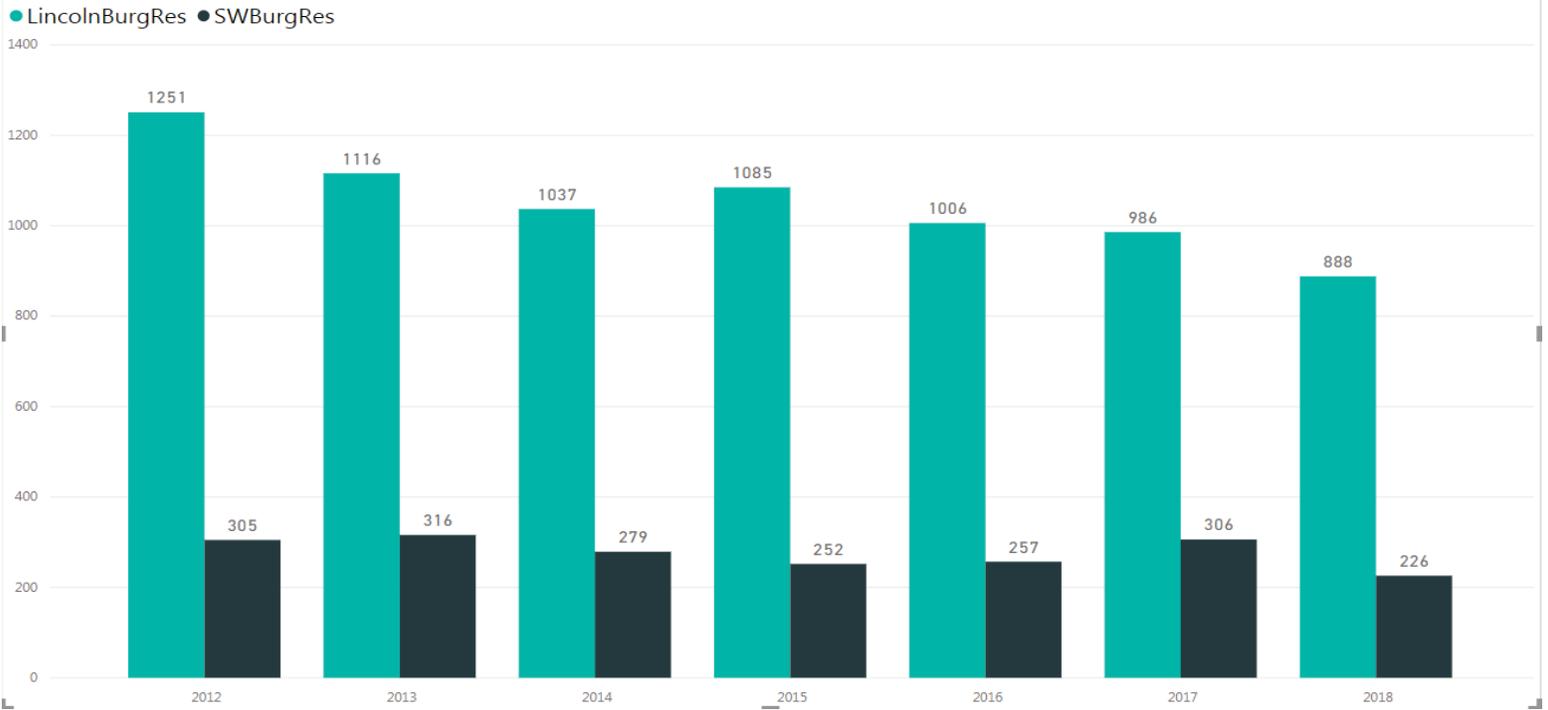
LincolnTotalLarceny and SWTotalLarceny by Year



Part 1 Crime Trends-All Larceny's



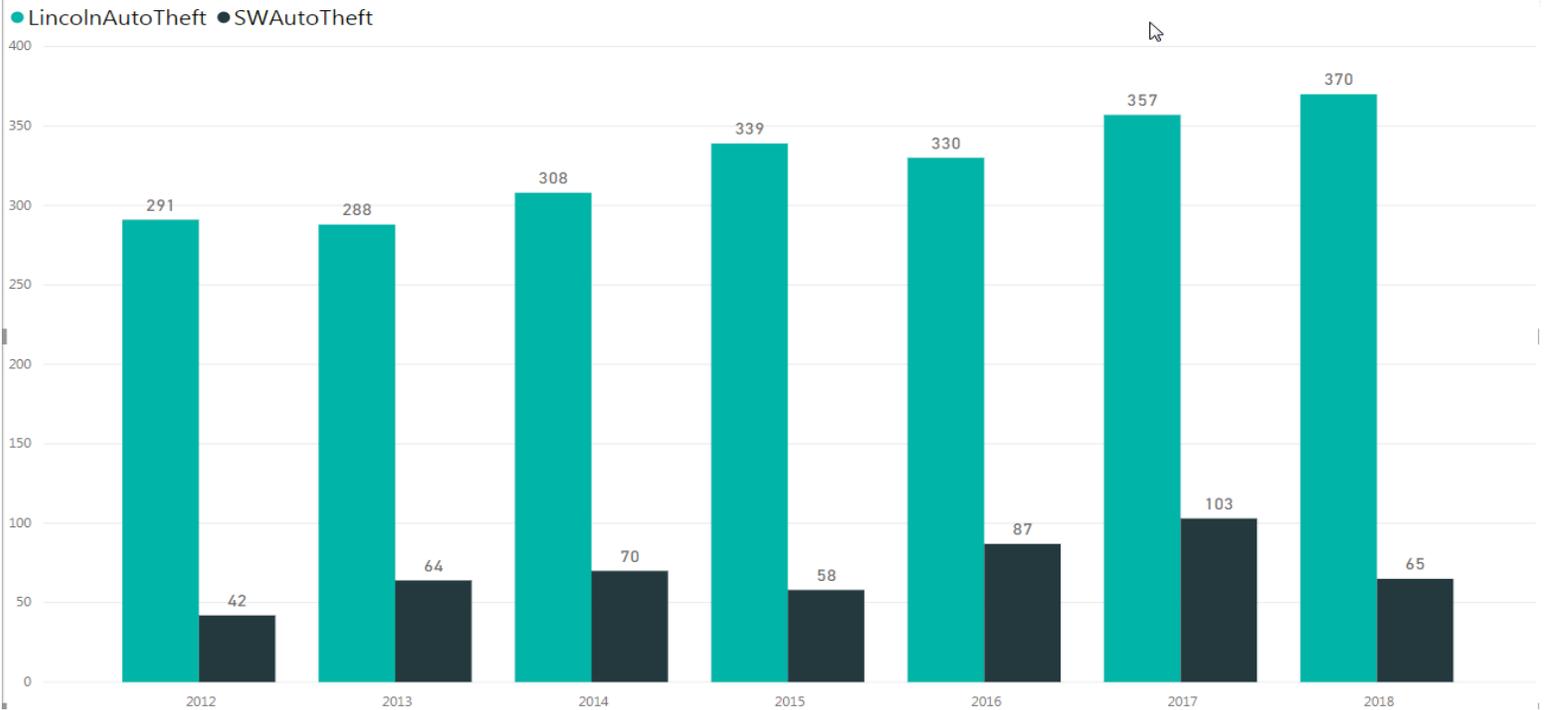
LincolnBurgRes and SWBurgRes by Year



Part 1 Crime Trends-Residential Burglary



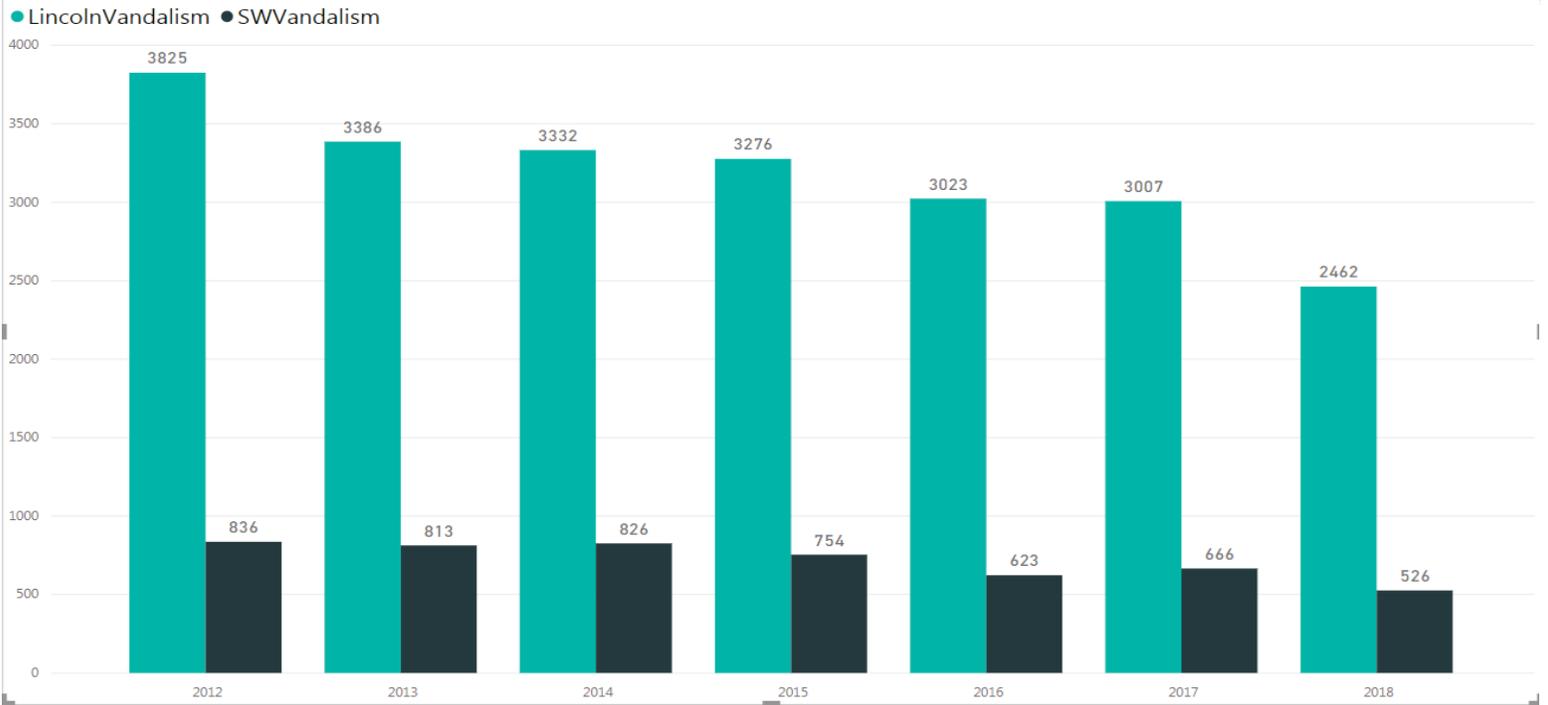
LincolnAutoTheft and SWAutoTheft by Year



Part 1 Crime Trends-Auto Theft



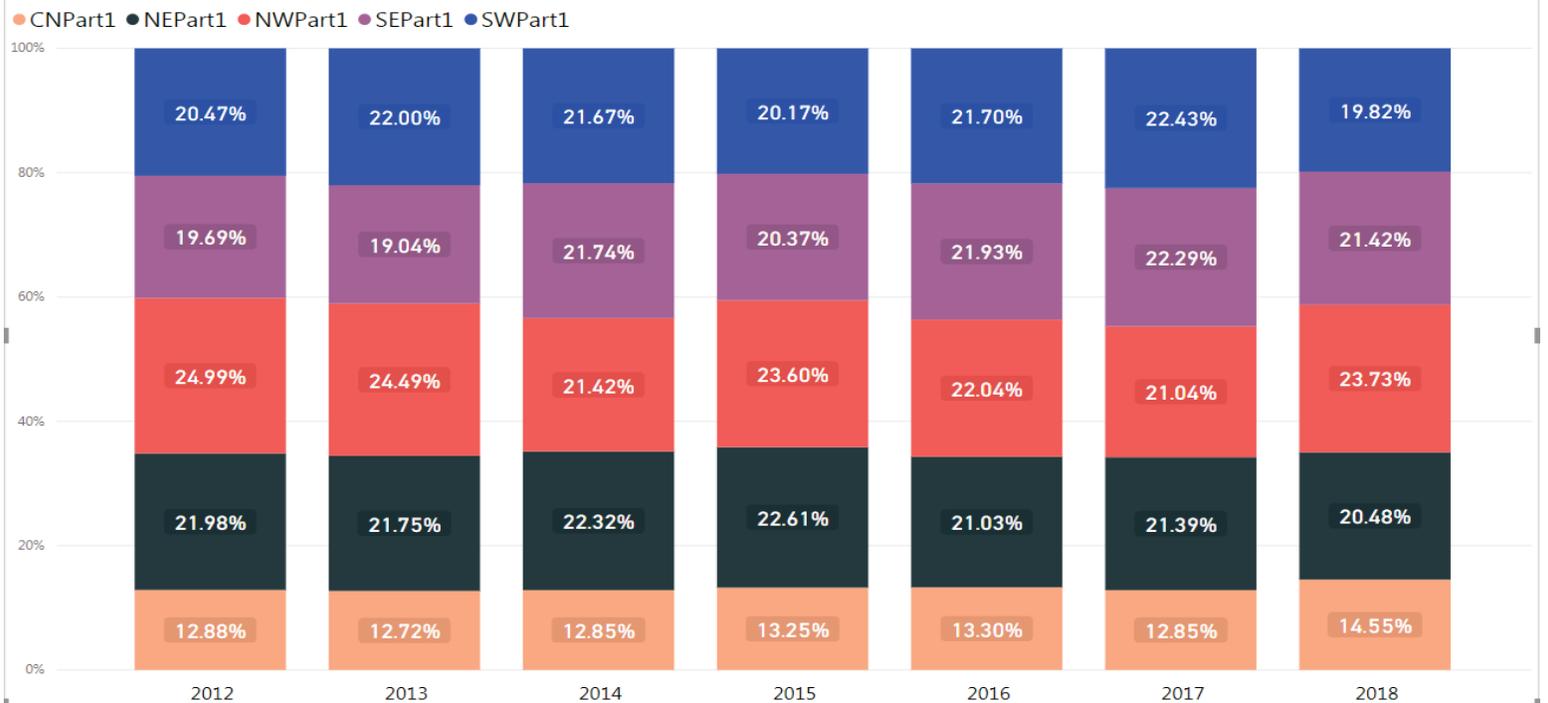
LincolnVandalism and SWVandalism by Year



Vandalism Crime Trends

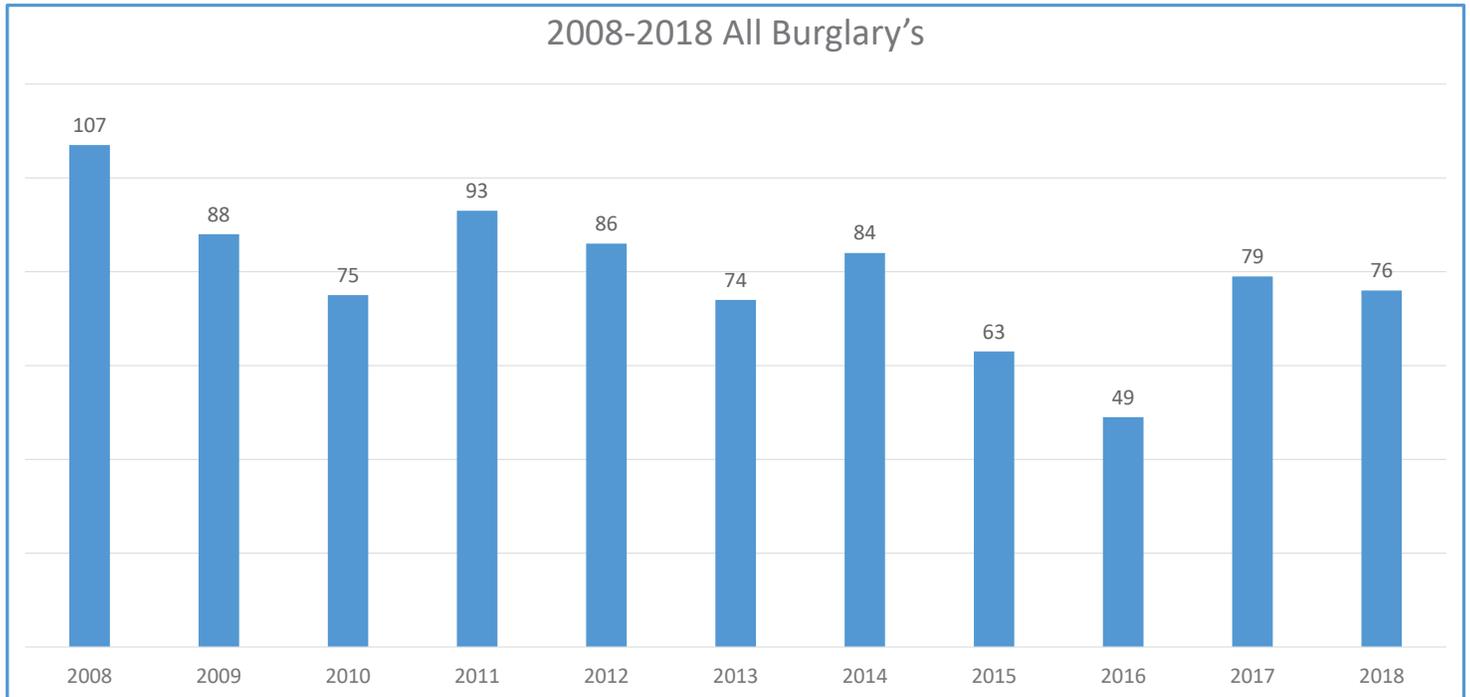


Part 1 Crime by Team





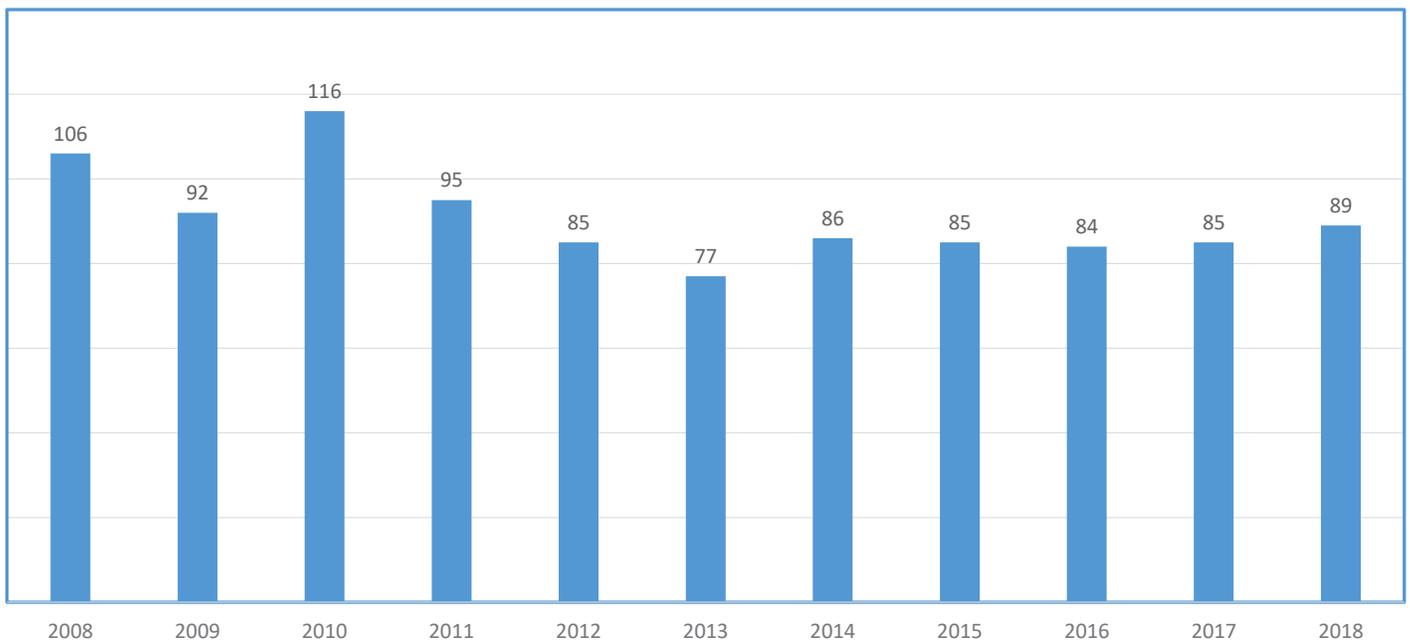
SW Focus Project: RD 67, 85, 86, 568 Crime Types



SW Focus Project: RD 67, 85, 86, 568 Crime Types



2008-2018 LFA

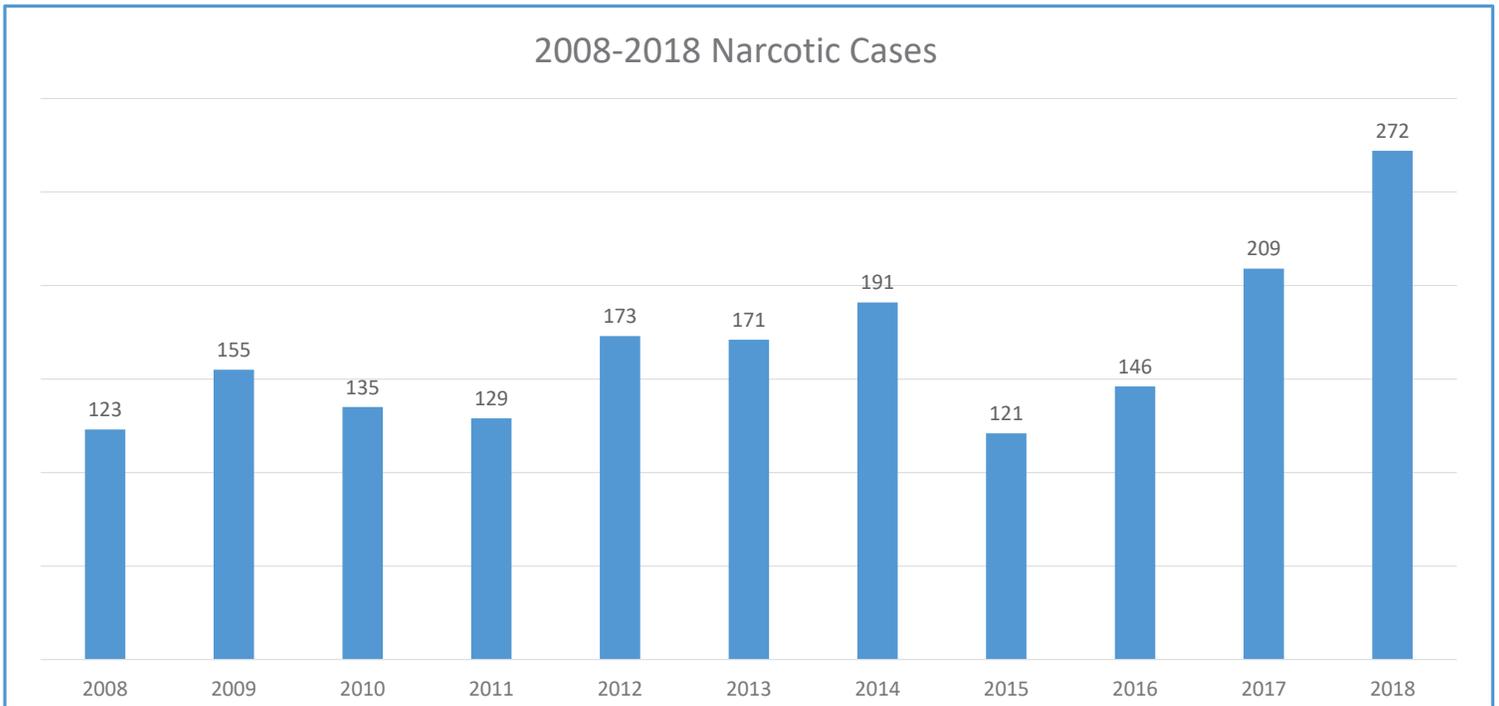




SW Focus Project: RD 67, 85, 86, 568 Crime Types



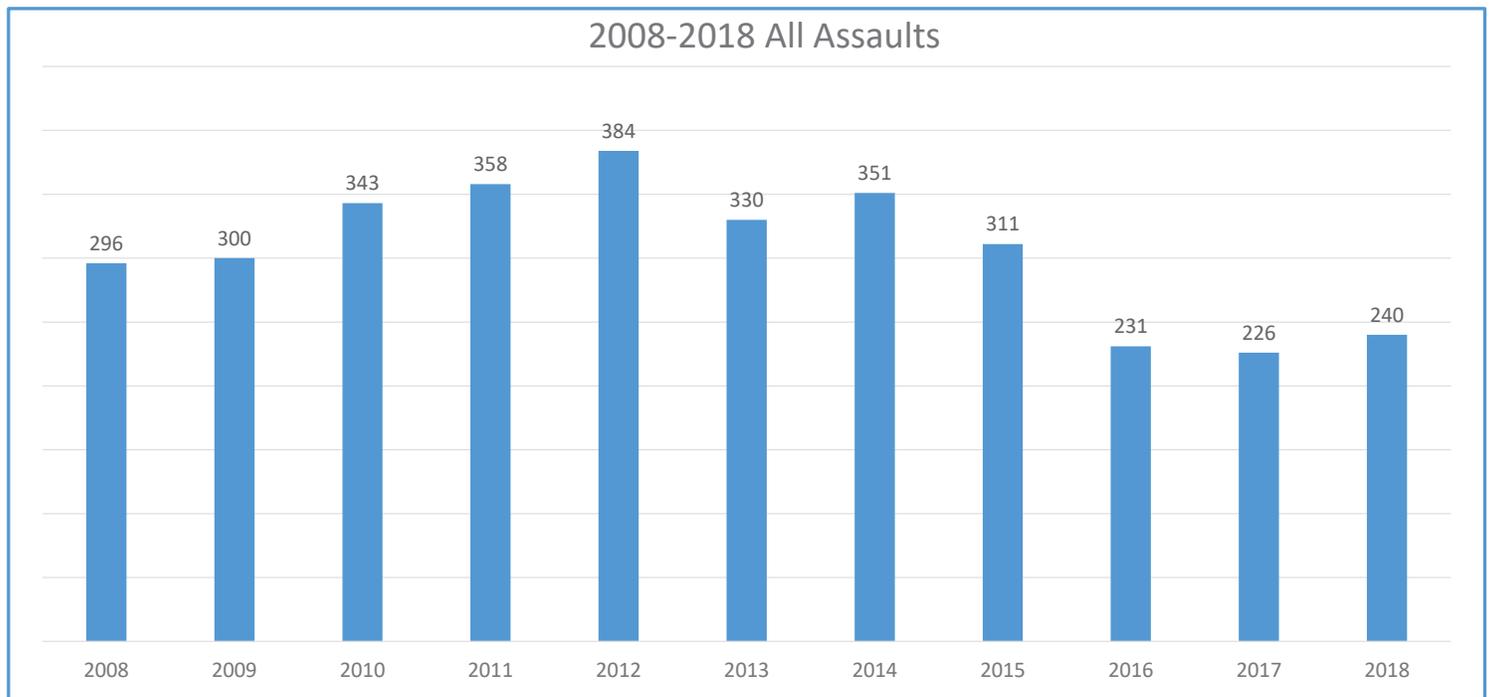
2008-2018 Narcotic Cases



SW Focus Project: RD 67, 85, 86, 568 Crime Types

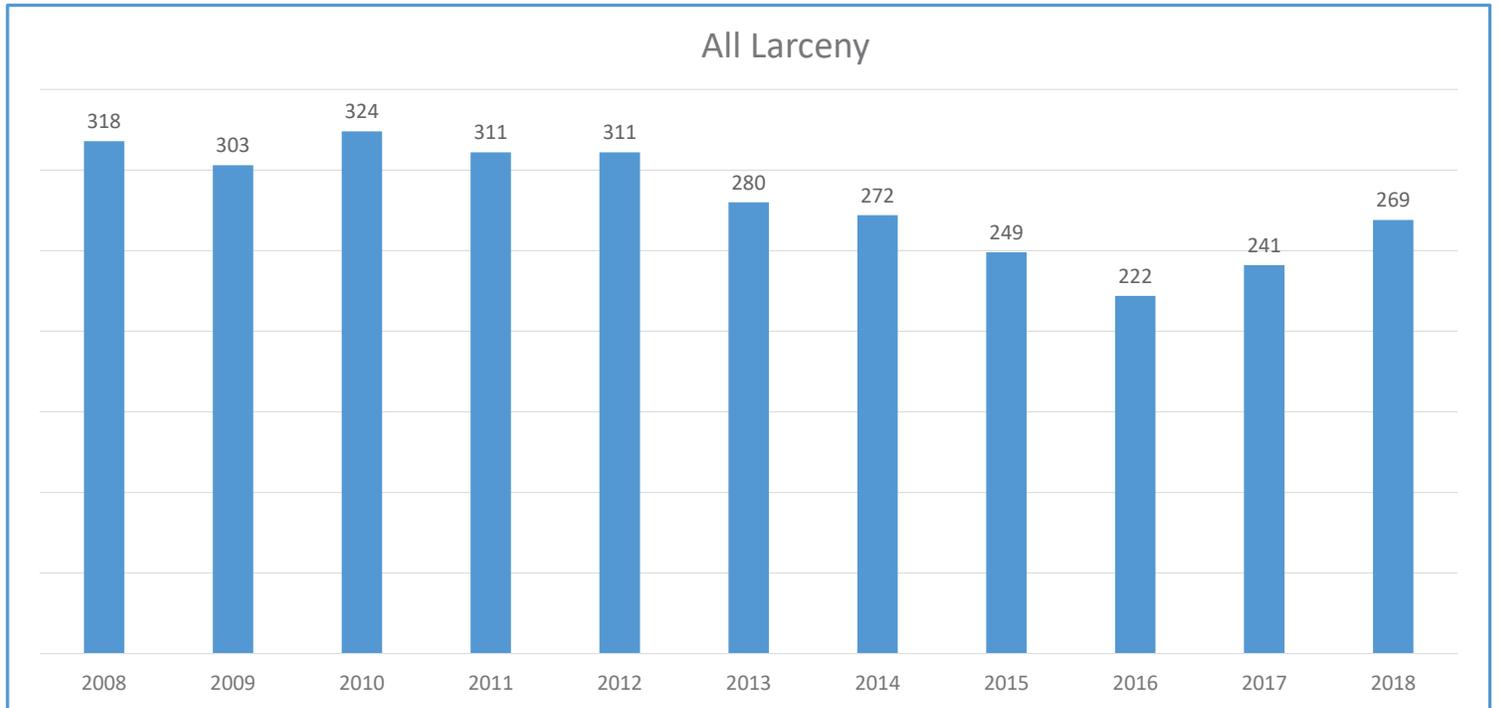


2008-2018 All Assaults

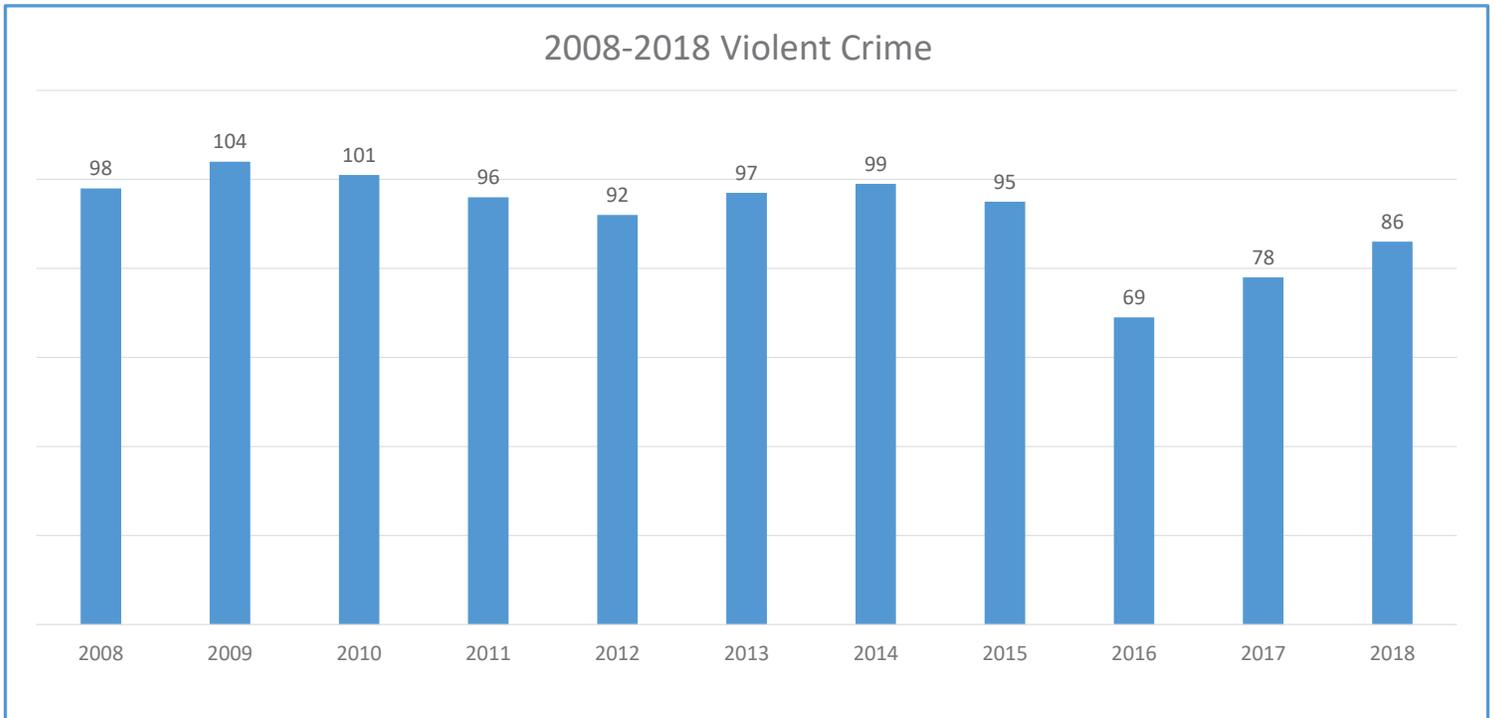




SW Focus Project: RD 67, 85, 86, 568 Crime Types



SW Focus Project: RD 67, 85, 86, 568 Crime Types

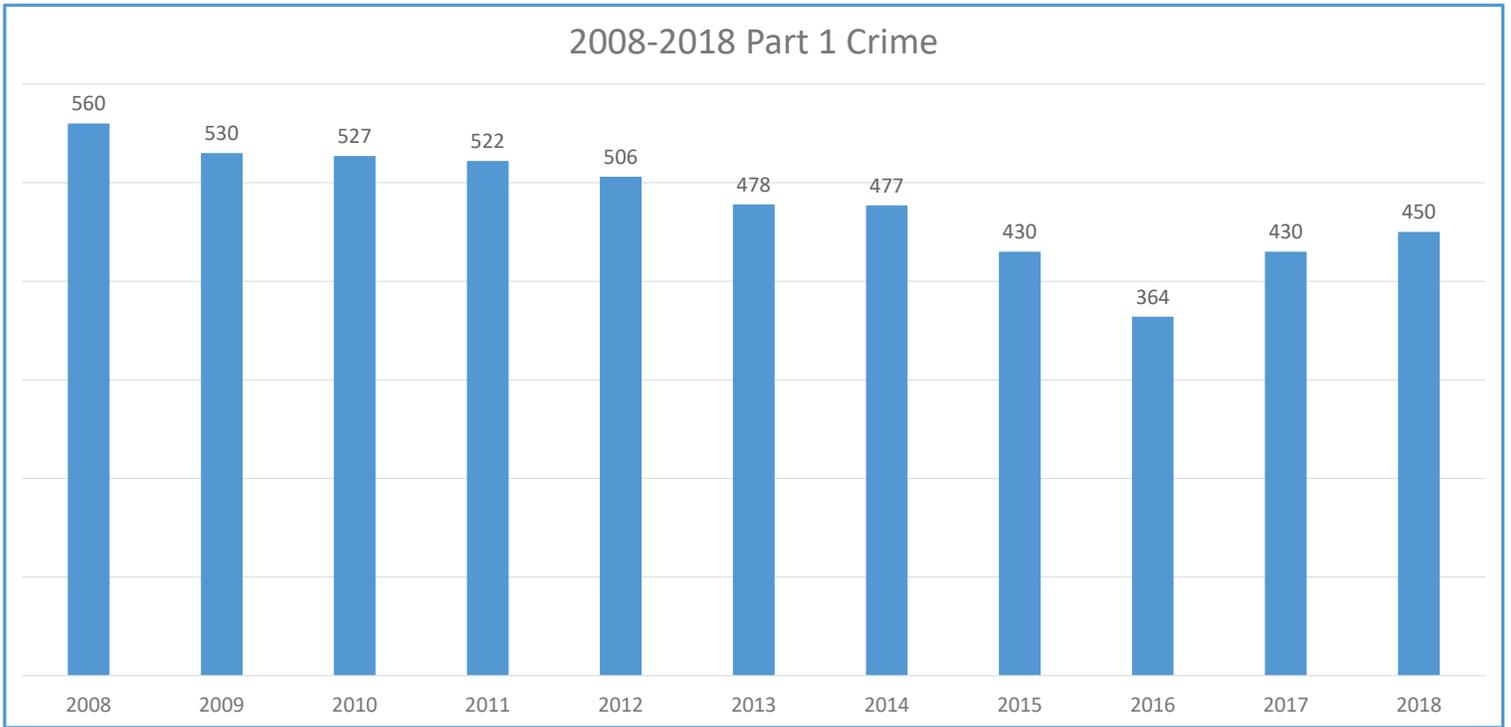




SW Focus Project: RD 67, 85, 86, 568 Crime Types



2008-2018 Part 1 Crime



Lincoln Monthly Hot Spot Crime Types – Past 13 Months

Year	Part1	Vio	AggA	Rob	Rape	Theft	Auto	BurR	BurNR	LarB	LFA	SL	OLar	Wea	SAsst	Vand	Forg	Frd	Drugs	FArst	MArst	JuvR	CFS	IRS	DWI	TTIX	TWarn	Crash
2017																												
November	873	112	73	15	24	628	41	67	21	84	205	190	89	20	273	301	22	148	223	235	1497	264	9632	2866	78	2931	2476	752
December	928	74	32	20	22	705	33	97	17	77	215	181	188	21	211	240	12	143	199	292	1269	235	9296	2744	85	2545	2577	836
2018																												
January	703	83	44	8	30	494	26	81	17	71	174	171	55	19	233	194	6	123	267	290	1336	136	9109	2541	97	3070	3456	829
February	582	72	42	7	23	394	24	74	14	80	116	123	44	22	239	215	6	139	231	275	1266	193	8588	2362	88	2839	3195	910
March	720	82	46	15	20	507	26	87	15	74	165	162	67	21	267	227	5	150	246	252	1407	174	9608	2707	105	3040	3590	668
April	685	74	42	12	20	486	22	83	18	93	126	139	74	37	290	202	7	142	258	327	1410	159	9845	2732	67	3043	3705	662
May	870	88	51	12	25	637	29	74	39	102	233	153	78	27	327	250	21	259	233	294	1479	236	11284	3195	102	3531	4199	713
June	819	110	73	12	25	579	37	72	16	75	150	184	89	26	290	221	17	137	281	375	1394	154	10633	2815	65	3752	4985	625
July	923	99	52	17	29	654	49	94	23	94	206	178	92	37	334	264	7	181	278	368	1534	174	11322	3139	73	3392	4440	655
August	880	115	70	21	24	642	24	77	17	112	199	158	90	26	269	221	42	183	251	383	1554	197	10949	2933	102	3824	4448	828
September	817	96	51	23	22	571	47	77	22	93	168	160	59	31	276	251	36	151	248	322	1443	197	10974	2932	102	3268	3160	856
October	933	85	47	15	21	667	56	93	24	118	210	187	95	22	303	227	21	146	269	341	1664	250	10700	3077	79	3267	3245	877
November	720	70	35	11	24	520	30	76	17	97	118	196	76	33	294	190	16	185	236	342	1431	263	9332	2682	92	3133	3596	828



Lincoln Part 1 Crime → Violent Crime



Part 1 Crime: November 2018

Year to date for 2018, Lincoln has recorded a **5.9% decrease** for Part 1 crimes compared to five-year average.

- All Larceny's are **down 8.3%** for 2018 YTD compared to the five-year average.
- LFA's are **down 17.2%** for 2018 YTD compared to the five-year average. LFA's for November 2018 were **down 46.6%** compared to the five-year monthly average for November.
- Auto Thefts are **up 23.7%** for 2018 YTD compared to the five-year average.
- Residential Burglaries are **down 7.8% compared** to the five-year average. This is significant considering the residential copper thefts during the first part of the year.
- **SW Team is on pace to for an 13.5% decrease in Part 1 Crime when compared to a five-year average.**
- **SW Team is on pace for an 21.8% decrease in LFA when compared to a five-year average.**

Violent Crime: November 2018

For Year to Date 2018, Lincoln has recorded a **5.1% increase** for Violent Crime compared to the five-year average. This increase is fueled by the increase in reported Part 1 Sexual Assaults for 2018.

- For YTD 2018, Lincoln recorded a **46.1% increase in Part 1 Sexual Assaults compared to the five-year average for YTD.**
- For YTD 2018, Lincoln recorded a **15.9% decrease in Robberies compared to the five-year average.**
- For YTD 2018, Lincoln recorded a 1% decrease in aggravated assaults when compared to a five-year average. Aggravated assaults for YTD 2018 is **down 5.4%** compared to 2017 YTD.

Other Notes

- 2018 YTD, there have been **26-gun shootings** with some type of injury: **6-Active Investigations, 3-Homicides**, 10-suicide, 1-Attempted Suicide, 5-Accidental Shooting, 1-Questionable.
- CFS are up 0.52% for YTD 2018 compared to 2017 and up .82% compared to the five-year average for YTD. IR's are down 3.6% compared to the five-year average for YTD.
 - For 2018 YTD, all MH type CFS has **increased 6.2% compared to 2017, and up 26.5% compared to** a five-year average.
- For November 2018, traffic accidents were up **8.6% compared** to the November five-year monthly average and **up 6.9%** for 2018 YTD compared to the five-year average.
 - 2018 YTD Traffic tickets are **down 15.5% compared** to the five-year average and **down 6.4% compared** to 2017 YTD.
- For YTD 2018, Juvenile Referrals are **down 10.4%** compared to 2017.
- Felony Arrest **are up 14.8% for 2018 YTD** compared to the five-year average and currently the highest total since at least 2000 YTD.

Home • Crime in the U.S. • 2013 • Crime in the U.S., 2013 • Rape Addendum

U.S. DEPARTMENT OF JUSTICE • FEDERAL BUREAU OF INVESTIGATION • CRIMINAL JUSTICE INFORMATION SERVICES DIVISION

CRIME in the United States 2013

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CIUS Home	Offenses Known to Law Enforcement	Violent Crime	Property Crime	Clearances	Persons Arrested	Police Employee Data
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[About CIUS](#) **Rape Addendum**

Download Printable Document

Uniform Crime Reporting Program Changes Definition of Rape

For the first time in the more than 80-year history of the Uniform Crime Reporting (UCR) Program, the FBI has changed the definition of a Part 1 offense. In December 2011, then FBI Director Robert S. Mueller, III, approved revisions to the UCR Program's definition of rape as recommended by the FBI's Criminal Justice Information Services (CJIS) Division Advisory Policy Board (APB), which is made up of representatives from all facets of law enforcement.

Beginning in 2013, rape is defined for Summary UCR purposes as, "Penetration, no matter how slight, of the vagina or anus with any body part or object, or oral penetration by a sex organ of another person, without the consent of the victim." The new definition updated the 80-year-old historical definition of rape which was "carnal knowledge of a female forcibly and against her will." Effectively, the revised definition expands rape to include both male and female victims and offenders, and reflects the various forms of sexual penetration understood to be rape, especially nonconsenting acts of sodomy, and sexual assaults with objects.

"This new, more inclusive definition will provide us with a more accurate understanding of the scope and volume of these crimes," said Attorney General Eric Holder. Proponents of the new definition and of the omission of the term "forcible" say that the changes broaden the scope of the previously narrow definitions by capturing (1) data without regard to gender, (2) the penetration of any bodily orifice, penetration by any object or body part, and (3) offenses in which physical force is not involved. Now, for example, instances in which offenders use drugs or alcohol or incidents in which offenders sodomize victims of the same gender will be counted as rape for statistical purposes.

It has long been the UCR Program's mission to collect and publish data regarding the scope and nature of crime in the nation, including those for rape. Since the FBI began collecting data using the revised definition of rape in January 2013, program officials expected that the number of reported rapes would rise. According to David Guthbertson, former FBI Assistant Director of the CJIS Division, "As we implement this change, the FBI is confident that the number of victims of this heinous crime will be more accurately reflected in national crime statistics."



LPD #9PMRoutine



#9PMRoutine

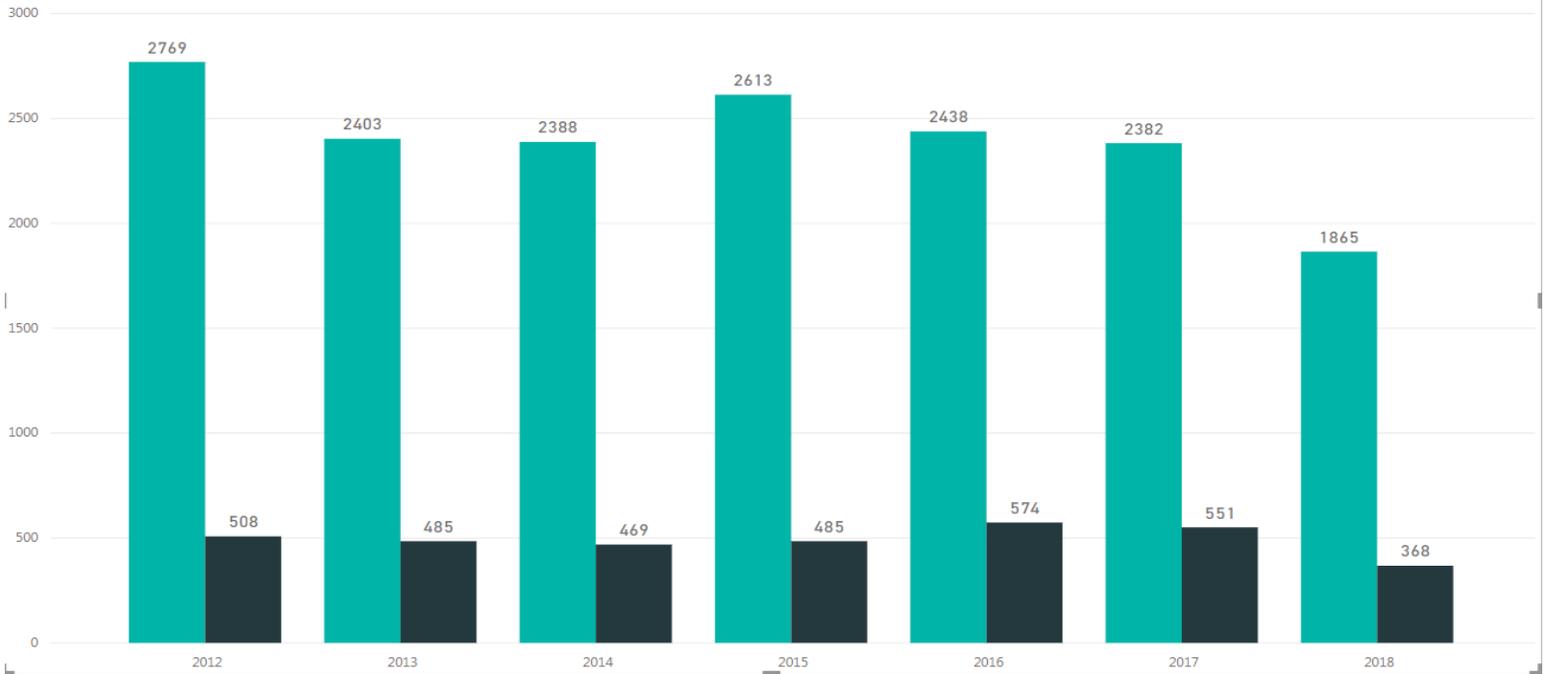
1/1/2018 to 12/11/2018 - 1733 LFA's and 866 Residential Burglaries

2017 LFA/MO Type - YTD 2170	Total	Percent	2018 LFA/MO Type - YTD 1852	Total	Percent
Open/Unlocked	1298	59.8%	Open/Unlocked	952	51.4%
Broke Glass/Smash & Grab	270	12.4%	Broke Glass/Smash & Grab	291	15.7%
2017 Residential Burglary/MO Type - YTD 964	Total	Percent	2018 Residential Burglary/MO Type - YTD 916	Total	Percent
Open/Unlocked	344	35.7%	Open/Unlocked	263	28.7%
Broke Glass/Smash & Grab	50	5.2%	Broke Glass/Smash & Grab	50	5.5%
Kicked/Pried	169	17.5%	Kicked/Pried	178	19.4%

- **December 2018**
- LFA is down 14.7% in 2018 compared to 2017
- **LFA MO of 'Broke Glass and / or 'Smash & Grab' up 7.8% in 2018 compared to 2017**
- 51.4% of all LFA's in 2018 were from unlocked vehicles
 - **23 guns stolen from LFA's, 6 recovered**
- Residential Burglaries are down 5% in 2018 compared to 2017
- 28.7% of all 2018 Residential Burglaries from open / unlocked residences
- **59.8% of all 2017 LFA's** were from unlocked vehicles
 - **43 guns stolen from LFA's, 12 recovered**
- **35.7% of all 2017 Res Burgs** were from open / unlocked residences

LincolnLFA and SWLFA by Year

● LincolnLFA ● SWLFA



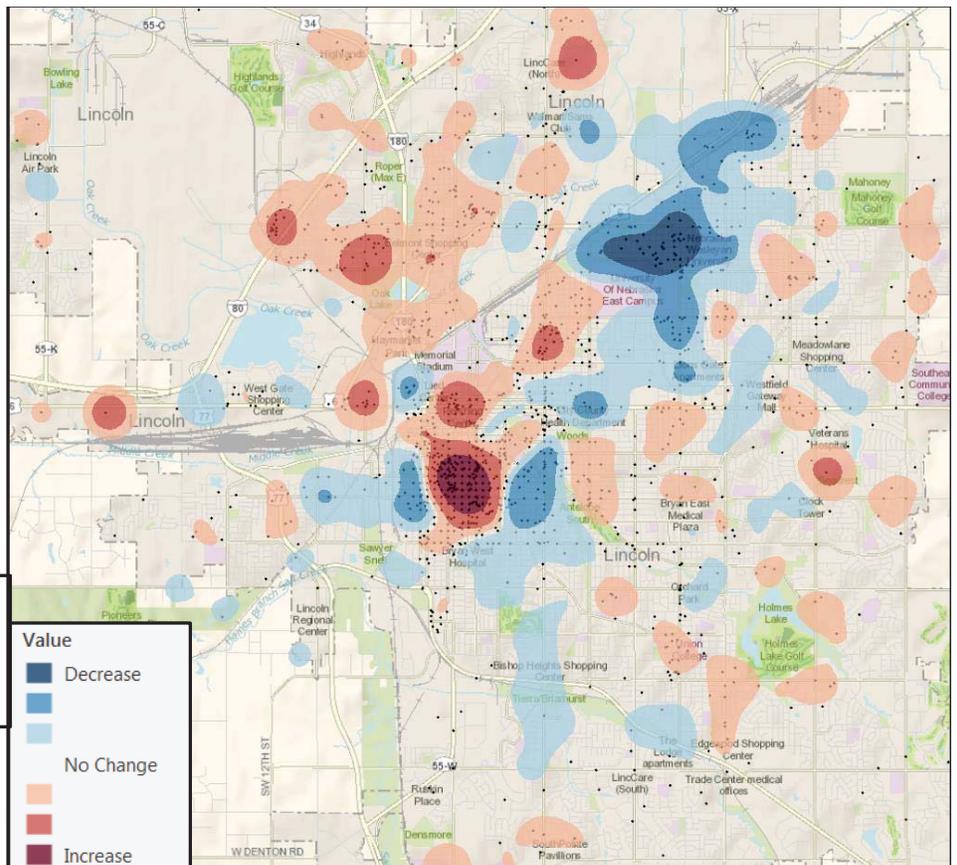
Part 1 LFA Trends



Narcotics Cases

2017 vs 2018 Mapping

- The darker reddish indicates an 2018 increase in those locations compared to 2017.
- The darker blue indicates an 2018 decrease in those locations compared to 2017.



SW Team Abandoned/Vacant Properties

1604 Prospect (house converted into apartments)

1840 S. 17th (house converted into apartments)

1720 Euclid

1645 Washington (house converted into apartments, empty for some time)

*1710 B empty since house fire on 10-17-16, repairs started but stalled)

*713 S. 8th

*721 S. 8th

*1204 A vacant since Nov. of 2017, arson fire on 03-08-18, some repairs but stalled

2648 Everett vacant for approx.. 2 years

1601 S. 26th should be a tear down, vacant since Sept. 2017, a person bought it and looks like it is a failed flip house

*1120 E st

*1601 C st Fire house

*1134 C st

2125 S 14th

*1529 S 9th Fire House

1329 Peach St

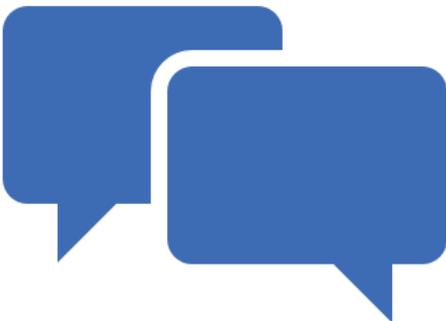
1536 S 19th

*937 F St

*1401 Dst

1119 Peach St

2040 S 18th



Questions/Discussion

Per capita income in the past 12 months (in YEAR inflation-adjusted dollars)

Location	Info	2017	2013	Difference	Percent Change
Top	Block Group 1, Census Tract 20.01	15,796	14,902	894	6%
Right	Block Group 2, Census Tract 20.01	14,621	14,860	-239	-2%
Left	Block Group 3, Census Tract 20.01	16,708	14,936	1,772	12%
Middle	Block Group 1, Census Tract 20.02	16,741	15,543	1,198	8%
Bottom	Block Group 2, Census Tract 20.02	16,452	10,795	5,657	52%
Top	Block Group 3, Census Tract 20.02	16,955	19,253	-2,298	-12%
	Lincoln city, Nebraska	28,839	26,188	2,651	10%

South of Downtown Median Rents

Location on map	Census Tract/Block Group	2017 Median Rent	2013 Median Rent	Difference	Percent Rent Change
Top	Block Group 1, Census Tract 20.01	\$515	\$478	\$37	7.7%
Right	Block Group 2, Census Tract 20.01	\$523	\$499	\$24	4.8%
Left	Block Group 3, Census Tract 20.01	\$548	\$449	\$99	22.0%
Middle	Block Group 1, Census Tract 20.02	\$511	\$480	\$31	6.5%
Bottom	Block Group 2, Census Tract 20.02	\$529	\$488	\$41	8.4%
Top	Block Group 3, Census Tract 20.02	\$616	\$458	\$158	34.5%
	Lincoln city, Nebraska	\$788	\$714	\$74	10.4%

Source: Census - American Community Survey
12/18/2018

		2017		With cash rent: - Less than \$100	With cash rent: - \$100 to \$149	With cash rent: - \$150 to \$199	With cash rent: - \$200 to \$249	With cash rent: - \$250 to \$299	With cash rent: - \$300 to \$349
Location		Total HH	With cash rent:						
Top	Block Group 1, Census Tract 20.01	702	683	0	0	30	0	9	46
Right	Block Group 2, Census Tract 20.01	448	448	0	0	0	0	0	20
Left	Block Group 3, Census Tract 20.01	309	309	0	0	0	0	0	0
	TRACT 20.01	1,459	1,440	0	0	30	0	9	66
Middle	Block Group 1, Census Tract 20.02	647	624	15	0	0	12	25	70
Bottom	Block Group 2, Census Tract 20.02	547	547	0	0	0	8	8	0
Top	Block Group 3, Census Tract 20.02	391	391	0	0	0	8	8	0
	TRACT 20.02	1,585	1,562	15	0	0	28	41	70
	Lincoln city, Nebraska	47,164	45,945	28	96	100	398	283	556
		2013		With cash rent: - Less than \$100	With cash rent: - \$100 to \$149	With cash rent: - \$150 to \$199	With cash rent: - \$200 to \$249	With cash rent: - \$250 to \$299	With cash rent: - \$300 to \$349
		Total HH	With cash rent:						
Top	Block Group 1, Census Tract 20.01	635	635	0	8	0	0	0	86
Right	Block Group 2, Census Tract 20.01	305	305	0	0	0	0	0	0
Left	Block Group 3, Census Tract 20.01	380	380	0	0	23	0	0	0
	TRACT 20.01	1,320	1,320	0	8	23	0	0	86
Middle	Block Group 1, Census Tract 20.02	585	585	0	0	9	0	0	34
Bottom	Block Group 2, Census Tract 20.02	609	596	0	0	26	0	0	0
Top	Block Group 3, Census Tract 20.02	261	261	0	0	0	0	0	32
	TRACT 20.02	1,455	1,442	0	0	35	0	0	66
	Lincoln city, Nebraska	44,769	43,785	21	145	279	419	524	730
		DIFFERENCE		With cash rent: - Less than \$100	With cash rent: - \$100 to \$149	With cash rent: - \$150 to \$199	With cash rent: - \$200 to \$249	With cash rent: - \$250 to \$299	With cash rent: - \$300 to \$349
		Total HH	With cash rent:						
Top	Block Group 1, Census Tract 20.01	67	48	0	(8)	30	0	9	(40)
Right	Block Group 2, Census Tract 20.01	143	143	0	0	0	0	0	20
Left	Block Group 3, Census Tract 20.01	(71)	(71)	0	0	(23)	0	0	0
	TRACT 20.01	139	120	0	(8)	7	0	9	(20)
Middle	Block Group 1, Census Tract 20.02	62	39	15	0	(9)	12	25	36
Bottom	Block Group 2, Census Tract 20.02	(62)	(49)	0	0	(26)	8	8	0
Top	Block Group 3, Census Tract 20.02	130	130	0	0	0	8	8	(32)
	TRACT 20.02	130	120	15	0	(35)	28	41	4
	Lincoln city, Nebraska	2,395	2,160	7	(49)	(179)	(21)	(241)	(174)

	2017							
	With cash rent: - \$350 to \$399	With cash rent: - \$400 to \$449	With cash rent: - \$450 to \$499	With cash rent: - \$500 to \$549	With cash rent: - \$550 to \$599	With cash rent: - \$600 to \$649	With cash rent: - \$650 to \$699	With cash rent: - \$700 to \$749
Block Group 1, Census Tract 20.01	64	91	87	48	121	65	72	23
Block Group 2, Census Tract 20.01	44	46	86	61	47	0	60	34
Block Group 3, Census Tract 20.01	12	53	30	62	37	25	25	17
TRACT 20.01	120	190	203	171	205	90	157	74
Block Group 1, Census Tract 20.02	38	32	87	145	57	47	0	0
Block Group 2, Census Tract 20.02	8	95	88	116	94	40	9	11
Block Group 3, Census Tract 20.02	59	52	16	32	7	41	19	48
TRACT 20.02	105	179	191	293	158	128	28	59
Lincoln city, Nebraska	995	1,413	2,461	2,594	2,700	3,061	3,191	2,738
	2013							
	With cash rent: - \$350 to \$399	With cash rent: - \$400 to \$449	With cash rent: - \$450 to \$499	With cash rent: - \$500 to \$549	With cash rent: - \$550 to \$599	With cash rent: - \$600 to \$649	With cash rent: - \$650 to \$699	With cash rent: - \$700 to \$749
Block Group 1, Census Tract 20.01	85	97	75	161	20	33	36	0
Block Group 2, Census Tract 20.01	27	75	52	73	0	0	0	64
Block Group 3, Census Tract 20.01	93	75	48	8	50	12	0	0
TRACT 20.01	205	247	175	242	70	45	36	64
Block Group 1, Census Tract 20.02	20	131	166	52	85	15	25	19
Block Group 2, Census Tract 20.02	49	81	185	76	0	8	38	22
Block Group 3, Census Tract 20.02	0	96	16	13	8	15	13	11
TRACT 20.02	69	308	367	141	93	38	76	52
Lincoln city, Nebraska	1,089	2,463	2,769	3,179	2,861	3,091	3,414	3,317
	DIFFERENCE							
	With cash rent: - \$350 to \$399	With cash rent: - \$400 to \$449	With cash rent: - \$450 to \$499	With cash rent: - \$500 to \$549	With cash rent: - \$550 to \$599	With cash rent: - \$600 to \$649	With cash rent: - \$650 to \$699	With cash rent: - \$700 to \$749
Block Group 1, Census Tract 20.01	(21)	(6)	12	(113)	101	32	36	23
Block Group 2, Census Tract 20.01	17	(29)	34	(12)	47	0	60	(30)
Block Group 3, Census Tract 20.01	(81)	(22)	(18)	54	(13)	13	25	17
TRACT 20.01	(85)	(57)	28	(71)	135	45	121	10
Block Group 1, Census Tract 20.02	18	(99)	(79)	93	(28)	32	(25)	(19)
Block Group 2, Census Tract 20.02	(41)	14	(97)	40	94	32	(29)	(11)
Block Group 3, Census Tract 20.02	59	(44)	0	19	(1)	26	6	37
TRACT 20.02	36	(129)	(176)	152	65	90	(48)	7
Lincoln city, Nebraska	(94)	(1,050)	(308)	(585)	(161)	(30)	(223)	(579)

2017	With cash rent: - \$750	With cash rent: - \$800	With cash rent: - \$900	With cash rent: - \$1,000	With cash rent: - \$1,250	With cash rent: - \$1,500	With cash rent: - \$2,000	With cash rent: - \$2,500
	to \$799	to \$899	to \$999	to \$1,249	to \$1,499	to \$1,999	to \$2,499	to \$2,999
Block Group 1, Census Tract 20.01	0	11	0	9	7	0	0	0
Block Group 2, Census Tract 20.01	6	16	7	21	0	0	0	0
Block Group 3, Census Tract 20.01	0	26	8	5	0	9	0	0
TRACT 20.01	6	53	15	35	7	9	0	0
Block Group 1, Census Tract 20.02	41	24	8	23	0	0	0	0
Block Group 2, Census Tract 20.02	20	19	7	24	0	0	0	0
Block Group 3, Census Tract 20.02	15	46	11	29	0	0	0	0
TRACT 20.02	76	89	26	76	0	0	0	0
Lincoln city, Nebraska	3,129	6,066	4,709	6,689	2,541	1,357	279	192

2013	With cash rent: - \$750	With cash rent: - \$800	With cash rent: - \$900	With cash rent: - \$1,000	With cash rent: - \$1,250	With cash rent: - \$1,500	With cash rent: - \$2,000	With cash rent: - \$2,500
	to \$799	to \$899	to \$999	to \$1,249	to \$1,499	to \$1,999	to \$2,499	to \$2,999
Block Group 1, Census Tract 20.01	0	11	0	0	23	0	0	0
Block Group 2, Census Tract 20.01	0	0	14	0	0	0	0	0
Block Group 3, Census Tract 20.01	20	0	0	51	0	0	0	0
TRACT 20.01	20	11	14	51	23	0	0	0
Block Group 1, Census Tract 20.02	13	0	0	16	0	0	0	0
Block Group 2, Census Tract 20.02	26	28	33	0	0	24	0	0
Block Group 3, Census Tract 20.02	31	0	13	13	0	0	0	0
TRACT 20.02	70	28	46	29	0	24	0	0
Lincoln city, Nebraska	3,149	4,811	3,575	4,820	1,727	715	687	

DIFFERENCE	With cash rent: - \$750	With cash rent: - \$800	With cash rent: - \$900	With cash rent: - \$1,000	With cash rent: - \$1,250	With cash rent: - \$1,500	With cash rent: - \$2,000	With cash rent: - \$2,500
	to \$799	to \$899	to \$999	to \$1,249	to \$1,499	to \$1,999	to \$2,499	to \$2,999
Block Group 1, Census Tract 20.01	0	0	0	9	(16)	0	0	0
Block Group 2, Census Tract 20.01	6	16	(7)	21	0	0	0	0
Block Group 3, Census Tract 20.01	(20)	26	8	(46)	0	9	0	0
TRACT 20.01	(14)	42	1	(16)	(16)	9	0	0
Block Group 1, Census Tract 20.02	28	24	8	7	0	0	0	0
Block Group 2, Census Tract 20.02	(6)	(9)	(26)	24	0	(24)	0	0
Block Group 3, Census Tract 20.02	(16)	46	(2)	16	0	0	0	0
TRACT 20.02	6	61	(20)	47	0	(24)	0	0
Lincoln city, Nebraska	(20)	1,255	1,134	1,869	814	642	(408)	192
INTERESTING								

2017	With cash rent: - \$3,000		With cash rent: - \$3,500
	to \$3,499	or more	No cash rent
Block Group 1, Census Tract 20.01	0	0	19
Block Group 2, Census Tract 20.01	0	0	0
Block Group 3, Census Tract 20.01	0	0	0
TRACT 20.01	0	0	19
Block Group 1, Census Tract 20.02	0	0	23
Block Group 2, Census Tract 20.02	0	0	0
Block Group 3, Census Tract 20.02	0	0	0
TRACT 20.02	0	0	23
Lincoln city, Nebraska	190	179	1,219

2013	With cash rent: - \$3,000		With cash rent: - \$3,500
	to \$3,499	or more	No cash rent
Block Group 1, Census Tract 20.01			0
Block Group 2, Census Tract 20.01			0
Block Group 3, Census Tract 20.01			0
TRACT 20.01			0
Block Group 1, Census Tract 20.02			0
Block Group 2, Census Tract 20.02			13
Block Group 3, Census Tract 20.02			0
TRACT 20.02			13
Lincoln city, Nebraska			984

DIFFERENCE	With cash rent: - \$3,000		With cash rent: - \$3,500
	to \$3,499	or more	No cash rent
Block Group 1, Census Tract 20.01	0	0	19
Block Group 2, Census Tract 20.01	0	0	0
Block Group 3, Census Tract 20.01	0	0	0
TRACT 20.01	0	0	19
Block Group 1, Census Tract 20.02	0	0	23
Block Group 2, Census Tract 20.02	0	0	(13)
Block Group 3, Census Tract 20.02	0	0	0
TRACT 20.02	0	0	10
Lincoln city, Nebraska	190	179	235

Location	Geography	2017 Rental Housing Cost Burden	2013 Rental Housing Cost Burden	Difference	Percent Change
Top	Block Group 1, Census Tract 20.01	34.9	30.8	4.1	13%
Right	Block Group 2, Census Tract 20.01	46.4	35.7	10.7	30%
Left	Block Group 3, Census Tract 20.01	42.2	28.4	13.8	49%
Middle	Block Group 1, Census Tract 20.02	28.2	34.5	-6.3	-18%
Bottom	Block Group 2, Census Tract 20.02	28	44	-16	-36%
Top	Block Group 3, Census Tract 20.02	29.3	37.5	-8.2	-22%
	Lincoln city, Nebraska	29.6	29.3	0.3	1%

South of Downtown Housing Cost Burden

Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	Less Than \$10,000	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	Less Than \$10,000	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	127	0	93	73%	635	157	0	115	73%	0%
Right	Block Group 2, Census Tract 20.01	448	158	0	158	100%	305	34	0	34	100%	0%
Left	Block Group 3, Census Tract 20.01	309	91	0	91	100%	380	84	0	42	50%	50%
	TRACT 20.01	1,459	376	0	342	91%	1320	275	0	191	69%	22%
Middle	Block Group 1, Census Tract 20.02	647	136	25	99	91%	585	206	0	185	90%	1%
Bottom	Block Group 2, Census Tract 20.02	547	23	8	15	100%	609	111	0	105	95%	5%
Top	Block Group 3, Census Tract 20.02	391	64	0	36	56%	261	114	0	74	65%	-9%
	TRACT 20.02	1,585	223	33	150	82%	1455	431	0	364	84%	-2%
	Lincoln city, Nebraska	47,164	5,776	95	4,652	82%	44769	6618	106	5286	81%	1%

Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	\$10,000 - \$20,000	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	\$10,000 - \$20,000	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	319	31	244	86%	635	178	56	115	96%	-10%
Right	Block Group 2, Census Tract 20.01	448	115	18	91	95%	305	132	42	90	100%	-5%
Left	Block Group 3, Census Tract 20.01	309	68	0	68	100%	380	102	0	86	84%	16%
	TRACT 20.01	1,459	502	49	403	90%	1320	412	98	291	94%	-4%
Middle	Block Group 1, Census Tract 20.02	647	142	11	116	89%	585	99	0	99	100%	-11%
Bottom	Block Group 2, Census Tract 20.02	547	213	18	180	93%	609	279	0	266	95%	-2%
Top	Block Group 3, Census Tract 20.02	391	100	30	39	69%	261	42	0	42	100%	-31%
	TRACT 20.02	1,585	455	59	335	87%	1455	420	0	407	97%	-10%
	Lincoln city, Nebraska	47,164	8,267	551	6,829	89%	44769	8700	651	6953	87%	2%

Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	\$20,000 - \$35,000	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	\$20,000 - \$35,000	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	126	8	0	6%	635	218	0	23	11%	-4%
Right	Block Group 2, Census Tract 20.01	448	96	7	12	20%	305	117	0	35	30%	-10%
Left	Block Group 3, Census Tract 20.01	309	92	9	30	42%	380	127	0	18	14%	28%
	TRACT 20.01	1,459	314	24	42	21%	1320	462	0	76	16%	5%
Middle	Block Group 1, Census Tract 20.02	647	227	10	11	9%	585	127	23	0	18%	-9%
Bottom	Block Group 2, Census Tract 20.02	547	228	0	20	9%	609	171	34	0	20%	-11%
Top	Block Group 3, Census Tract 20.02	391	156	41	28	44%	261	39	11	0	28%	16%
	TRACT 20.02	1,585	611	51	59	18%	1455	337	68	0	20%	-2%
	Lincoln city, Nebraska	47,164	11,806	1,998	5,618	65%	44769	11661	2100	4103	53%	11%

Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	\$35,000 - \$50,000	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	\$35,000 - \$50,000	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	62	0	0	0%	635	31	0	0	0%	0%
Right	Block Group 2, Census Tract 20.01	448	55	0	0	0%	305	22	0	0	0%	0%
Left	Block Group 3, Census Tract 20.01	309	25	0	0	0%	380	27	0	0	0%	0%
	TRACT 20.01	1,459	142	0	0	0%	1320	80	0	0	0%	0%
Middle	Block Group 1, Census Tract 20.02	647	57	0	0	0%	585	132	0	0	0%	0%
Bottom	Block Group 2, Census Tract 20.02	547	51	0	6	12%	609	29	0	0	0%	12%
Top	Block Group 3, Census Tract 20.02	391	0	0	0	0%	261	36	0	0	0%	0%
	TRACT 20.02	1,585	108	0	6	6%	1455	197	0	0	0%	6%
	Lincoln city, Nebraska	47,164	7,921	949	945	24%	44769	7595	572	746	17%	7%

Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	\$50,000 - \$75,000	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	\$50,000 - \$75,000	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	48	0	0	0%	635	51	0	0	0%	0%
Right	Block Group 2, Census Tract 20.01	448	17	0	0	0%	305	0	0	0	0%	0%
Left	Block Group 3, Census Tract 20.01	309	13	0	0	0%	380	33	0	0	0%	0%
	TRACT 20.01	1,459	78	0	0	0%	1320	84	0	0	0%	0%
Middle	Block Group 1, Census Tract 20.02	647	77	0	0	0%	585	8	0	0	0%	0%
Bottom	Block Group 2, Census Tract 20.02	547	21	0	0	0%	609	8	0	0	0%	0%
Top	Block Group 3, Census Tract 20.02	391	56	0	0	0%	261	26	0	0	0%	0%
	TRACT 20.02	1,585	154	0	0	0%	1455	42	0	0	0%	0%
	Lincoln city, Nebraska	47,164	7,844	275	322	8%	44769	6718	129	128	4%	4%

Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	\$75,000 - \$100,000	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	\$75,000 - \$100,000	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	20	0	0	0%	635	0	0	0	0%	0%
Right	Block Group 2, Census Tract 20.01	448	7	0	0	0%	305	0	0	0	0%	0%
Left	Block Group 3, Census Tract 20.01	309	20	0	0	0%	380	7	0	0	0%	0%
	TRACT 20.01	1,459	47	0	0	0%	1320	7	0	0	0%	0%
Middle	Block Group 1, Census Tract 20.02	647	0	0	0	0%	585	0	0	0	0%	0%
Bottom	Block Group 2, Census Tract 20.02	547	11	0	0	0%	609	0	0	0	0%	0%
Top	Block Group 3, Census Tract 20.02	391	8	0	0	0%	261	4	0	0	0%	0%
	TRACT 20.02	1,585	19	0	0	0%	1455	4	0	0	0%	0%
	Lincoln city, Nebraska	47,164	2,827	9	0	0%	44769	2211	0	62	3%	-2%

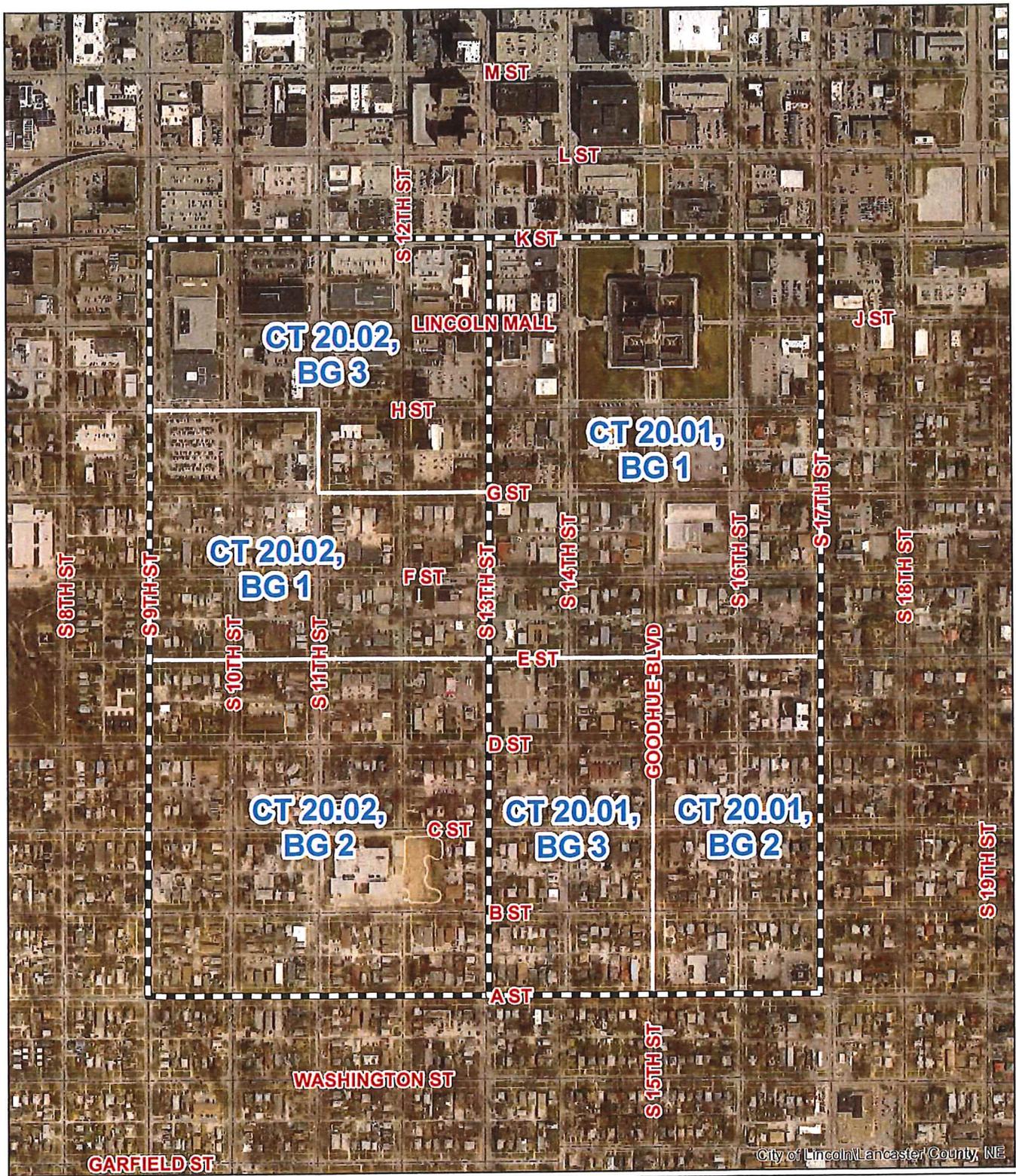
Map	Block Group/Census Tract	INCOME					HOUSING COST BURDEN					Percent Change
		2017 Total HH	\$100,000 +	30-35% HCB	35% Plus	TOTAL HCB	2013 Total HH	\$100,000 +	30-35% HCB	35% Plus	TOTAL HCB	
Top	Block Group 1, Census Tract 20.01	702	0	0	0	0%	635	0	0	0	0%	0%
Right	Block Group 2, Census Tract 20.01	448	0	0	0	0%	305	0	0	0	0%	0%
Left	Block Group 3, Census Tract 20.01	309	0	0	0	0%	380	0	0	0	0%	0%
	TRACT 20.01	1,459	0	0	0	0%	1320	0	0	0	0%	0%
Middle	Block Group 1, Census Tract 20.02	647	8	0	0	0%	585	13	0	0	0%	0%
Bottom	Block Group 2, Census Tract 20.02	547	0	0	0	0%	609	11	0	0	0%	0%
Top	Block Group 3, Census Tract 20.02	391	7	0	0	0%	261	0	0	0	0%	0%
	TRACT 20.02	1,585	15	0	0	0%	1455	24	0	0	0%	0%
	Lincoln city, Nebraska	47,164	2,723	5	31	1%	44769	1266	5	0	0%	1%

Source: Census - American Community Survey

Info		2017 Total Units	No bedroom: - With cash rent:					\$1,000 to \$1,499		\$1,500 or more		No bedroom: - No cash rent
			No bedroom:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,499	\$1,500 or more			
Top	Block Group 1, Census Tract 20.01	702	93	39	38	16	0	0	0	0	0	
Right	Block Group 2, Census Tract 20.01	448	46	0	46	0	0	0	0	0	0	
Left	Block Group 3, Census Tract 20.01	309	16	0	10	6	0	0	0	0	0	
Middle	Block Group 1, Census Tract 20.02	647	77	25	10	19	0	0	0	0	23	
Bottom	Block Group 2, Census Tract 20.02	547	0	0	0	0	0	0	0	0	0	
Top	Block Group 3, Census Tract 20.02	391	108	0	52	56	0	0	0	0	0	
	Lincoln city, Nebraska	47164	1,992	140	550	778	355	70	45		54	
Info			1 bedroom: - With cash rent:					\$1,000 to \$1,499		\$1,500 or more		No bedroom: - No cash rent
			1 bedroom:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,499	\$1,500 or more			
Top	Block Group 1, Census Tract 20.01		444	0	237	197	0	0	0	0	10	
Right	Block Group 2, Census Tract 20.01		273	0	150	117	6	0	0	0	0	
Left	Block Group 3, Census Tract 20.01		183	0	85	90	8	0	0	0	0	
Middle	Block Group 1, Census Tract 20.02		431	15	209	183	24	0	0	0	0	
Bottom	Block Group 2, Census Tract 20.02		412	8	174	216	14	0	0	0	0	
Top	Block Group 3, Census Tract 20.02		201	16	75	74	36	0	0	0	0	
	Lincoln city, Nebraska		15,007	534	3,415	6,030	3,589	896	490		53	
Info			2 bedrooms: - With cash rent:					\$1,000 to \$1,499		\$1,500 or more		No bedroom: - No cash rent
			2 bedrooms:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,499	\$1,500 or more			
Top	Block Group 1, Census Tract 20.01		149	0	13	116	11	0	0	0	9	
Right	Block Group 2, Census Tract 20.01		123	0	0	79	23	21	0	0	0	
Left	Block Group 3, Census Tract 20.01		76	0	0	70	6	0	0	0	0	
Middle	Block Group 1, Census Tract 20.02		102	12	8	41	41	0	0	0	0	
Bottom	Block Group 2, Census Tract 20.02		102	8	17	43	25	9	0	0	0	
Top	Block Group 3, Census Tract 20.02		74	0	0	17	28	29	0	0	0	
	Lincoln city, Nebraska		19,363	170	803	6,554	7,423	3,396	453		564	
Info			3 or more bedrooms: - With cash rent:					\$1,000 to \$1,499		\$1,500 or more		No bedroom: - No cash rent
			3 or more bedrooms:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,499	\$1,500 or more			
Top	Block Group 1, Census Tract 20.01		16	0	0	0	0	16	0	0	0	
Right	Block Group 2, Census Tract 20.01		6	0	0	6	0	0	0	0	0	
Left	Block Group 3, Census Tract 20.01		34	0	0	0	20	5	9	0	0	
Middle	Block Group 1, Census Tract 20.02		37	0	0	6	8	23	0	0	0	
Bottom	Block Group 2, Census Tract 20.02		33	0	0	11	7	15	0	0	0	
Top	Block Group 3, Census Tract 20.02		8	0	0	0	8	0	0	0	0	
	Lincoln city, Nebraska		10,802	61	657	922	2,537	4,868	1,209		548	

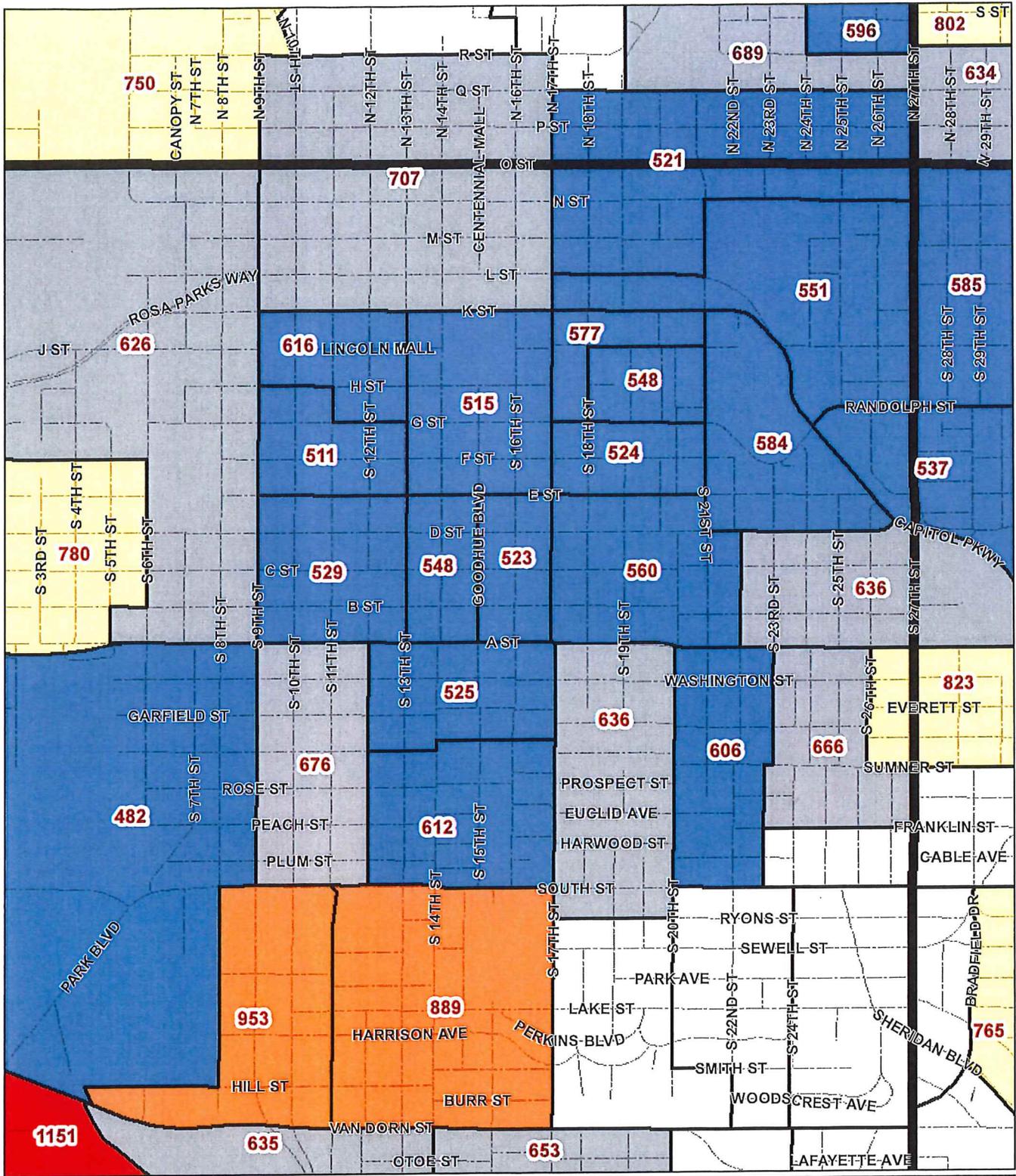
Info	2013 Total Units	No bedroom: - With								No bedroom: - No cash rent
		No bedroom:	cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	
Block Group 1, Census Tract 20.01	635	71	71	0	0	71	0	0	0	0
Block Group 2, Census Tract 20.01	305	0	0	0	0	0	0	0	0	0
Block Group 3, Census Tract 20.01	380	24	24	0	0	24	0	0	0	0
Block Group 1, Census Tract 20.02	585	69	69	9	0	27	33	0	0	0
Block Group 2, Census Tract 20.02	609	23	23	0	0	10	0	13	0	0
Block Group 3, Census Tract 20.02	261	37	37	0	0	23	14	0	0	0
Lincoln city, Nebraska	44769	1,428	1,409	20	147	526	465	136	115	19
Info		1 bedroom: - With cash								No bedroom: - No cash rent
		1 bedroom:	rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	
Block Group 1, Census Tract 20.01		366	366	0	0	227	139	0	0	0
Block Group 2, Census Tract 20.01		110	110	0	0	83	27	0	0	0
Block Group 3, Census Tract 20.01		228	228	16	0	192	20	0	0	0
Block Group 1, Census Tract 20.02		360	360	0	0	289	63	8	0	0
Block Group 2, Census Tract 20.02		344	344	26	0	252	66	0	0	0
Block Group 3, Census Tract 20.02		160	160	0	0	121	39	0	0	0
Lincoln city, Nebraska		15,081	14,949	219	602	4,833	6,202	2,327	766	132
Info		2 bedrooms: - With								No bedroom: - No cash rent
		2 bedrooms:	cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	
Block Group 1, Census Tract 20.01		171	171	8	0	38	102	0	23	0
Block Group 2, Census Tract 20.01		195	195	0	0	71	110	14	0	0
Block Group 3, Census Tract 20.01		70	70	0	0	0	50	20	0	0
Block Group 1, Census Tract 20.02		133	133	0	0	35	93	5	0	0
Block Group 2, Census Tract 20.02		151	138	0	0	34	78	26	0	13
Block Group 3, Census Tract 20.02		64	64	0	0	0	7	44	13	0
Lincoln city, Nebraska		17,544	17,096	155	141	1,023	7,901	5,991	1,885	448
Info		3 or more bedrooms: -								No bedroom: - No cash rent
		3 or more bedrooms:	With cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	
Block Group 1, Census Tract 20.01		27	27	0	0	7	9	11	0	0
Block Group 2, Census Tract 20.01		0	0	0	0	0	0	0	0	0
Block Group 3, Census Tract 20.01		58	58	7	0	0	0	0	51	0
Block Group 1, Census Tract 20.02		23	23	0	0	0	7	0	16	0
Block Group 2, Census Tract 20.02		91	91	0	0	19	0	48	24	0
Block Group 3, Census Tract 20.02		0	0	0	0	0	0	0	0	0
Lincoln city, Nebraska		10,716	10,331	51	53	669	1,294	3,081	5,183	385

Info	Difference Total Units	No bedroom: -								
		No bedroom:	With cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	No bedroom: - No cash rent
Block Group 1, Census Tract 20.01	67	22	22	39	38	(55)	0	0	0	0
Block Group 2, Census Tract 20.01		46	46	0	46	0	0	0	0	0
Block Group 3, Census Tract 20.01		(8)	(8)	0	10	(18)	0	0	0	0
Block Group 1, Census Tract 20.02		8	(15)	16	10	(8)	(33)	0	0	23
Block Group 2, Census Tract 20.02		(23)	(23)	0	0	(10)	0	(13)	0	0
Block Group 3, Census Tract 20.02		71	71	0	52	33	(14)	0	0	0
Lincoln city, Nebraska		564	529	120	403	252	(110)	(66)	(70)	35
Info		No bedroom: -								
		1 bedroom:	With cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	No bedroom: - No cash rent
Block Group 1, Census Tract 20.01		78	68	0	237	(30)	(139)	0	0	10
Block Group 2, Census Tract 20.01		163	163	0	150	34	(21)	0	0	0
Block Group 3, Census Tract 20.01		(45)	(45)	(16)	85	(102)	(12)	0	0	0
Block Group 1, Census Tract 20.02		71	71	15	209	(106)	(39)	(8)	0	0
Block Group 2, Census Tract 20.02		68	68	(18)	174	(36)	(52)	0	0	0
Block Group 3, Census Tract 20.02		41	41	16	75	(47)	(3)	0	0	0
Lincoln city, Nebraska		(74)	5	315	2,813	1,197	(2,613)	(1,431)	(276)	(79)
Info		No bedroom: -								
		2 bedrooms:	With cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	No bedroom: - No cash rent
Block Group 1, Census Tract 20.01		(22)	(31)	(8)	13	78	(91)	0	(23)	9
Block Group 2, Census Tract 20.01		(72)	(72)	0	0	8	(87)	7	0	0
Block Group 3, Census Tract 20.01		6	6	0	0	70	(44)	(20)	0	0
Block Group 1, Census Tract 20.02		(31)	(31)	12	8	6	(52)	(5)	0	0
Block Group 2, Census Tract 20.02		(49)	(36)	8	17	9	(53)	(17)	0	(13)
Block Group 3, Census Tract 20.02		10	10	0	0	17	21	(15)	(13)	0
Lincoln city, Nebraska		1,819	1,703	15	662	5,531	(478)	(2,595)	(1,432)	116
Info		No bedroom: -								
		3 or more bedrooms: - With cash rent:	With cash rent:	Less than \$300	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 or more	No bedroom: - No cash rent
Block Group 1, Census Tract 20.01		(11)	(11)	0	0	(7)	(9)	5	0	0
Block Group 2, Census Tract 20.01		6	6	0	0	6	0	0	0	0
Block Group 3, Census Tract 20.01		(24)	(24)	(7)	0	0	20	5	(42)	0
Block Group 1, Census Tract 20.02		14	14	0	0	6	1	23	(16)	0
Block Group 2, Census Tract 20.02		(58)	(58)	0	0	(8)	7	(33)	(24)	0
Block Group 3, Census Tract 20.02		8	8	0	0	0	8	0	0	0
Lincoln city, Nebraska		86	(77)	10	604	253	1,243	1,787	(3,974)	163



Census Tract and Block Group Review
 2010 Census Boundaries





Median Rent (2017 ACS 5Yr Average)

Surpressed Areas are White



Meeting 3

January 15, 2019

South of Downtown Housing Subcommittee
January 15, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

1. Welcome and introductions Dan Marvin, Chair

2. Code enforcement Jon Carlson, Mayor's Aide
 - a. Recent history – process for change Sean Stewart, Chief Housing Inspector
 - b. Current practice Chris Connolly, Chief Asst. City Attorney

 - c. Legal process

3. Case Study: South Sioux City Inspection Program Isabel Salas, South of Downtown CDO, Community Builder

4. Next meeting dates and topics:
 - January 29: affordable housing tools
 - February 12: affordable housing policies (UNL Planning Studio class)
 - February 26: potential funding sources
 - March 12: applying tools/policies to existing vacant problem properties – small group discussions
 - March 26: continuation of March 12th topic
 - April 9: improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, lighting
 - April 23: recommendations

January location: South of Downtown CDO office. Future locations to be determined.

5. Future agenda items

**South of Downtown Affordable Housing Subcommittee
Meeting Notes**

January 15, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative

Chelsea Egenberger, Neighborhood Representative

Carl Eskridge, Lincoln City Council

Lynn Fisher, Great Place Properties

Josh Hanshaw, Habitat for Humanity of Lincoln

Thomas Judds, Lincoln Housing Authority

Jose Lemus, Civic Nebraska/Collective Impact Lincoln

Cassey Lottman, Neighborhood Representative

Dan Marvin, Chair

Penny McCord, Near South Neighborhood Association

Russ Myer, Nebraska Home Sales

Michon Morrow, LPD, SW Team Captain

Steve Peregrine, Nebraska Housing Resource

Marti Lee representing Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA

Sean Stewart, City Building and Safety Department

John Turner, NIFA

Wynn Hjermsstad, City Urban Development, staff to committee

Shawn Ryba, South of Downtown CDO, staff to committee

Isabel Salas, South of Downtown CDO, staff to committee

Elizabeth Park, South of Downtown CDO

Jon Carlson, Aide to Mayor Beutler

Chris Connolly, Chief Assistant City Attorney

1. **Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions. Dan reminded the group that our work will culminate in a final report with recommendations to the South of Downtown Steering Committee.

2. **Code enforcement**
 - a. **Recent history – process for change:** Jon Carlson, Aide to Mayor Beutler, who also runs the Mayor’s Stronger Safer Neighborhoods Program, discussed the process used in the past for successful change (see attached, “Discussion with South of Downtown CDO about successful process for change”). He reviewed successful community improvement ordinances that occurred over the past 15 years. Key to the process is defining the Why, What, Who, and How.

The “why” includes telling a story about a need. Demonstrating and explaining to leadership and policymakers a solution for a desired outcome. For example, the “why” may be improving the neighborhood’s quality of life. A powerful strategy is to use positive statements, i.e., increasing safety is more positive than decreasing crime.

The “what” is elevating an issue by having strategic actions and purpose. Divide the issue into smaller steps and build on successes to reach the final desired outcome which also helps build capacity.

“Who” involves building a broad coalition with community groups that serve as the issue champion. Examples include the Lincoln Policy Network started by Shawn Ryba. City staff are a great resource and keep policy leaders such as City Council members and the Mayor’s office informed of your efforts. Jon emphasized the importance of engaging those that are concerned or even oppose your proposal and urged that this step not be skipped. There is a strong possibility that this will make the proposal better.

Lastly, the “How” is developing a narrative to tell your story, who are you and why do you care. Educate the community and organize your team for Planning Commission and City Council public hearings.

- b. **Current practice** - Sean Stewart, Chief Housing Inspector, City Building and Safety Department. Sean explained that the current system for code violations is complaint driven. The department receives approximately 1,000 housing complaints a year coming from other inspectors in the field, referrals from other agencies, and direct complaints.

Complaints are put in the system and then inspected. If a building is given a red tag, it cannot be occupied until repairs are complete. Problem properties may be referred to the Problem Resolution Team, a multi-agency task force, or if vacant and meeting other conditions, may be placed on the Neglected Building Registry (NBR). Sean indicated there have been about 60 properties on the NBR since its inception in 2014 and is now down to 15. Owners register the Neglected Building for a fee or the City will do it and place a lien on the building.

Discussion pertained to internal inspections and the need to develop tools for avoiding repercussions and retaliation by landlords when tenants complain about code violations. Building and Safety currently has an inspection program for buildings with 3 or more units. In response to questions, Chris Connolly stated that it is legal to do internal inspections of all rental units, including single family and duplexes, but it is expensive due to the need for more staff. It is more of a political problem than a legal problem. Chris also explained how the NBR works and that it is a City process, not consumer oriented.

c. **Legal process** – Chris Connolly, Chief Assistant City Attorney. Chris explained that if criminal charges are filed for code violations, the maximum penalty is \$500 and 6 months in jail. If a case is pursued on the civil side, judges can issue injunctions. Courts generally do not want to issue injunctions but do if no corrective action is being completed. With an injunction, the judge instructs the property owner to clean up the problem. This usually occurs after criminal charges have not been successful. Property owners are given 30 days to rectify the problem and if they don't, the City will do it and place a lien on the property. In response to a question about the City foreclosing, Chris indicated it is not common and usually there is a higher lien in front of the City's, generally the mortgage. Asked about the possibility of a Housing Court, Chris responded that it would be too expensive for a city of Lincoln's size.

3. **Case Study: South Sioux City Inspection Program** – Isabel Salas, South of Downtown CDO Community Builder. Isabel reported on a trip to South Sioux City and what was learned about their inspection program (see attached "Case Study: South Sioux City Rental Inspections Program"). All non-owner-occupied units in the city are inspected, including interior inspections. The program was designed to pay for itself through the fee structure. Enforcement is housed within the fire department. It is not a law enforcement issue: it strictly enforces building and safety codes. The process is governed by a 7 member board of diverse stakeholders selected by the Mayor with City Council approval. Creating the program included a lengthy planning process with much public input.

City-wide inspection of all rental units takes the responsibility off of tenants and addresses the concern about retaliation from landlords. The group discussed the need to identify strategies to address quality without retaliation and strategies to keep housing affordable while improving quality.

4. **Next meeting dates and topics** – Dan Marvin reviewed dates and topics (see agenda) and stated that efforts were made to incorporate committee members' input on topics they would like included in future meetings.
5. **Future agenda items** – Dan asked all present to comment on tonight's meeting and if other topics would like to be discussed in upcoming meetings. Most indicated it was a good meeting with useful information. Future topics included strategies to help tenants feel protected, inspection programs, small group discussion to generate solutions, how other cities do inspection programs to improve quality and not raise rents, more about TIF financing, hear an economists perspective on affordable housing including areas where less government restriction has worked and where more restriction was necessary.

The next meeting will be January 29, 2019, 4:30 – 6:00 p.m. at the South of Downtown Community Development Organization office. The topic will be exploring strategies for increasing quality affordable housing.

Case Study: South Sioux City Rental Inspections Program

The following is a simple outline of South Sioux City, Nebraska's 2015 ordinance that created a rental inspection program (Ordinance 2015-08, Section 150.6 of the South Sioux City Municipal Code). The full ordinance can be found at: <https://www.southsiouxcity.org/departments/division.php?structureid=86>

- **Universal – all non-owner occupied units in the city**
- **Inspections**
 - Required to license rental property – must be renewed annually on Feb. 28th
 - Compliant properties can skip inspection every other year
 - If properties change ownership, the license is continued for the remaining term
 - Inspect both outside and inside of buildings
 - For multi-unit buildings, inspections take place in 30% of the units unless they have probable reason to inspect all units for larger issues
 - Example: in a 30-unit building, only units #1-10 would be inspected, #11-20 in the following year, and #21-30 in the year after that
- **Fees**
 - Fees pay to sustain the program itself, which breaks even every other year
 - Officials claim fees and fines as the most effective tool for enforcement
 - Inspection fee
 - Flat \$50 for each housing structure (house, building)
 - Additional \$10 for each additional dwelling unit
 - Example: 10-unit building would be charged \$50 for structure, \$10 x 9 for additional 9 units = \$140
 - Fees for failing to schedule an inspection, no-progress fines
 - \$45 no-show fee
 - Citations can be \$500/day, but so far SSC has not had to issue citations
- **Code enforcement housed within Fire Department**
 - Enforcement framed as a public health issue, ensuring healthy and safe living conditions for residents
 - Not a law enforcement issue, strictly enforcing building and safety codes
 - Builds rapport between residents and fire department as an institution
 - Enforces codes adhering to the International Property Maintenance Code
 - Inspectors/Firemen are trained by the Fire Chief on the IPMC
- **Rental Inspection Board**
 - 7 Members selected by the Mayor, approved by city council
 - Intentionally includes diversity: property owners, tenants, community stakeholders
 - Governs process and implementation of the program
 - Oversees appeals process for those who want to appeal the results of the inspection
 - If unsatisfactory, can appeal to the city council
- **Creation process**
 - 6-8 Months of public input meetings, targeting specific populations
 - Intentionally uses common language that is easily understandable to all (residents, tenants, property owners)

Meeting 4

January 29, 2019

South of Downtown Affordable Housing Subcommittee
January 29, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|--|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Strategies for increasing quality affordable housing: | Kent Seacrest |
| a. Community land trusts, zoning,
and co-op housing. | |
| b. Update on the status of NIFA funding for Lincoln | John Turner, NIFA |
| 3. Future agenda items | All |

Upcoming meeting dates and topics:

- February 12: affordable housing policies and strategies - UNL Graduate Student Planning Studio class. A review of strategies and policies in other cities.
- February 26: potential funding sources
- March 12: applying tools/policies to existing vacant problem properties – small group discussions
- March 26: continuation of March 12th topic
- April 9: improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, lighting
- April 23: recommendations
- May 7: review of final report

Meeting locations to be determined.

South of Downtown Affordable Housing Subcommittee

Meeting Notes

January 29, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Chelsea Egenberger, Neighborhood Representative
Carl Eskridge, Lincoln City Council
Lynn Fisher, Great Place Properties
Josh Hanshaw, Habitat for Humanity of Lincoln
Jose Lemus, Civic Nebraska/Collective Impact Lincoln
Cassey Lottman, Neighborhood Representative
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Russ Myer, Nebraska Home Sales
Michon Morrow, LPD, SW Team Captain
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA
Sean Stewart, City Building and Safety Department
John Turner, NIFA
Brent Williams, Excel Development Group
Wynn Hjernstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee
Kent Seacrest, Seacrest and Kalkowski Law Firm

1. Welcome and introductions: Dan Marvin, Chair, called the meeting to order and asked for introductions.

2. Strategies for increasing quality affordable housing :

a. Community land trusts, zoning, and co-op housing – Kent Seacrest

Zoning: Kent began with a review of zoning and explained that it is derived from police power. Police power is the capacity of states & cities to regulate behavior such as health, safety, morals and the general welfare without intruding on property rights. Zoning violation is a crime and can lead to fines and jail. Housing is not a fundamental individual right; there is no constitutional right to decent and safe housing.

Kent described why zoning is good and bad, the “yin and yang.” The yin is that it protects property values and is the major reason for zoning. It guarantees light, air, privacy. Zoning prevents mixing of incompatible land uses such as industrial and residential. It can protect recreational areas, provide for parking, protects property values (by preventing incompatible uses of property), prevents overcrowding by limiting amount/sizes of structures and parcels, enhances beauty by requiring landscaping,

buffers, and parking lot screening requirements. Zoning makes properties attractive to developers by providing predictable property values.

The negatives, or the “yang” to zoning is that it can be a barrier to new housing supply, raising housing prices and reducing supply. It promotes social/economic discrimination – most zoning is exclusionary zoning; that is, it excludes land uses, and indirectly socioeconomic classes. Property owners relinquish some of their individual property freedoms. It can work against historic mixed-use neighborhoods in older communities. Many studies show that zoning is regressive because costs fall disproportionately on low-income households. Kent provided a graphic illustrating that the more a house is worth, the more regulations and lawsuits on zoning there are. States that increased land-use regulations have higher housing prices. Nebraska falls about in the middle at number 24.

There is also a “yin” to federal involvement. Although federal housing affordability funding is most-regulated, with more subsidies, there will be more affordable housing. In 2015, \$200 billion was used to subsidize rent/buying homes in 2015. Other federal assistance includes Section 8 vouchers, low income housing tax credits, and public housing.

There are many types of zoning regulations: use regulations controls the type of use on property; density regulations limit heights, minimum lot size to protect air, light, safety, and limit the number of total housing units. These uses tend to increase housing costs. Zoning regulations can also control design, everything from color and type of materials, architectural features, and landscaping. These regulations typically require professional design assistance and is often the most costly construction. Preservation regulations limit updates and enlargements of existing development. The goal is to preserve historical/architectural characteristics. Original materials and features are required instead of less expensive improvements. Process regulations require the review and approval of development and site plan details by government to protect neighbors. This can add time, uncertainty, and risks, and lead to higher costs. Quality regulations govern higher quality improvements such as an energy code, limits defective housing, and raises the quality of housing.

Inclusionary Zoning requires a given share of new construction to be affordable by people with low-to-moderate-income. It counters exclusionary zoning practices. Requirements vary and may entail higher density or payment in lieu of providing affordable housing. It can be mandatory or voluntary. Incentives may be provided and typically include density bonuses, expedited approval and fee waivers.

The “yin” to inclusionary zoning is that it can provide more mixed income neighborhoods, better access to jobs, and amenities. Studies have shown that low-income families in low-poverty neighborhoods experience physical and mental health improvements, increased self-esteem, and motivation. Low income units are indistinguishable from market-rate. It provides access for families to wealthier neighborhoods with better schools, public services, jobs, and an overall improved quality of life.

The negatives, the “yang,” include a weakening of economic incentives for new development, similar to exclusionary zoning regulations. It can compound housing supply shortage and result in higher housing prices because developers do not build as many dwelling units. Some consider affordable housing a broad societal issue and question the fairness of asking developers to solve it. Increased costs can be passed on to tenants and homebuyers. Because resale prices are controlled, it affects a homeowner’s ability to sell their property. Often, local government lacks the resources to effectively administer inclusionary zoning programs.

Density bonuses work better in low-density zones. For example, the South of Downtown area currently has the highest zoning density so bonuses are unavailable – there is no higher density to give. In sum, the “yin” to inclusionary zoning is that it increases socioeconomic diversity within a given area; the “yang” is that it can reduce supply and increase prices at the market level leading to a decrease in economic diversity at city and regional levels.

Alternatives to increase the affordable housing supply include Accessory Dwelling Units (ADUs) which are secondary homes on properties; micro and modular houses - small homes that are less costly and use less energy; work/trade housing: a barter situation exchanging housing for labor; senior community housing; community land trusts, and cooperative housing.

Community Land Trusts (CLTs): Kent explained that CLTs are a long-term approach to affordable homeownership. In a CLT, there is legal separation between ownership of the land and the housing unit. Land ownership is retained by the CLT and leased to the housing owner. Land is usually about 30% of the property value and the house comprises 70% value. The purchase price is written down because the land is retained by the CLT. The CLT holds the land forever with a 99 year lease. The property remains affordable because the homeowner agrees that when they sell, it is sold to a household with similar economic means. The homeowner agrees to a ground lease resale formula that will be used in future sale which keeps the resale affordable and creates a perpetual system. Affordability is preserved for future generations. Different methods can be used for determining resale profit to the homeowner. The most common is shown below:

Original sale: house value \$150k; land value \$40k; sale price \$110k. 25% appreciation is given to the owner at resale.

Resale: total value at resale \$190k, an increase of \$40k in value. Owners share is 25% of the \$40k increase or \$10k. Resale price is \$120k: \$110 original purchase price plus \$10k increase.

CLTs are common in the US. A total of 311 CLTs are operating in 46 states plus Washington, D.C. There are currently none in Nebraska. Non-profits, usually 501c3 organizations, typically operate CLTs. Funding can come from government grants, fees, private donors, and private foundations. They can be specific to a geographical area. A Board of Directors is typically comprised of one-third homeowners, one-third community directors, and one-third public directors. Two models are most common: 1) the CLT identifies and acquires a property, sells the housing unit and retains the land,

leased back to the homeowner, and 2) a property owner approached the CLT, sells the land and leases it back. CLTs can be used for a variety of housing types including single family, multi-family, senior, special needs, and can be homeownership or rental. CLTs can also be used for commercial/retail uses.

Due to time limitations, the differences between CLTs and land banks was not discussed, but Kent will provide a handout illustrating the differences (attached).

Housing Co-ops: This item was also not discussed due to time limitations. Kent will be invited back to a future meeting to provide information about co-ops.

b. Update on the status of NIFA funding for Lincoln – John Turner, NIFA

John reported that, in the past, NIFA approved \$5 million for rural Nebraska and the NIFA Board has now approved the same for Lincoln. Funds will be administered by the Lincoln Community Foundation as a revolving loan fund. Attorneys are currently negotiating details. Potential uses include funds for a CLT, and housing rehab loans. Discussion followed on the potential to consolidate rehab by grouping properties on blocks and doing bids for several properties together, potentially resulting in lower prices for contractors and materials. Lending through NIFA is not new, it has been done before as a home improvement loan program as a mechanism for financing rehab in rural Nebraska and in Lincoln in conjunction with the City's Urban Development Department.

3. Future Agenda items – All

Dan asked each attendee to comment on what was heard today and policy changes of interest. Most often mentioned were support for CLTs and rehab programs. Interest was expressed in learning more about land banks. Concerns were expressed about the cost implications of zoning but also the importance of keeping housing codes. Concerns were also expressed about the impact of rehab and potential for gentrification occurring as a result. Discouragement was expressed with the NIMBYism seen at City Council – Not in My Back Yard - when efforts have been made to create low-income housing throughout the city.

The next meeting will be February 12th, 4:30 – 6:00 p.m. at the South of Downtown CDO office. The topic will be affordable housing policies and strategies used in other cities, a presentation by UNL Graduate Planning Students.

Community Land Trusts:

Very Good Resource:

<http://cltnetwork.org/2011-clt-technical-manual/>

<http://cltnetwork.org/topics/implementation/>

Q: Is a land bank the same thing as a land trust?

A: No!! They are totally different, though complementary, tools.

MUNICIPAL LAND BANKS



COMMUNITY LAND TRUSTS



Return vacant, abandoned, and tax foreclosed property to productive use efficiently and strategically, while reducing the harm of vacant properties.

PURPOSE

Enable community control over land and create community assets, including permanently affordable housing.



Quasi-governmental authorities



STRUCTURE



Membership based nonprofits, usually sometimes municipally created.

Using a range of special powers, such as ability to acquire and hold property tax free, clear title and back taxes, and dispose of property intentionally, not just to the highest bidder. They may, for example, demolish obsolete structures; remediate soil; give side lots to neighboring owners; donate land to nonprofits; or assemble properties for larger developers.



HOW DO THEY DO IT?



CLTs retain ownership of land, sell the structures on it, and offer long term ground leases to those structures' owners. To create permanently affordable homeownership CLTs sell houses with a resale price restriction. CLTs also develop and maintain affordable rental housing, commercial spaces, gardens, and community facilities.



No, a land bank typically does not maintain any long-term interest in or restrictions on land it sells.

DO THEY STAY INVOLVED WITH THE PROPERTIES?

Yes, a CLT holds land in "trust" and uses its ownership to keep an eye on how it is used, its condition, and its affordability.



Land banks are more common or more active in weaker or mixed markets where there is more vacancy.

MARKETS

Land trusts operate in all markets, though they are best known for their goal of preventing displacement in appreciating markets.

BONUS QUESTION!

Can they work together? Yes!

Land banks are in need of ways to dispose of land that will help the community and keep it out of the speculative cycle so it is less likely to end up vacant again. Land trusts are often looking for either land to develop on or buildings to bring into their portfolio. Land out, land in.

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Land Banking vs. Land Trusting

A Comparison of Complementary Strategies

	Land Banking	Land Trusting
Program focus	Short-term ownership of vacant and blighted lands, remediation of contaminants, derelict structures, & title defects, and conveyance to private owners for reuse and redevelopment.	Long-term stewardship of lands and buildings after remediation and redevelopment, preserving affordability, preventing deferred maintenance, and protecting against foreclosure.
Corporate status	Public agency or quasi-public municipal corporation. The acquisition, remediation, and disposition of lands may be done as an internal program of a city department or redevelopment agency or these tasks may assigned to a newly chartered special purpose "city land bank authority."	Private, not-for-profit corporation. The stewardship of lands and buildings on behalf of a place-based community may be done as an internal program of an existing community development corporation (CDC) or it may be assigned to a newly incorporated "community land trust" (CLT).
Composition and selection of board	Board composed entirely of political appointees. A few seats may be reserved for community representatives, but the entire board is appointed by the mayor, city council, or and county commission.	The "classic" CLT has a tripartite board made up of leaseholders, community representatives, and public representatives, with a majority of seats elected by neighborhood residents. CDCs that operate land trust programs usually strive for similar community representation and accountability.
Land acquisition	Purchase on open market; receipt of "surplus" public property; and receipt of tax-foreclosed property.	Purchase on open market; private land donations; bargain sales; receipt of "surplus" public property from a city agency or land bank authority.
Exemption from property taxes?	Yes (during period when properties are held by the land bank)	No (but taxes may reflect restrictions on land and buildings)
Duration of land ownership	Title to lands (and any buildings) is typically held for a short period of time: three - five years.	Land is held in trust "forever." Buildings are sold to private owners with permanent restrictions on use and resale.
Disposition of properties	Lands and buildings are both sold to private owners, often for the highest price the market will bear, after the land bank has cleared title and completed site remediation.	Buildings are sold to private owners at an affordable price. Title to the underlying land is retained by the CLT. The land is leased to owners of the buildings, using a ground lease that is long-term, inheritable, and mortgage-able.
Recycling of public investment	<i>Subsidy recapture.</i> Subsidies invested in acquiring and remediating lands are claimed by the land bank on the sale of the property.	<i>Subsidy retention.</i> Subsidies invested in acquiring and developing lands are locked into the property, lowering the price for future homebuyers (or other occupants).
Long-term affordability of land & buildings?	No. Land banks typically impose no lasting affordability restrictions on lands and buildings that are removed from the land bank's inventory and sold on the open market.	Yes. The CLT retains an option to repurchase homes (and other buildings) whenever their owners decide to sell, paying a formula-determined price that keeps homes affordable.
Long-term responsibility for homes & homeowners?	No. A public land bank typically imposes no conditions on the upkeep of buildings sold out of the land bank's inventory. Nor does it intervene, should the owners of these buildings later face foreclosure.	Yes. The CLT has a right (via the ground lease) to require leaseholders to keep their buildings in good repair. The CLT also has a durable right to intervene in cases of a mortgage default to prevent foreclosure.

Meeting 5

February 12, 2019

South of Downtown Affordable Housing Subcommittee
February 12, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|--|---------------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Affordable Housing Study | UNL Planning Studio class |
| <p>Students in this graduate level class completed a comprehensive review of policies and strategies cities are using to protect and promote affordable housing. Their work will provide the subcommittee with additional tools to consider in the South of Downtown area and city-wide.</p> | |
| 3. Introduction to strategies referred to the Affordable Housing Subcommittee by the Steering Committee | All |
| 4. Future agenda items | All |
| 5. Adjourn | |

Upcoming meeting dates and topics:

- February 26: Strategies – brief presentation on co-op housing followed by small group discussion on strategies.
- March 12: applying tools/policies to existing vacant problem properties – small group discussion.
- March 26: tentative: continuation of small group discussions on strategies and/or problem properties, if needed.
- April 9: eliminating blight: improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, lighting.
- April 23: recommendations
- May 7: review of final report

Meeting locations to be determined.

South of Downtown Affordable Housing Subcommittee

Meeting Notes

February 12, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Carl Eskridge, Lincoln City Council
Lynn Fisher, Great Place Properties
Thomas Judds, Lincoln Housing Authority
Jose Lemus, Civic Nebraska/Collective Impact Lincoln
Cassey Lottman, Neighborhood Representative
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Russ Myer, Nebraska Home Sales
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA
Sean Stewart, City Building and Safety Department
John Turner, NIFA
Brent Williams, Excel Development Group
Wynn Hjermstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee
Kat Wiese, South of Downtown CDO
Austin Riggins, South of Downtown CDO
Cale Brodersen, UNL Planning grad student
Ryan Ossell, UNL Planning grad student
Jake Palm, UNL Planning grad student

- 1. Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions.
- 2. Affordable Housing Study – UNL Planning Studio Class**

Wynn introduced this item stating that she was approached by Professor Gordon Scholz about a potential project for a graduate level studio class that would assist the City. She suggested a comprehensive review of policies and strategies cities are using to protect and promote affordable housing. She was very impressed with the final work product and asked students to present their study to the Affordable Housing Subcommittee. She introduced three of the 12 students who worked on the project: Cale Brodersen, Ryan Ossell, and Jake Palm.

Cale, Ryan and Jake stated their desired outcomes were to provide a baseline knowledge of what other cities are doing regarding policies, how cities can move forward with these policies, and a focus on policies that can be utilized in Lincoln.

The students identified five types of policies/programs used in other cities: developer incentives, development requirements, public/private partnerships, preservation, and public and non-profit initiatives. They gave examples and a case study of each type (**see attached PowerPoint**).

Examples of developer incentives include density bonuses, fast track processing and fee waivers. Density bonuses include allowing an increase in total units if affordable units are part of the project. In Fort Collins, developers receive a density bonus if 10% of units are affordable and other incentives including fee waivers, impact fee delay and priority processing.

Financial Development Assistance is another developer incentive and includes paying for or reimbursing costs of developing affordable housing. For example, Denver provides funding assistance of \$25,000 per unit for up to 50% of units. Geographic areas can be prioritized, for example, in areas closer to jobs.

Inclusionary Zoning is an example of development requirements where residential development or mixed-use projects must provide a designated percentage of low- to moderate-income units. Requirements vary and may include payment in lieu of providing affordable units or building them elsewhere. Inclusionary zoning in Pasadena, CA and Boulder, CO were reviewed.

Minneapolis uses a community improvement program as an example of a preservation policy: the City has a fund to prevent existing affordable from falling into blight by partnering with transit-oriented development projects. Another example of a preservation policy to protect existing affordable housing is a city purchasing properties before gentrification occurs, or writing into a deed or sale that property must stay affordable. Denver uses this policy.

Public and non-profit initiatives include establishing affordable housing funds designated for development and preservation of affordable housing. Providing relocation assistance is another tool used to aid movement from one affordable unit to another, for example, if an existing unit is closed for renovation. Policies in Denver, Madison, WI, and Pasadena, CA were reviewed.

After a comparison to other cities similar to Lincoln, the students recommend the City provide:

- a. Development incentive programs: find what incentives the community can offer and what developers would find appealing.
- b. Affordable housing funds: can be a safety net for future programs or to correct future problems.
- c. Inclusionary zoning: should include incentives with this requirement.

Questions and answers followed with considerable discussion by the subcommittee members. Additional information requested included:

- Send a copy of today's PowerPoint to the Subcommittee.
- An example of an inclusionary zoning ordinance from a City using it for a while.

- Find out if Manhattan and Topeka, Kansas have inclusionary zoning.
- What does Ft. Collins, CO do for affordable housing?
- More information/examples of rehab programs.
- More information about the use of TIF for inclusionary zoning.
- Additional information about residential zoning in Lincoln, where zones are located and what is allowed in each of the R districts.

Wynn will work on providing this additional information.

3. Introduction to strategies referred to the Affordable Housing Subcommittee by the Steering Committee – All

The larger Steering Committee has identified seven key priority issues in the South of Downtown area. Wynn distributed a handout with the seven issues listed and described (**attached**). For each issue, additional information has been compiled and the Steering Committee has been discussing strategies to address each issue. Wynn handed out that information for the two issue areas for our committee, 1) Maintenance and Upkeep of Residential Housing Stock and the Need for More Affordable Housing, and 2) Neighborhood Blight and Deterioration (**attached**). The Steering Committee is asking subcommittees to review the strategies they have identified and determine if they are appropriate and if so, consider more vetting. The Steering Committee understands that each subcommittee is also developing strategies and is providing their strategies for subcommittee review, discussion and consideration.

Wynn asked that subcommittee members review the steering committee strategies prior to our next meeting and be prepared to discuss. Prior to our next meeting, Wynn will also provide a list of all strategies mentioned at our previous meetings as well as those identified in the UNL student study. At our next meeting we will be beginning small group discussion of strategies for the South of Downtown area.

4. Future Agenda items – All

Dan asked each attendee to comment on what was heard today and policy changes of interest. Many indicated we are heading in the right direction and that it was a good discussion. Policy and program ideas mentioned included rehab programs, more code enforcement, the potential purchase of parking lots to use for affordable housing development, creative solutions for small investors, incentives to rehab while keeping costs down, TIF for inclusionary zoning, and cost benefit analysis for strategies.

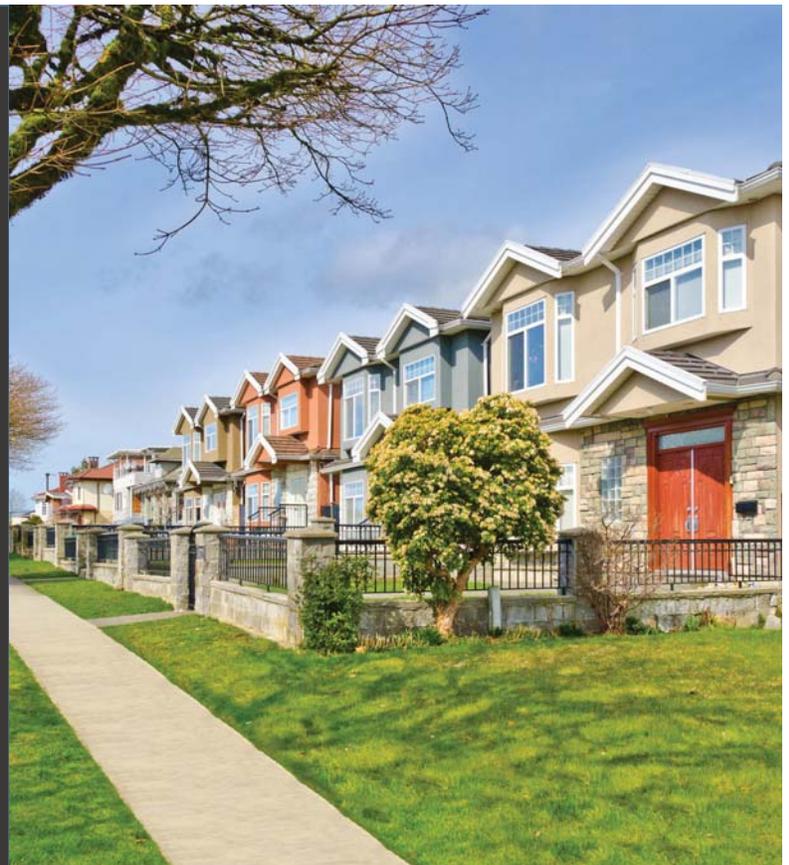
The next meeting will be February 26th, 4:30 – 6:00 p.m. at the South of Downtown CDO office. Kent Seacrest will finish his presentation on housing co-ops and then we will begin small group discussions on strategies.



Affordable Housing Program & Policy Types

Policy Type: Density Bonus

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development units on a property in exchange for helping the community achieve public policy goals such as affordable housing.



Policy Type: Fast Track Processing

Projects that meet affordable housing requirements are eligible to receive expedited development review and permitting process.



Policy Type: Fee Waivers

Many communities offer partial or full waivers of planning fees, permitting fees, or impact fees to projects that include affordable units.





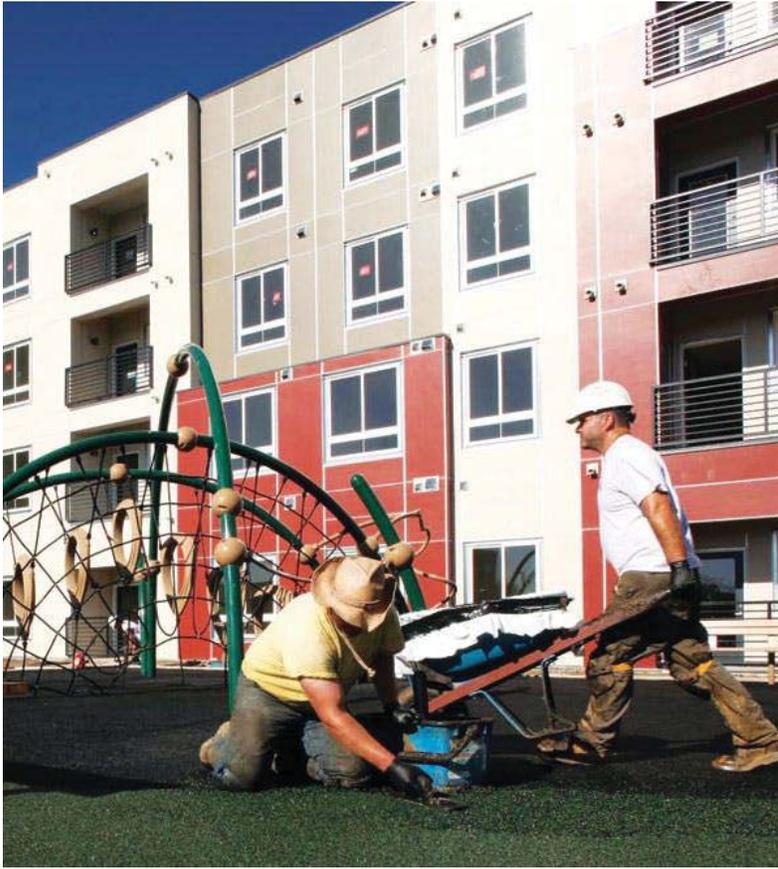
Case Study: Fort Collins, CO

- Affordable housing is voluntary
- To become eligible the development must meet affordable housing requirements
 - 10% of units affordable to households earning 80% or less of AMI
- Incentives include:
 - Density Bonus
 - Fee Waiver
 - Impact Fee Delay
 - Priority Processing

Policy Type: Financial Development Assistance

A government incentive program that reimburses developers for part of their building costs of affordable housing units.





Case Study: Denver, CO

- Developers can be reimbursed up to \$25,000 per affordable housing unit built (for up to 50% of the units in a project)
- Maximum \$250,000 per developer, per project, per year
- Exact reimbursement numbers are based on a tiered schedule (determined by statistical area)

Policy Type: Inclusionary Zoning

An ordinance that requires a certain percentage of all new residential development to be considered affordable to low-moderate income households.





Case Study: Pasadena, CA

- For projects with 10 or more units, 15% must be affordable to low- & moderate-income households
- Alternatives:
 - Construct the required units on another site
 - Donate another site for a portion or total number of units
 - Pay a fee in lieu of building the units
- City must offer incentives

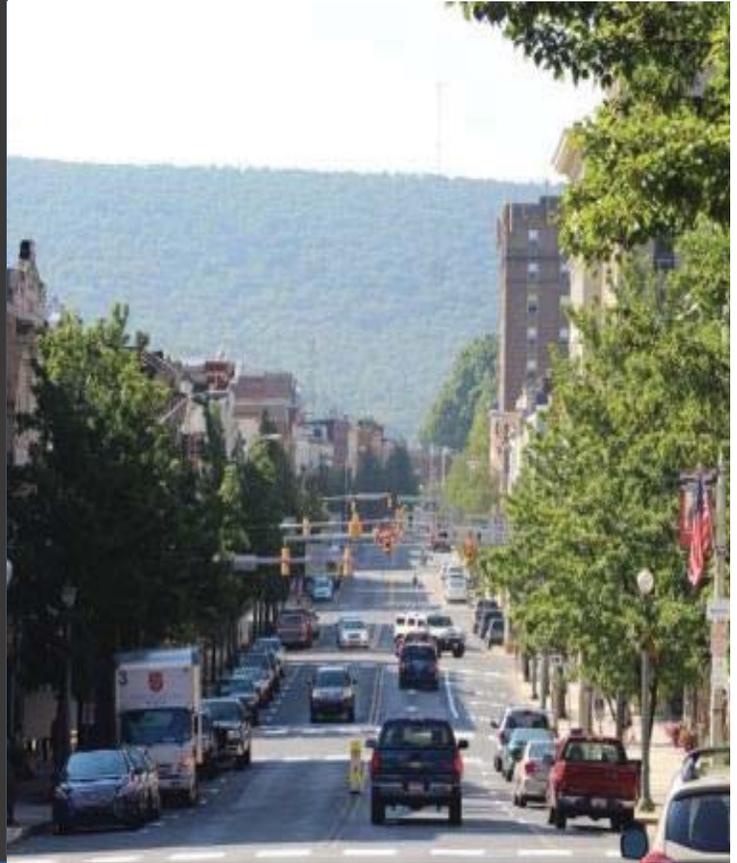


Case Study: Boulder, Co

- Inclusionary Housing established in 2000
- Updated in 2018 to include Middle income Housing
- 1-4 units require 20% to be permanently affordable housing
- >5 units require 20% to be permanently affordable & 5% to be affordable to middle incomes
- May offer off-site units, dedicate land, or cash-in-lue to the affordable housing fund

Policy Type: Community Improvement

A policy that is put in place to improve the existing community buildings and infrastructure of cities so that affordable housing units are not in a dilapidated or run-down area



Case Study: Minneapolis, MN

- Livable Communities Grant
- Funds go to different projects in the community
- Developers can not apply individually, must be with a city
- Example is Transit-Oriented Development (TOD)

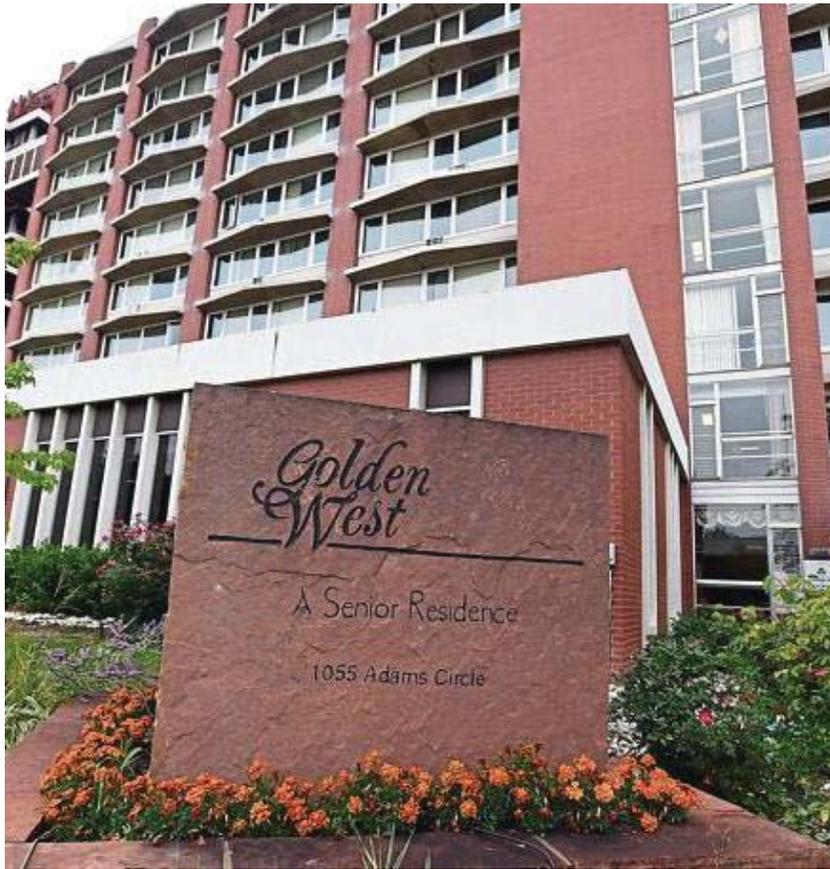
Policy Type: Preservation Policy

A policy that works to maintain the existing level of affordable housing units; either by protecting them against conversion to market-rate units, or requiring that another unit is constructed for every unit demolished or converted to market-rate.



Case Study: Denver, CO

- If properties with affordable housing units are for sale, the owner is required to give the City of Denver the first opportunity to purchase the property
- Affordable housing unit status 20 year minimum



Case Study: Boulder, CO

The Affordable Housing Preservation Ordinance

- Enables permanently affordable properties to rebuild to existing unit densities if zoning was changed after the property was built

Policy Type: Affordable Housing Fund

Established sources of funding to support any initiatives that the city may have that increase access to quality, affordable housing for its residents. Funds are often used for housing development, developer assistance, rent-gap financing, housing preservation, etc.





Case Study: Denver, CO

- Fund will provide \$30M per year for:
 - Production & preservation of affordable rental housing
 - Rental assistance programs
 - Homebuyer assistance programs
 - Programs supporting homeless & at-risk populations
 - Etc.
- Funding sources:
 - Property tax
 - City's general fund
 - Marijuana tax
 - Bond issue (\$105M over 5 years)



Case Study: Madison, WI

- Major component of the City of Madison Affordable Housing Strategy (enacted in 2015)
- Goals:
 - Commit \$20M+ to AHF over 5 years
 - Create 750 units of affordable rental housing
 - Locate units in identified, eligible sites
- Funding Sources:
 - Draw down of previous AHF
 - Direct repayments of existing Trust Fund loans to new AHF
 - Bond Issue

Policy Type: Relocation Assistance

A policy put into place to help aid the relocation of individuals to affordable housing units or to aid them in relocating while improvements are made to their existing housing units



Case Study: Pasadena, CA

- Landlords must pay tenants relocation assistance if they are removing the tenants for one of the following reasons:
 - Demolition
 - Permanent removal of unit from the rental market
 - Occupancy by landlord or landlord's family member (only half of the required payment for this cause)
 - Government order to vacate
- Assistance is equal to two months' rent (market rate) and moving expenses (up to \$1,120 or \$3,364 depending on size and makeup of household)



Analysis & Recommendations

Possible Cities to Target for Discovering Other Cities' Existing Affordable Housing Policies and Programs

Community and Regional Planning 990—Planning Studio
 University of Nebraska—Lincoln
 Fall Semester 2018

State university and state capital cities of particular interest
Other cities of special interest

Priority (★)	City	Population in 2010	University	Enrollment	Conference	Capital City?	Team
	Urbana-Champaign, IL	81,055	University of Illinois	41,918	Big 10		1
	Denver, CO	600,158	University of Colorado Denver	18,000		Yes	
	Manhattan, KS	52,281	Kansas State University	23,779	Big 12		
	Pasadena, CA	137,122	California Institute of Technology				
★	Portland, OR	583,776	Portland State University	28,241			
	Philadelphia, PA	1,526,006	University of Pennsylvania	21,599			
	Madison, WI	233,209	University of Wisconsin	49,193	Big 10	Yes	2
	Austin, TX	790,390	University of Texas	50,950	Big 12	Yes	
	Topeka, KS	127,473	Washburn University	6,900		Yes	
★	Seattle, WA	606,660	University of Washington	46,686			
	San Francisco, CA	805,235	University of California at San Francisco				
	Eugene, OR	156,185	University of Oregon	23,000			
★	Minneapolis, MN	382,578	University of Minnesota	51,853	Big 10		3
	Salt Lake City, UT	186,440	University of Utah			Yes	
	Milwaukee, WI	594,833	University of Wisconsin—Milwaukee	26,000			
	San Diego, CA	1,307,402	San Diego State University	34,000			
	Raleigh, NC	403,892	North Carolina State University	34,000		Yes	
	Jackson, WY						
	Columbus, OH	787,033	The Ohio State University	58,322	Big 10	Yes	4
	Lubbock, TX	229,573	Texas Tech University	37,010	Big 12		
★	Boulder, CO	97,385	University of Colorado	30,128	Fmr Big 12		
	St. Louis, MO	319,294	Washington University				
	St. Paul, MN	285,068				Yes	
	Richmond, VA	204,214	Virginia Commonwealth University	31,000		Yes	

Where did we start?

Special Interest Cities

- Note what Lincoln is already doing
- What other commonly used policies are there?
- Where do the best opportunities lie?

Type	Tools	Austin, TX	Boulder, CO	Columbus, OH	Denver, CO	Madison, WI	Minneapolis, MN	Portland, OR	Raleigh, NC	Richmond, VA	Salt Lake City, UT	Seattle, WA	Topeka, KS	Percentage Cities with Adopted Program
Incentives	Accessory Dwellings													16.7
	Density Bonus													25.0
	Fast Track Processing													16.7
	Fee Waivers													16.7
	Financial Develop. Assistance													25.0
	Flexible Development Standards													8.3
Devel. Req.	Removal of Regulatory Barriers													8.3
	Impact Fee (Residential Linkage)													8.3
Pub./Priv. Partnership	Inclusionary Zoning													50.0
	Property Management													16.7
	Public Land													25.0
Preservation	Workforce Housing													16.7
	Acquisition of Market Units													8.3
	Community Improvement													33.3
	Housing Rehabilitation													66.7
Public and Non-Profit Initiatives	Preservation Policy		1											16.7
	Affordable Housing Fund			1										66.7
	Community Land Trusts													16.7
	Habitat for Humanity													25.0
	Home Buyer Assistance			1										75.0
	Land Banking			1										25.0
	Public Sector Development													33.3
	Relocation Assistance													16.7
	Senior Housing													16.7
	Voucher													83.3

Peer Cities Analysis

1. Narrow down our list of cities to a few peer cities
2. Closely look at their policies to inform recommendations for Lincoln

Factors:

- 1) Density
- 2) Cost Burden
- 3) Tenure
- 4) Age

Cities Remaining:

Austin, TX	Minneapolis, MN
Boulder, CO	Pasadena, CA
Columbus, OH	Philadelphia, PA
Denver, CO	Portland, OR
Eugene, OR	Raleigh, NC
Fort Collins, CO	Richmond, VA
Jackson, WY	Salt Lake City, UT
Las Angeles, CA	San Diego, CA
Lubbock, TX	San Francisco, CA
Madison, WI	Seattle, WA
Manhattan, KS	St. Louis, MO
Milwaukee, WI	Topeka, KS

1) Population Density

- Within 25% (2,175-3,624 people per square mile)
- Reduced 24 cities to 10

Cities Remaining:

Austin, TX	Minneapolis, MN
Boulder, CO	Pasadena, CA
Columbus, OH	Philadelphia, PA
Denver, CO	Portland, OR
Eugene, OR	Raleigh, NC
Fort Collins, CO	Richmond, VA
Jackson, WY	Salt Lake City, UT
Las Angeles, CA	San Diego, CA
Lubbock, TX	San Francisco, CA
Madison, WI	Seattle, WA
Manhattan, KS	St. Louis, MO
Milwaukee, WI	Topeka, KS

2) Cost-Burden

- Within 15% (41%-55% of renter households that are cost-burdened)
- Reduced 10 cities to 7

Cities Remaining:

Austin, TX	Minneapolis, MN
Boulder, CO	Pasadena, CA
Columbus, OH	Philadelphia, PA
Denver, CO	Portland, OR
Eugene, OR	Raleigh, NC
Fort Collins, CO	Richmond, VA
Jackson, WY	Salt Lake City, UT
Las Angeles, CA	San Diego, CA
Lubbock, TX	San Francisco, CA
Madison, WI	Seattle, WA
Manhattan, KS	St. Louis, MO
Milwaukee, WI	Topeka, KS

3) Tenure

- Within 20% (45%-68% owner-occupied households)
- Reduced 7 cities to 4

Cities Remaining:

Austin, TX	Minneapolis, MN
Boulder, CO	Pasadena, CA
Columbus, OH	Philadelphia, PA
Denver, CO	Portland, OR
Eugene, OR	Raleigh, NC
Fort Collins, CO	Richmond, VA
Jackson, WY	Salt Lake City, UT
Las Angeles, CA	San Diego, CA
Lubbock, TX	San Francisco, CA
Madison, WI	Seattle, WA
Manhattan, KS	St. Louis, MO
Milwaukee, WI	Topeka, KS

4) Median Age

- Within 10% (29-36 years old)
- Reduced 4 cities to 3:
 - Austin, TX
 - Madison, WI
 - Raleigh, NC

Peer Cities Comparison

<u>Tools</u>	<u>Austin, TX</u>	<u>Madison, WI</u>	<u>Raleigh, NC</u>
Density Bonus	X		
Fee Waivers	X		
Financial Develop. Assistance	X		
Housing Rehabilitation	X	X	X
Preservation Policy		X	
Affordable Housing Fund	X	X	
Community Land Trusts	X		
Home Buyer Assistance	X	X	X
Voucher	X	X	X
Level of Involvement	High	Medium	Low

Recommendations

1. Development Incentive Programs

- Density Bonus
- Fast Track Processing
- Fee Waivers
- Flexible Development Standards

2. Affordable Housing Fund

3. Inclusionary Zoning



Questions?



Imperative Issues & Opportunities, Key Information, Potential Imperative Strategies

Outcome: Develop a comprehensive plan that acknowledges the interdependence between quality affordable housing, education, job training and transportation, to name a few.

A. Maintenance and upkeep of residential housing stock and the need for more affordable housing:

Though there are many examples of well-maintained residential properties within the neighborhood, there also is a higher than normal percentage of properties that are in need of basic building maintenance and repairs. There are a number of factors that contribute to these mixed results on residential maintenance, including deferred maintenance on residential buildings, the existence of slip-in apartments and low-quality rentals that detract from the urban character, absentee and unresponsive landlords that are not being held accountable for their properties, historic homes are not being restored at a desirable rate, and large residential buildings have been subdivided into rentals in a less than ideal way. The neighborhood needs more and better quality affordable housing.

B. Neighborhood blight and deterioration:

The neighborhood has many attractive features, including its close proximity to downtown, its mature tree canopy and unique architectural buildings. However, certain parts suffer from a poor physical condition and appearance that betrays its obvious vibrancy and vitality. Some of these undesirable characteristics include dilapidated structures, deferred maintenance, poor lighting, and insufficient investment in alleys and streets.

C. Zoning and Land Uses Regulations and Incentives:

Current zoning regulations allow high residential density patterns that have contributed to current conditions and may have unintended consequences for future development. High density based upon quality design and surrounding amenities can help create vibrant neighborhoods. However, such density patterns, without proper design standards and placemaking incentives, can compound neighborhood blight. Increased density might also result in increased demands on an on- and off-street parking supply that is already pushing its limits. Additionally, existing zoning does not encourage the mixed-use atmosphere that might allow certain portions of the neighborhood to thrive and create employment opportunities.

D. Economic opportunity:

The neighborhood abuts Lincoln’s largest employment and educational center—Downtown. Many residents are attracted to live in the neighborhood because of these close proximity opportunities. Yet, the median household income in the South of Downtown area (\$20,826) is less than half the median income of Lincoln as a whole (\$49,159). The new Americans add great cultural richness to the area. But, according to the U.S. Census, 64 percent of the foreign immigrants in the area do not speak English “very well,” and this language barrier can often serve as an impediment to employment opportunities and economic mobility. Overall, a lack of job training programs and accessibility to existing services limit the potential upward economic mobility of people living in and around the area.

E. Actual and perceived sense of safety:

Safety comes in many forms, ranging from safe housing to personal safety. Whether perceived or actual, building code violations and crime can be detrimental to the overall marketability of the neighborhood. Many dwellings are constructed and maintained in a safe manner, while others have serious building code violations that risk personal safety. Due to petty crime and present illegal activity, the area is perceived by some as unsafe. Based on crime incident data from the Lincoln Police Department, there is a far greater concentration of some crimes in the area compared to other parts of the city. Part of what is contributing to this actual and perceived crime is problem properties, deteriorating conditions, unemployment/under employment, a large transient population, and a lack of street and building maintenance.

F. Community Development Organization (CDO):

The South of Downtown Community Development Organization (CDO) has had several early successes and is providing coordination with three neighborhood associations and three Community Learning Centers. The CDO has been busy going door-to-door and listening to the neighbors’ expectations and concerns. To date, the CDO has been instrumental in the City’s decision to improve the S. 13th Street traffic pattern and working with other community partners on new community spaces and initiatives to acquire and rehabilitate dilapidated structures and create affordable housing. Yet, much more needs to be accomplished in order to provide necessary and sustainable support to its residents and businesses on a daily and long-term basis. While the CDO has been successfully obtaining short term operational funding, the CDO needs to develop long term sustainable funding to be able to provide its residents long term support.

G. Recreational opportunities:

Cooper Park is an asset to the community and there are plans to upgrade it in the near future. But as the only park nearby, it is not capable of fully serving the needs of the surrounding population. In general, the neighborhood suffers from a shortage of accessible and usable greenspace, community gardens, and recreational facilities that allow for the kind of multipurpose, multigenerational and active community spaces that urban neighborhoods demand.

Imperative Issues & Opportunities, Key Information, Potential Imperative Strategies

Outcome: Develop a comprehensive plan that acknowledges the interdependence between quality affordable housing, education, job training and transportation, to name a few.

A. **Maintenance and upkeep of residential housing stock and the need for more affordable housing:**

Though there are many examples of well-maintained residential properties within the neighborhood, there also is a higher than normal percentage of properties that are in need of basic building maintenance and repairs. There are a number of factors that contribute to these mixed results on residential maintenance, including deferred maintenance on residential buildings, the existence of slip-in apartments and low-quality rentals that detract from the urban character, absentee and unresponsive landlords that are not being held accountable for their properties, historic homes are not being restored at a desirable rate, and large residential buildings have been subdivided into rentals in a less than ideal way. The neighborhood needs more and better quality affordable housing.

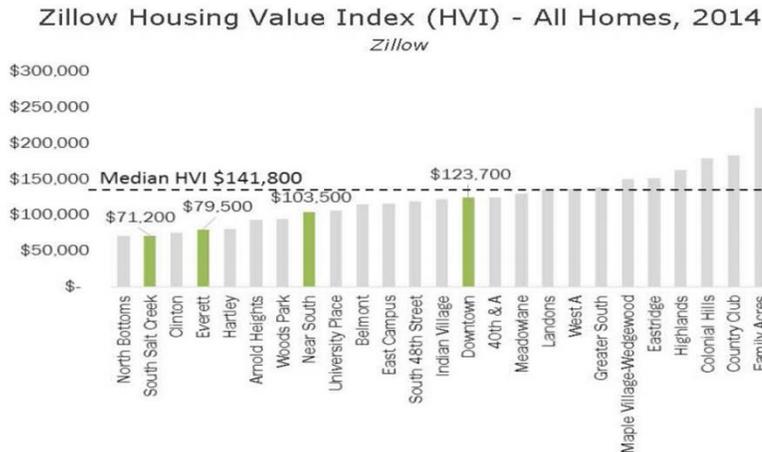
Outcomes:

- Minimize the high turnover of renters in the neighborhood
- Focus on making the lives of the existing residents better and preserving or replacing affordable housing—will mitigate the gentrification issue

1. **Key Subcommittees:** (a) Housing Subcommittee, (b) Property Owner Investment Subcommittee & (c) Finance/Investment Subcommittee

2. **Key Information:**

- a. According to the 2014 U.S. Census the South of Downtown area is home to 5,534 residents. Roughly 93 percent of occupied housing in the South of Downtown area is renter-occupied compared to 48 percent in the city as a whole.
- b. The historic residential core of the area is built to an approximate density of 8.3 units per acre.
- c.



- d. In the Lincoln Vital Signs 2015 report, the community has challenges with a very high proportion of renter-occupied households, low-median household income, deteriorating building conditions, an abundance of “slip-in” multi-family properties with little aesthetic value, many of which are negatively impacting the community’s sense of place, and higher levels of crime compared to other parts of the city.
- e. The South of Downtown project area is home to a larger proportion of young adults and college students compared to the city as a whole.
- f. 44 percent of the South of Downtown project area housing stock was built before 1940.
- g. 15 percent of the housing units in the South of Downtown project area are vacant.
- h. Population density is significantly higher in the South of Downtown project area compared to the city as a whole.
- i. The area is attractive to students and lower-income households given its relative affordability and availability of rental units in close proximity to Downtown and the University, but over 90 percent of its housing is renter-occupied, significantly higher than the city as a whole (48 percent).
- j. In the case of the project area, given high tenant turnover and low achievable rents, many owners/landlords do not have the incentive or financial means to adequately maintain or invest in their properties. This may be one of the reasons why the vacancy rate is so high (15 percent).
- k. Over 90 percent of households in the South of Downtown project area are renters compared to 48 percent in the city as a whole. This can be attributed to the large number of students and lower-income households seeking affordable rental units within close proximity of Downtown and the University. High rates of turnover put added wear and tear on rental properties and hinders long-term community planning efforts since residents are not vested in the neighborhood. High rates of student transience can also challenge neighborhood schools and lead to poorer educational outcomes for neighborhood students.
- l. The Residential Market Analysis conducted for the South of Downtown Revitalization Plan demonstrates that the housing market in the Plan area is relatively weak with housing values well-below the city average; on the other hand, the relative affordability

of the Plan area housing stock and availability of rental units also provides much needed housing for students, foreign immigrants, and lower-income households.

- m. The challenge for affordable housing in the South of Downtown area is that the existing average rentals do not generate sufficient income to property owners for capital and major maintenance investments in properties. As a result, properties are typically outdated or in need of deferred maintenance. This inability to be able to make upgrades properly or in a necessary timely manner has a negative impact on property value growth, rentals, and prohibits long-term economic sustainability.
- n. Though rentals in the project area are considered affordable on a price per square foot basis, the quality and condition of the units vary greatly.
- o. Currently, there are approximately 575 vacant units in the project area in various conditions, which could accommodate a portion of the future demand for housing through move-ins, renovation, or redevelopment.
- p. According to ESRI, there were 7,303 households in Downtown and the South of Downtown project area in 2014, which represents just under 8 percent of the total households in the city of Lincoln. Of these households, over 55 percent earn less than \$25,000 per year and, on average, these households pay 35% or less of their salary towards housing. Therefore, a household that earns \$20,000 per year should be expected to pay around \$580 per month on rent.
- q. The area has one of the highest concentrations of historic single-family homes in the city, but given weak market conditions and neglect over time, the overall condition of the project area has deteriorated.
- r. Households are getting smaller and there is a growing preference for centrally located, walkable environments; therefore, it is critical that the South of Downtown area take the necessary steps to enhance its marketability so it can capture a portion of this growing demand.
- s. Households are getting smaller, thus requiring less living space. This trend has occurred nationwide and in Lincoln. • Baby Boomers are entering retirement, and many are seeking smaller living spaces in less automobile dependent areas. • Millennials tend to prioritize lifestyle, experience, and flexibility and often gravitate towards mixed-use, walkable/bike-able urban environments as opposed to single-family suburban areas. • There is a growing preference for housing in centrally-located areas and many households have expressed a willingness to trade living space for more convenient access to employment, recreational amenities, and retail.

3. Potential Imperative Strategies:

- a. Expanded rental registration/inspection programs
- b. More City inspectors
- c. Implement a Community Land Trust
- d. Expand Cooperative Housing through zoning regulations, including allowing more than 3 or more unrelated persons living in a cooperative housing dwelling unit.
- e. Focus on specific problem properties
- f. Create a small TIF program for affordable housing
- g. Seek legislation to expand funding from documentary stamp tax
- h. Loosen up the grandfather provisions for zoning and building codes
- i. Create residential façade and ADA enhancement program
- j. Leverage existing affordable housing development programs, renters and homeownership (LIHTC, HOME, NAHTF, and CDBG) to develop and/or rehabilitate quality affordable housing in the neighborhood.
- k. Improve alley appearance including lighting and trash collection.
- l. Seek LES funds for landlords to improve energy efficiencies for rental units.
- m. Seek PACE assessment funds for landlords to improve energy efficiencies for rental units.
- n. Increase the utilization of Valuation Incentive Program (VIP): This state program assists in the preservation of Nebraska's historic places. Determine if this can be done for a historic district.

4. Potential Merely Important Strategies

- a. Focus on restoration of historic homes
- b. Attract developments using Low-Income Housing Tax Credits (LIHTC)
- c. Increase efforts to educate residents and local developers on historic guidelines and historic rehabilitation by hosting workshops about area history, architecture, historic guidelines, historic district designation, methods for historic rehabilitation and maintenance, and ensuring that all this information is available online and printed.

B. Neighborhood blight and deterioration: The neighborhood has many attractive features, including its close proximity to downtown, its mature tree canopy and unique architectural buildings. However, certain parts suffer from a poor physical condition and appearance that betrays its obvious vibrancy and vitality. Some of these undesirable characteristics include dilapidated structures, deferred maintenance, poor lighting, and insufficient investment in alleys and streets.

Outcomes:

- a. Removing blight improves health and prevention measures for respiratory diseases, lead, asbestos, carbon monoxide.
1. **Key Subcommittees:** (a) Housing Subcommittee, (b) Property Owner Investment Subcommittee, and (c) City of Lincoln Livable Neighborhood Steering Team
 2. **Key Information:**
 - a. Respondents preferred neighborhoods with a greater range of transportation options, especially those where they can reach key destinations, such as schools, parks, and retail, on foot.
 - b. The Retail Market Gap Analysis for the South of Downtown area indicates preferences for grocery stores, general merchandise, hardware, and other retail need-based stores. From stakeholder interviews, focus group meetings, public meetings, public engagement, social media, etc., we have also documented the need for grocery stores, restaurants, varied retail options, general goods stores, and art galleries.
 3. **Potential Imperative Strategies:**
 - b. Seek LES funds to improve lighting in alleys and along pedestrian corridors, such as S. 11, S. 12, S. 13 and S. 14 Streets between South of Downtown and Downtown.
 - c. Seek nonprofit organizations and philanthropic funds for project, program and technical assistances.
 - d. Increase code enforcement resources.
 - e. Identify closer to home infrastructure improvements, maintenance and signage, including but not limited to sidewalks, pedestrian crosswalks and stop-walks, road and bike lane surfaces, markings, leaf removal and potholes (e.g., repave 11th Street and other right of ways).
 - f. Economic Development Initiative (EDI) grants.
 - g. Create special district to levee increased revenues from property owners to fund designated public utilities and improvements.
 - h. Create a tax increment district to “remove blight and stimulate investment in deteriorating areas”.
 - i. Increase programs to collect trash and litter at central locations and bus stops.

- j. Develop a plan to preserve as many of the current healthy older trees and a detailed plan for replacing them.

4. Potential Merely Important Strategies

- a. Adopt Maintenance Code (anti-neglect) for commercial properties/expand design standards for commercial buildings.
- b. Create commercial façade and ADA enhancement program.
- c.

Meeting 6

February 26, 2019

South of Downtown Affordable Housing Subcommittee
February 26, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|--|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Co-op Housing | Kent Seacrest |
| 3. Small group discussion of strategies and report out
(see attached) | All |
| 4. Future agenda items | All |
| 5. Adjourn | |

Upcoming meeting dates and topics:

- March 12: applying tools/policies to problem properties – small group discussion.
- March 26: tentative: continuation of small group discussions on strategies and/or problem properties, if needed.
- April 9: eliminating blight: improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, lighting.
- April 23: recommendations
- May 7: review of final report

Meeting locations to be determined.

South of Downtown Affordable Housing Subcommittee

Meeting Notes

February 26, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Carl Eskridge, Lincoln City Council
Lynn Fisher, Great Place Properties
Thomas Judds, Lincoln Housing Authority
Jose Lemus, Civic Nebraska/Collective Impact Lincoln
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA
Sean Stewart, City Building and Safety Department
John Turner, NIFA
Brent Williams, Excel Development Group
Wynn Hjermstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee
Austin Riggins, South of Downtown CDO
Kent Seacrest, Seacrest and Kalkowski Law Firm
Chelsey Pounds, UNL Grad Student

- 1. Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions. Shawn Ryba provided an update on the Annual Gathering held at Everett Elementary School on February 21st. Approximately 70 neighborhood residents attended the open house. Seven stations were positioned around the room representing the key priority issues. Attendees generally confirmed that these are the significant issues in the area. Partners in the Annual Gathering included the Near South Neighborhood Association, Everett Neighborhood Association, Renters Together and the City of Lincoln. Special thanks to El Chaparro for providing the taco bar free for attendees.
- 2. Co-op Housing – Kent Seacrest:** Kent provided an overview of co-op housing. Common features of co-ops are they have collective ownership, a democratic structure, and they lower housing costs. Co-ops differ from condominiums in that condos own a cube of air whereas everything is owned in a co-op. There is limited liability in a co-op, they are stable and help stabilize neighborhoods. Co-ops approve who moves in, may interview buyers and may have the option to buy back ownership shares. Co-ops are seen largely in the east and west coasts.

The biggest boom in co-ops was in the 1950s. Federal funding was common but not anymore. Most banks are not set up for them which is problematic. Owners are

stockholders but tax law treats payments like a mortgage. Challenges include obtaining gap financing, maintenance and management. There are generally 3 types of co-ops: market-rate stock, limited equity, and resident operated non-profit.

There is only one co-op in Lincoln today, the Pioneer House. They do work for providing affordable housing. The biggest problem in Lincoln is the prohibition of more than 3 unrelated people living together.

3. Small group discussion of strategies and report out – All

Attendees broke into 3 small groups and were provided a compilation of strategies from 3 sources: strategies brought up at previous subcommittee meetings, the UNL students' report, and the Steering Committee (**see attached**). Each group discussed strategies and then reported out to the larger group. Following is each group's recorded report.

Group 1: Misha Coleman, Sean Stewart, Brent Williams, Jose Lemus; observer – Chelsey Pounds.

Yeah!

- Community Land Trust
- Use of vacant homes
- Tenant's rights education
 - Rental registry

Questionable/maybe

- South Sioux City proactive rental inspections
 - Lots of pros, balance cost
- Rehab programs/incentives
 - Explore non-profit options
- Relax existing zoning
 - Some regulations might be outdated, but...

Meh

- Study zoning/government effects
- Co-ops – too big

Group 2: Lynn Fisher, John Turner, Pat Anderson-Sifuentez, Dan Marvin; staff – Wynn
(+ and – indicate number of people in agreement or not supporting)

- + Relax existing zoning
- +++ Co-ops
- ++ Education on tenant rights/cleaning
- + Study effects of zoning/regulations
- +++ Incentives – rehab, building
 - HBE assistance
 - Habitat
- ++ Focus on problem properties

Incentives in all

- ++ Loosen up grandfather provisions – zoning (i.e. railings – heights/distance)
- ++ Funds – LES, Pace
- +++ Community Land Trusts
- +- Land banks (property tax - off tax role # of years, why opposed)
- +-?? Inclusionary zoning – support but hard, questionable
- ??? Sioux City model – support but hard, questionable
- +++ Rehab – rental and owner occupied
- +++ TIF as incentive to build
- +++ Rental assistance – vouchers – city-wide

Group 3: Penny McCord, Carl Eskridge, Thomas Judds, Steve Peregrine; staff – Shawn, Isabel, Austin

Overall comment, explore/tie incentives to almost all strategies

#13 CLT – large rental

- Requirements for inspections
- Stretch subsidy for long time
- Existing organizations
- Mixed-income
- City-wide
- CLT purchase parking lots K to L, mixed use, affordable commercial with rental above

#11, 6 and 7 Rehab of properties & use of vacant homes – more info how incentivize

#12 Land banks

More info needed: incentives for property management; tie this to inspections

#5 Co-ops – large buildings, multi-unit

- Control over units
- Combine with CLTs

#14 and 15 TIF for affordable housing

#3 & 10 need more info/add more incentives

Section 8 vouchers – tie incentives to vouchers

#4 Rental inspections

- based on age of building
- tie with incentives
- tax
- inspection cycle

After each group reported out, Dan stated the next step will be for staff to compile the reports to identify similarities.

4. Future Agenda items – All

The next meeting will be March 12th, 4:30 – 6:00 p.m. at the South of Downtown CDO office. We will be breaking into small groups again and applying strategies to case studies.

South of Downtown Affordable Housing Subcommittee
Small Group Discussion – Strategies
2/26/19

Group 1: Misha, Sean, Brent, Jose; observer – Chelsea Pound

Yeah!

- Community Land Trust
- Use of vacant homes
- Tenant’s rights education
 - Rental registry

Questionable/maybe

- South Sioux City proactive rental inspections
 - Lots of pros, balance cost
- Rehab programs/incentives
 - Explore non-profit options
- Relax existing zoning
 - Some regulations might be outdated, but...

Meh

- Study zoning/government effects
- Co-ops – too big

Group 2: Lynn, John, Pat, Dan; staff - Wynn

- + Relax existing zoning
- +++ Co-ops
- ++- Education on tenant rights/cleaning
- + Study effects of zoning/regulations
- +++ Incentives – rehab, building
 - HBe assistance
 - Habitat
- ++ Focus on problem properties

Incentives in all

- ++ Loosen up grandfather provisions – zoning (i.e. railings – heights/distance)
- ++ Funds – LES, Pace
- +++ Community Land Trusts
- ++- Land banks (property tax - off tax role # of years, why opposed)
- ++-?? Inclusionary zoning – support but hard, questionable
- ??- Sioux City model – support but hard, questionable
- +++ Rehab – rental and owner occupied
- +++ TIF as incentive to build
- +++ Rental assistance – vouchers – city-wide

Group 3: Penny, Carl, Thomas, Steve; staff- Shawn, Isabel, Austin

Overall comment, explore/tie incentives to almost all strategies

#13 CLT – large rental

- Requirements for inspections
- Stretch subsidy for long time
- Existing organizations
- Mixed-income
- City-wide
- CLT purchase parking lots K to L, mixed use, affordable commercial with rental above

#11, 6 and 7 Rehab of properties & use of vacant homes – more info how incentivize

#12 Land banks

More info needed: incentives for property management;
tie this to inspections

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- Control over units
- Combine with CLTs

#14 and 15 TIF for affordable housing

#3 & 10 need more info/add more incentives

Section 8 vouchers – tie incentives to vouchers

#4 Rental inspections

- based on age of building
- tie with incentives
- tax
- inspection cycle

**Compilation of Affordable Housing Strategies
for South of Downtown Affordable Housing Subcommittee Discussion**
February 26, 2019

Strategies Mentioned at Affordable Housing Subcommittee Meetings

1. Community Land Trust (CLT): various options such as CLT buys, gifts to Lincoln Housing Authority who rehabs and provides vouchers; CLT buys, funds rehab to private owner for rental or homeownership; CLT in conjunction with housing co-op; CLT in conjunction with land bank.
2. Inclusionary zoning.
3. Relax existing zoning.
4. South Sioux City model for inspections.
5. Housing co-ops.
6. Use of vacant homes – purchase, rehab if necessary, sell or rent for affordable housing.
7. Provide incentives for improved property management.
8. Tenant's rights.
9. Rent control.
10. Study effects of zoning and government regulations on affordable housing.
11. Rehab programs/incentives.

12. Land bank.

13. Purchase of parking lots to develop affordable housing.

14. Use of TIF for affordable housing.

15. Require affordable housing on residential TIF projects.

UNL Students' Study Strategies

Type	Tools	
Incentives	Accessory Dwellings	
	Density Bonus	
	Fast Track Processing	
	Fee Waivers	
	Financial Development Assistance	
	Flexible Development Standards	
	Removal of Regulatory Barriers	
	Short Term Rentals (STR) Restrictions	
	Zoning Affordability	
Development Requirements	Annexation Policies	
	Impact Fee (Commercial Linkage)	
	Impact Fee (Residential Linkage)	
	Inclusionary Zoning	
Public / Private Partnerships	Employer Assisted Housing	
	Property Management	
	Public Land	
	Workforce Housing	
Preservation	Acquisition of Market Units	
	Community Improvement	
	Housing Rehabilitation	
	Preservation Policy	
	Short Term Rentals (STR) Conversion	
Public & Non-Profit Initiatives	Affordable Housing Fund	
	Community Land Trusts	
	Co-Op/Co-Housing	
	Habitat for Humanity	
	Home Buyer Assistance	
	Land Banking	
	Public Sector Development	
	Relocation Assistance	
	Self Help Build	
	Senior Housing	
Voucher		

Steering Committee Strategies

1. Expanded rental registration/inspection programs
2. More City inspectors
3. Implement a Community Land Trust
4. Expand Cooperative Housing through zoning regulations, including allowing more than 3 or more unrelated persons living in a cooperative housing dwelling unit.
5. Focus on specific problem properties
6. Create a small TIF program for affordable housing
7. Seek legislation to expand funding from documentary stamp tax
8. Loosen up the grandfather provisions for zoning and building codes
9. Create residential façade and ADA enhancement program
10. Leverage existing affordable housing development programs, renters and homeownership (LIHTC, HOME, NAHTF, and CDBG) to develop and/or rehabilitate quality affordable housing in the neighborhood.
11. Improve alley appearance including lighting and trash collection.
12. Seek LES funds for landlords to improve energy efficiencies for rental units.
13. Seek PACE assessment funds for landlords to improve energy efficiencies for rental units.
14. Increase the utilization of Valuation Incentive Program (VIP): This state program assists in the preservation of Nebraska's historic places. Determine if this can be done for a historic district.

Meeting 7

March 12, 2019

South of Downtown Affordable Housing Subcommittee
March 12, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|---|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Case Studies – applying strategies to specific Properties. Small group discussion and report out | All |
| 3. Future agenda items | All |
| 4. Adjourn | |

Upcoming meeting dates and topics:

- March 26: tentative: continuation of small group discussions on strategies and/or problem properties, if needed.
- April 9: eliminating blight: improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, lighting.
- April 23: recommendations
- May 7: review of final report

South of Downtown Affordable Housing Subcommittee Meeting Notes

March 12, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Chelsea Egenberger, Neighborhood Representative
Carl Eskridge, Lincoln City Council
Lynn Fisher, Great Place Properties
Josh Hanshaw, Habitat for Humanity of Lincoln
Cassey Lottman, Neighborhood Representative
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Russ Meyer, Realtor, Nebraska Home Sales
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA
John Turner, NIFA
Brent Williams, Excel Development Group
Wynn Hjermstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee

1. **Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions. He reviewed the remaining meeting schedule and explained that tonight we will break into small groups to continue discussion on strategies and, specifically, how they can be applied to particular housing issues.
2. **Case Studies – applying strategies to specific properties. Small group discussion and report out.**

Group 1: Brent Williams, Misha Coleman, Carl Eskridge; staff – Shawn and Isabel

Vacant Properties

- aggressive code enforcement, liens, fines; use of neglected building ordinance
- inventory of vacant properties across city, including a registry
- Rental licensing including registry
- zoning - properties are limited by zoning - provide setbacks and easement flexibility - like 1105 E St
- funding sources - seek different sources for funding
- utilize CLT

Opportunities to grow density

- opportunity to add density
- use the zoning + PUD or changing those
- do mixed use
- do mixed income

- use parking funds
- use large-scale TIF
- pull from different revenue streams
- CLT - for both commercial and housing
- Consider other funding sources including LIHTC, HOME funds, Federal Home Loan, charitable sources

Re-zoning options for "Battleship" apartments

- more economic opportunity for residents in existing architecture
- re-zoning / PUD use
- mixed use - commercial on bottom, housing on top floors; however, this creates new challenges for codes across the whole building (housing codes mixed with commercial codes)
- Code issues, review/relax
- Co-op housing
- parking requirement - loosen this requirement or find new spaces in the right of way for parking
- TIF - accumulate use of small TIF across a district for funding
- concern: LPS and property taxes might be affected - work closely with school board
- utilize spot-zoning
- CLT

Code Issues

- create a new inspection program
- use incentives for landlord rehab/improvement program
- increase education on tenants rights
- relaxing of codes - for example, 3 people living together unrelated (this is actually zoning)

Group 2: Pat Anderson-Sifuentez, John Turner, Lynn Fisher, Chelsea Egenberger, Dan Marvin; staff - Wynn

Opportunities to grow density

- purchase vacant lots under CLT and use LIHTC to build/increase affordable housing downtown - important to do soon, these properties will be more expensive later
- for CLT housing, use some form of income qualification, perhaps 60% AMI
- funding: community land trust, LIHTC, TIF - lots of layers of funding; mixed-income tenants
- access of TIF should be tied to affordable housing; create a stream of revenue to go toward affordable housing; increase the funding stream; increase percentage going towards renters specifically.
- Develop guidelines for how the 1% TIF fee funds and turnback tax funds are used for affordable rental housing

Re-zoning options for "Battleship" apartments

- keep these buildings as apartments
- concern: displacement of tenants, loss of affordable housing
- It may be ok as long as people are not displaced
- Don't take up green space for parking

Code Issues

- education: Rentwise, could do at CLCs, schools, cultural centers. CLCs particularly well suited since they have relationships with families and can provide child care and food
- case managers need more education to educate tenants on cleaning; keep from getting evicted.
- tenant's rights info supposed to be handed out by landlords to new tenants, but not done consistently; could be posted someplace where people can see it on-line.
- letter-writing campaign: sending letters to problem landlords/owners. When done in Everett got 80% response rate and improvements from landlords; has been taken over by LPD but is only based on exterior or what they see; talk with landlords and identify resources. Ask Captain Morrow how letter writing is handled now.
- conduct mini-PRT teams - target frequent code violators
- currently: 2 code violations in the interior triggers inspections of all units - expand to include 2 code violations either interior or exterior - if a landlord has 2 violations, then inspect all of the other properties owned by the same person.

Group 3/4: Steve Peregrine, Cassey Lottman, Josh Hanshaw, Penny McCord

Vacant Properties

- report properties as a problem, expedite the legal process for vacant properties
- CLT or land bank with restrictions-- to preserve affordable housing
- rehab of properties is the first option, prioritize this
- Omaha land-bank is great, but need more info – look into their process
- need a better definition of how long vacancy is appropriate in properties
- central registry for vacant homes, keep properties registered in the same place

Re-zoning options for "Battleship" apartments

- have these buildings remain as apartments; don't want to remove housing and replace with businesses
- provide incentives to maintain
- tie incentives to renovate to maintaining affordability

Opportunities to grow density

- use the land bank/CLT models
- parking will be needed here; provide one parking garage
- incorporate mixed-use; couple this with incentives
- recruit necessary community needs like a supermarket, health clinic
- TIF to finance
- tie to inspection requirements through funding; large apartments should be inspected

Code issues

- tenant education/rights
- remove the threat of retaliation
- do proactive inspections
- increase fines for violations; also hire more inspectors
- code violations - send notices to tenants where violations are found, ask the tenants to report more violations

- tie codes to the size of the property, such as the 3 unrelated persons living together; bigger house, with adequate bedrooms then should allow more people
- work with mortgage holder if owner has lots of violations, to resolve issues/move to foreclosure
- tie a re-inspection requirement if there are more violations for a property/owner
- notify tenants of upcoming inspections
- Building and Safety should notify tenants they got 1 complaint, encourage others to report

3. Future agenda items

Not discussed due to time limitations.

4. Adjourn

The meeting was adjourned at approximately 6:00 p.m.

Compilation of Strategies by Case Studies

3/12/19

Vacant Properties

- aggressive code enforcement, liens, fines; use of neglected building ordinance
 - inventory of vacant properties across city, including a registry
 - Rental licensing including registry
 - zoning - properties are limited by zoning - provide setbacks and easement flexibility - like 1105 E St
 - funding sources - seek different sources for funding
 - utilize CLT
-
- report properties as a problem, expedite the legal process for vacant properties
 - CLT or land bank with restrictions-- to preserve affordable housing
 - rehab of properties is the first option, prioritize this
 - Omaha land-bank is great, but need more info – look into their process
 - need a better definition of how long vacancy is appropriate in properties
 - central registry for vacant homes, keep properties registered in the same place

Opportunities to grow density

- opportunity to add density
 - use the zoning + PUD or changing those
 - do mixed use
 - do mixed income
 - use parking funds
 - use large-scale TIF
 - pull from different revenue streams
 - CLT - for both commercial and housing
 - Consider other funding sources including LIHTC, HOME funds, Federal Home Loan, charitable sources
-
- purchase vacant lots under CLT and use LIHTC to build/increase affordable housing downtown - important to do soon, these properties will be more expensive later
 - for CLT housing, use some form of income qualification, perhaps 60% AMI
 - funding: community land trust, LIHTC, TIF - lots of layers of funding; mixed-income tenants
 - access of TIF should be tied to affordable housing; create a stream of revenue to go toward affordable housing; increase the funding stream; increase percentage going towards renters specifically.
 - Develop guidelines for how the 1% TIF fee funds and turnback tax funds are used for affordable rental housing
-
- use the land bank/CLT models
 - parking will be needed here; provide one parking garage
 - incorporate mixed-use; couple this with incentives
 - recruit necessary community needs like a supermarket, health clinic
 - TIF to finance
 - tie to inspection requirements through funding; large apartments should be inspected

Code Issues

- create a new inspection program
- use incentives for landlord rehab/improvement program
- increase education on tenants rights
- relaxing of codes - for example, 3 people living together unrelated (this is actually zoning)

- education: Rentwise, could do at CLCs, schools, cultural centers. CLCs particularly well suited since they have relationships with families and can provide child care and food
- case managers need more education to educate tenants on cleaning; keep from getting evicted.
- tenant's rights info supposed to be handed out by landlords to new tenants, but not done consistently
- letter-writing campaign: sending letters to problem landlords/owners. When done in Everett got 80% response rate and improvements from landlords; has been taken over by LPD but is only based on exterior or what they see; talk with landlords and identify resources
- conduct mini-PRT teams - target frequent code violators
- currently: 2 code violations in the interior triggers inspections of all units - expand to include 2 code violations either interior or exterior - if a landlord has 2 violations, then inspect all of the other properties owned by the same person.

- tenant education/rights
- remove the threat of retaliation
- do proactive inspections
- increase fines for violations; also hire more inspectors
- code violations - send notices to tenants where violations are found, ask the tenants to report more violations
- tie codes to the size of the property, such as the 3 unrelated persons living together; bigger house, with adequate bedrooms then should allow more people
- work with mortgage holder if owner has lots of violations, to resolve issues/move to foreclosure
- tie a re-inspection requirement if there are more violations for a property/owner
- notify tenants of upcoming inspections
- Building and Safety should notify tenants they got 1 complaint, encourage others to report

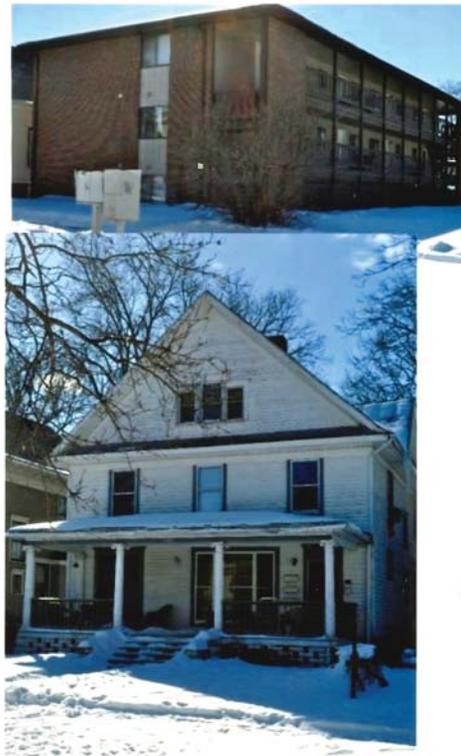
Re-zoning options for "Battleship" apartments

- more economic opportunity for residents in existing architecture
- re-zoning / PUD use
- mixed use - commercial on bottom, housing on top floors; however, this creates new challenges for codes across the whole building (housing codes mixed with commercial codes)
- Code issues, review/relax
- Co-op housing
- parking requirement - loosen this requirement or find new spaces in the right of way for parking
- TIF - accumulate use of small TIF across a district for funding
- concern: LPS and property taxes might be affected - work closely with school board
- utilize spot-zoning
- CLT

- keep these buildings as apartments
- concern: displacement of tenants, loss of affordable housing
- It may be ok as long as people are not displaced
- Don't take up green space for parking

- have these buildings remain as apartments; don't want to remove housing and replace with businesses
- provide incentives to maintain
- tie incentives to renovate to maintaining affordability

Code issues



- Common complaints:
 - Leaking or backed up plumbing
 - Bed bugs
 - Mice
 - More than three unrelated
 - Electrical issues
 - Leaking roof

Opportunities to grow density



Issues:

- Current land use not the "highest" and "best" use
- Ownership issues
- Incentives
- Methods to provide affordable housing



Vacant Properties



Issues:

- Owners may leave the properties vacant for years
- Buildings will deteriorate
- Empty buildings attract issues that bleed into the neighborhood
- With current zoning, lot size may limit redevelopment possibilities

Re-zoning options for “Battleship” apartments



- Older apartments buildings adjacent to business
- Issues:
 - Rents are affordable (loss of these units would reduce the number of affordable units in the neighborhood)
 - Current zoning would not allow first floor businesses
 - Building likely would need updating to window, roof, insulation and HVAC systems
 - Code issues related to remodeling of the building

Meeting 8

March 26, 2019

South of Downtown Affordable Housing Subcommittee
March 26, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|---|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Continued small group discussion on strategies: review of previous small group strategies and report out followed by full group discussion | All |
| a. Executive committee report on additional strategies/clarifications: | |
| - Property manager education requirements | |
| - LES grants and opportunities | |
| - Clarification on small TIF – what it is, how used | |
| 3. Final comments | All |
| 4. Adjourn | |

Upcoming meeting dates and topics:

- April 9: eliminating blight: improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, lighting and the City's Livable Neighborhoods Initiative.
- April 23: recommendations
- May 7: no meeting; staff working on final report
- May 21: review of final report

South of Downtown Affordable Housing Subcommittee Meeting Notes

March 26, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Lynn Fisher, Great Place Properties
Thomas Judds, Lincoln Housing Authority
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA
Sean Stewart, City Building & Safety Department
John Turner, NIFA
Brent Williams, Excel Development Group
Wynn Hjermstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee
Kat Wiese, South of Downtown CDO
Austin Riggins, South of Downtown CDO
Sara Rips, Legal Aid of Nebraska

1. **Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions. He reviewed the remaining meeting schedule and explained that tonight we will break into small groups to continue discussion on strategies and, specifically, reviewing other groups' strategies from previous meetings.
2. **Continued small group discussion on strategies: review of previous small group strategies and report out followed by full group discussion:**
 - a. **Executive committee report on additional strategies/clarifications:** Dan stated that the group's Executive Committee (himself, Shawn, Isabel and Wynn) identified items they thought needed more clarification and information.
 - *Property manager education requirements:* Lynn Fisher reported that in Lincoln, housing with three or more units must be licensed with the City. To manage properties other than those you own requires a real estate broker license. Continuing education is required of broker managers including passing an ethics course, with renewal of fair housing and ethics every two years. Property management courses are required to stay licensed in the State of Nebraska.
 - *LES grants and opportunities:* Dan reviewed the LES program that provides funding for upgrading energy efficiencies in items such as furnaces and air conditioning. The program pays a portion of the increased costs between standard requirements and those items with higher efficiency. The Executive Committee met with LES representatives who said it may be possible to tweak the program. Dan suggested recommending to LES that in older homes with low energy efficiency, funding to bring properties up to basic standards would be an

overall cost savings to rate-payers. For example, LES currently does not pay for windows or doors. Funding assistance to bring those items up to standard modern code could help owners raise their properties to standard efficiency. Additionally, LES may be willing to consider a pilot program targeting a geographic area such as South of Downtown. Staff will continue conversations with LES representatives.

- *Clarification on small TIF – what it is, how used:* Wynn explained that “small TIF” does not refer to small projects but rather the amount of TIF and source of up-front costs. Small TIF projects are generally those generating \$500,000 or less in TIF. The City borrows from internal accounts and pays them back with TIF generated over the 15 year life of a TIF project. This is in contrast to larger projects where up-front funds are generally financed by a financial institution or the developer. Small TIF was developed to help smaller projects where up-front fees and debt coverage requirements ate up a larger percentage of the TIF available for the project. The group discussed the possibility of a district-wide TIF project area to generate funds for a residential rehab program.

Small Group Reports: Subcommittee members broke into their small groups to review quality affordable housing strategies identified in previous meetings by small groups other than their own. Each group then reported out the strategies they most supported from the other groups.

Group 1: Brent Williams, Misha Coleman, Sean Stewart

- Registry of vacant properties
 - Could possibly combine with Rental Registry?
- More aggressive code enforcement
 - Requires more inspectors (\$\$)
- Flexibility of zoning
 - Setbacks and easements, not necessarily more density
- Need for rehab both for old properties and infrastructure.
 - Need creative ways for more funding. The challenge is keeping rehabbed quality housing affordable.
- Community Land Trust
 - Purchase vacant lots
- Create proactive inspection program
 - Like South Sioux City with all rental properties inspected on a regular basis. Would require more inspectors
 - Two valid complaints inside or out trigger inspection of an entire building (currently must be interior of two separate units)
- Increase tenant education
 - Many renters do not know their rights. Education is needed to teach rights and responsibilities. Fear of retaliation would lessen if rights are known and there is legal support.

Suggestion during discussion: boil down Rent-Wise class to an hour or two and meet at schools. Help people to know their rights and responsibilities.

Group 2: Pat Anderson-Sifuentez, John Turner, Lynn Fisher, Dan Marvin

- Agree to NOT convert residential to commercial (battleships)
- Parking & density
 - If higher density is incentivized, parking must be addressed. Residential permits for on-street parking is one consideration
- Tenant education and access to resources
 - Teach tenants and case managers rights and responsibilities.
 - Landlord education is important too to protect tenants and maintain their investment
- Parking lots in PUD development areas?
- Incentives for more units and rehab
- Co-ops/boarding house model – example is 400 Franklin Ave. in Omaha

Group 3/4: Steve Peregrine, Penny McCord, Thomas Judds

- Define vacant properties
 - Agree with Group 1 on developing a vacant registry.
 - Process could be to inventory single family and multi-family lists and keep a central registry
- Inspections – expedite legal process
 - Regular inspections
- Rehab – explore flexibility , i.e., codes, set-backs, easements
 - Incentivize; tie incentives to affordability
- Grow density
- Code violations notices to all residents in a unit to reach the 2+ needed for inspections
- Notify mortgage holder & insurer to resolve or else move to foreclose/purchase
 - Tie foreclosure and purchase to Community Land Trust and Land Bank
- Tenant Education
- Do not rezone “battleships,” keep as housing
 - Rehab incentives tied to affordability for “battleships”

The meeting was adjourned at approximately 6:00 p.m.

Meeting 9

April 9, 2019

South of Downtown Affordable Housing Subcommittee
April 9, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

Eliminating blight: the City's Livable Neighborhoods Initiative and improvements to City-owned right-of-way, i.e., streets, alleys, sidewalks, and lighting

- | | |
|---|--|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. City of Lincoln Livable Neighborhoods Initiative | Wynn Hjermsstad, Community Development Manager, Urban Development Department |
| 3. Street Trees and Emerald ash borer | Lynn Johnson, Director, Parks & Recreation Department (invited) |
| 4. Process and projects in the City right-of-way | Lonnie Burklund, Assistant Director/ Transportation, Transportation and Utilities Department |
| 5. Final comments | All |
| 6. Adjourn | |

Upcoming meeting dates and topics:

- April 23: recommendations
- May 7: no meeting; staff working on final report
- May 21: review of final report

South of Downtown Affordable Housing Subcommittee Meeting Notes

April 9, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative

Chelsea Egenberger, Neighborhood Representative

Carl Eskridge, Lincoln City Council

Lynn Fisher, Great Place Properties

Josh Hanshaw, Habitat for Humanity of Lincoln

Thomas Judds, Lincoln Housing Authority

Dan Marvin, Chair

Penny McCord, Near South Neighborhood Association

Russ Meyer, Realtor, Nebraska Home Sales

Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett NA

Sean Stewart, City Building & Safety Department

John Turner, NIFA

Wynn Hjermsstad, City Urban Development, staff to committee

Shawn Ryba, South of Downtown CDO, staff to committee

Isabel Salas, South of Downtown CDO, staff to committee

Austin Riggins, South of Downtown CDO

Lonnie Burklund, Assistant Director of Transportation, Transportation and Utilities Department

1. **Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions. He reviewed the remaining meeting schedule and explained that tonight we will be hearing from City staff about current efforts underway and what they do in the public right-of-way.
2. **City of Lincoln Livable Neighborhoods Initiative** - Wynn Hjermsstad, Community Development Manager, Urban Development Department: Wynn explained that the Livable Neighborhoods Initiative is the City's commitment to strong and vibrant neighborhoods. Nearly 40% of the area around a city block is public right-of-way (ROW) and includes public facilities such as sidewalks, street trees, roads, curbs and gutters. When the City takes care of these public areas, it impacts the adjacent private homes and businesses. There are several City departments tasked with maintenance; for example, the Street Maintenance Division of Transportation and Utilities takes care of streets, curbs and gutters, Parks and Recreation does street tree trimming, Water and Wastewater Divisions of Transportation and Utilities take care of water and sewer mains.

Years ago, Urban Development worked with neighborhood associations on Focus Areas and brought City Departments together to try to coordinate public improvements in the ROW. Although this effort was somewhat successful, project timing was an issue. For example, Urban Development Department federal funds could pay for sidewalk improvements but do not have the expertise and relied on Transportation and Utilities staff. However, Transportation and Utilities projects are identified and committed six years in advance and cannot work fast enough to use Urban Development funding as required with the federal funds. With the Livable Neighborhood Initiative,

several City Departments are working together to target a defined area within a neighborhood and bring their resources to the table to implement projects in a coordinated manner. Further, Urban Development, Parks and Recreation, and Lincoln Transportation and Utilities each provide annual funding and Livable Neighborhoods is identified as a project in the Capital Improvement Program (CIP). This addresses the timing issue by having a project identified and funded for the current year, with specifics to be determined.

For this first year, the City team decided to focus on the South of Downtown area due to the level of activity already occurring in the area. Potential projects include mural lighting at 11th & C, alley clean up including removing overgrown vegetation, grading and lighting, street and sidewalk repair, street lighting and replacement with LEDs, making the F Street Rec Center a wifi hotspot and transit pull out street repairs.

Currently undefined is what makes a “livable neighborhood” and determining where the City will focus future efforts. Also, how do we know when the City should move on to another area? Staff decided to start in South of Downtown and determine metrics as we go. Wynn was asked how City staff get the word out to residents that the City is working to improve the neighborhood through Livable Neighborhoods. She responded that staff will be working with neighborhood associations and the South of Downtown CDO and is also considering branding, perhaps through temporary signs at project locations, to show that the City is working to help and what projects are part of the initiative.

3. **Street trees and Emerald Ash Borer:** Lynn Johnson, Director of Parks and Recreation, was invited but had a meeting conflict and was unable to attend. He provided Wynn with information to share with the group. The Parks & Recreation Department is in the process of hiring a new Community Outreach Forester. (Lorri Grueber previously held this position and was promoted to Community Operations Forester in January.) Once the new person is on board and has been oriented, he or she could certainly meet with a committee of the South of Downtown CDO to discuss completing removal of ash street trees and planting new replacement trees. Lorri did some earlier work removing ash street trees and planting replacement trees in the area of F Street last year. The Department would also be happy to work with the group to plan planting of new street trees to fill in gaps. They have an inventory of all of the existing street trees that would be of assistance in identifying gaps and in selecting tree species for planting as street trees. The Lower Platte South NRD has community forestry grant funds available that might be a source of funding for planting new street trees on residential streets. It may be possible to pair these grant funds with the Parks Department’s \$100 street tree vouchers. If there is interest in establishing a working committee on street trees, Lynn suggests contacting Lorri Grueber at lgrueber@lincoln.ne.gov. Lorri can then connect the group with the new Community Outreach Forester.

The Parks and Recreation Department just announced the Adopt-an-Ash program (see attached handout). Instead of the City removing an ash tree, residents can obtain a permit allowing them to “adopt” an ash tree in the public right-of-way adjacent to the lot where they live or own a business. Permit holders can then pay for regular and ongoing chemical treatment to minimize damage from the Emerald Ash Borer. Treatment is required every two years. Treatments will slowly weaken the tree but will extend the life longer than if not treated.

It was noted that the Rotary 14 donated money to add more trees in the Near South.

4. **Process and projects in the City right-of-way** – Lonnie Burkland, Assistant Director of Transportation, Transportation and Utilities Department. Lonnie reported that streets are identified in three CIP categories: preservation, optimization, and new growth. For residential street rehab, \$2.7 million is budgeted annually and is not enough. There are currently 2,900 lane miles in Lincoln and 42% of them need reconstruction or rehab. The recent focus has been on repair of major arterial streets. Decisions on what streets to do are based on a Pavement Condition Index (PCI). PCI conditions can bounce around and due to variable street conditions year to year, priorities can get reshuffled and streets can be pushed higher or lower on the priority project list. Transportation and Utilities divides the city into four districts with 150 projects per district, 5-7 streets per project. Main feeder roads or bus routes are usually prioritized higher than cul-de-sacs or other smaller streets.

Sidewalks are evaluated along with road projects. Sidewalk panels are replaced when a street is repaired if they are off by more than ½". Also, sidewalk ramps are evaluated and if needed, replaced, to ensure they are ADA compliant. Only \$1 million is budgeted annually for sidewalk repair requests. The Department is looking into pilot programs for sidewalk sawing to repair more sidewalks faster and cheaper.

The Department tries to follow the OHIO principle: Only Handle It Once and bundle projects so they are done concurrently; for example, coordinating under-street utility repair, such as sewer and water projects, with street repair.

If the ¼ cent sales tax on the April primary ballot does not go through, neighborhoods will see less work. Inflation in construction costs means that Transportation and Utilities needs increased funding or less work will be done.

The City's UPLNK app (available at the App Store and Google play on the SeeClickFix platform) or website (UPLNK.lincoln.ne.gov) can be used to report sidewalks, potholes, etc., which then automatically goes into a database and organizes data so that they can more quickly and easily address issues. The sidewalk replacement timeline could range from next season to two seasons from now. Bigger gaps in walks are usually addressed first.

In response to questions, Lonnie said that planting in the right-of-way is subject to a 30" height restriction to maintain sight triangles for intersections. This height restriction also includes planter boxes. Residents can do gardens but must understand they could be removed if street or utility repairs are required. Certain fixed objects like boulders could produce risk and may be removed by the City. It is generally good to stay 6' back from curb. Questions about right-of-way use can be directed to the Right-of-Way Service Group. Contact information is on the City's website at lincoln.ne.gov/city/ltu/transportation/row/contact.htm.

5. **Final comments:** Comments from Subcommittee members included:
- Thanks to City staff for the information provided today.
 - The City should be more proactive encouraging opportunity zones.
 - More government involvement and regulation increases cost. The free market should be left alone and the market will provide needed housing.
 - Concern with new airbnb legislation and how will it affect the cost of housing.
 - Housing quality is the biggest issue with existing affordable housing.

- Framing the issue in terms of “trickle down housing” is a concern. We should have housing with dignity. Have to incentivize and target affordable housing.
- Look forward to report recommendations.
- Thomas Judds with the Housing Authority is available to do a presentation on NIFA’s LIHTC program.
- Land trusts and rehab programs are key to preserving and increasing affordable housing.
- Have learned a lot here.
- Appreciate the work being done here. The City is doing well on potholes.
- More rehab assistance is needed, but then keeping housing affordable after it is improved is the concern.
- Sometimes non-profit agencies feel they are on their own. It is good to work together.
- It is important to find places of collaboration with neighbors and the private sector and work together.
- We have made good progress; have learned a lot.

6. **Adjourn:** Dan stated that staff will be working on the final draft report for the Subcommittee’s review and discussion at the next meeting. The last meeting will then be May 21st for final report review and approval. The report will then be submitted to the Steering Committee.

The meeting adjourned at approximately 6:10 p.m.

Lincoln Parks and Recreation Offers Adopt-an-Ash Program

The destructive Emerald Ash Borer is an invasive beetle that was confirmed to be present in Lincoln last year, and it kills all North American species of ash. Nearly 12,000 of Lincoln's public street trees are ash. The residents of Lincoln value City trees and the community has been named a "Tree City USA" by the National Arbor Day Foundation each year for more than 40 years.

A primary emphasis of the City's EAB Response and Recovery Plan is to proactively work with neighborhoods to remove and replace public ash trees along streets and on public lands. However, chemical treatments are available that can extend the life of ash trees, and we have received requests from Lincoln residents who wish to "adopt" ash street trees that are adjacent to their property by arranging and paying for their treatment.

In response to these requests, a no-cost permit has been established to allow residents to adopt an ash tree in the public right-of-way by providing ongoing chemical treatment to minimize damage by Emerald Ash Borer (EAB). In order to be effective, trees must be treated every two years on an ongoing basis. There are certain criteria that must be met in order for Parks and Recreation to approve the permit:

1. The ash tree must be in the public right-of-way adjacent to the lot where you live or have a business.
2. The diameter (width) of the tree when measured 4.5 feet above the ground must be at least 14".
3. The tree may not be under overhead wires.
4. The tree must be in good condition with no significant wounds visible.
5. Public trees may only be treated with a chemical trunk injection method. Please note that no other chemical applications are allowed for public trees. Other treatment methods that are not allowed include: soil drench, soil injection, trunk sprays or foliage sprays.
6. All chemical treatments must be in accordance with state and federal regulations and applied only by a licensed applicator.

The optimal timing of trunk injections occurs after trees have leafed out in the spring but before EAB eggs have hatched, which is generally between mid-May and mid-June. The landowner or resident then submits a completed "Permit to Chemically Treat Ash Trees on Public Property" form, which will be available by April 30, 2019 at trees.lincoln.ne.gov, and notes the date the tree is scheduled to be treated. After this date, the landowner or resident submits an invoice from the pesticide applicator to verify that the treatment is complete with a "Certification That Ash Tree Treatment is Complete" form provided with the Permit Approval.

As part of the permit process, the person submitting the application will need to locate the Street Tree ID number for each tree to be treated by contacting the Community Forestry division at Parks and Recreation at 402-441-7847 (Ext. 0), or by identifying one more trees on the Ash Tree Map program, which will be available by April 30 at trees.lincoln.ne.gov.

If you have any questions about EAB or the process for adopting a public ash street tree, please contact Community Forestry at 402-441-7847, press 0.

Meeting 10

May 7, 2019

South of Downtown Affordable Housing Subcommittee
May 7, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|---|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Review of draft report | All |
| a. Consensus on proposed recommended strategies | |
| b. Additional strategies | |
| c. Conclusion and next steps | |
| 3. Final comments | All |
| 4. Adjourn | |

Upcoming meeting dates and topics:

- May 21: last meeting, review and approve final report

South of Downtown Affordable Housing Subcommittee

Meeting Notes

May 7, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative
Chelsea Egenberger, Neighborhood Representative
Lynn Fisher, Great Place Properties
Thomas Judds, Lincoln Housing Authority
Jose Lemus, Civic Nebraska/Collective Impact Lincoln
Dan Marvin, Chair
Penny McCord, Near South Neighborhood Association
Russ Meyer, Realtor, Nebraska Home Sales
Michon Morrow, LPD, Captain, SW Team
Steve Peregrine, Nebraska Housing Resource
Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett Neighborhood Association
Brent Williams, Excel Development Group
Wynn Hjernstad, City Urban Development, staff to committee
Shawn Ryba, South of Downtown CDO, staff to committee
Isabel Salas, South of Downtown CDO, staff to committee

1. **Welcome and introductions:** Dan Marvin, Chair, called the meeting to order and asked for introductions. He reviewed the remaining meeting schedule and explained that tonight we will be working to reach consensus on the proposed strategies. Staff will then be finalizing the report to the Steering Committee for Subcommittee approval.
2. **Review of Draft Report:** Wynn distributed three documents: Summary of Strategy Recommendations, Summary of Strategy Recommendations reorganized by Penny for clarity and to eliminate duplication, and the draft final report. Wynn noted that strategies fall into two categories: increasing supply, and preserving and protecting existing affordable housing.
 - a. **Consensus on proposed recommended strategies:** The Subcommittee reviewed Penny's revised version of "Summary of Strategy Recommendations" beginning with strategies aimed at increasing supply. Lynn noted that the Subcommittee should be aware that most of the recommended strategies will make housing less affordable and increase the cost of housing. For example, expanding code enforcement will improve the quality of housing, but will increase cost.

Discussion included that both increasing supply and improving quality is necessary to achieve a balance. Building in southeast Lincoln (for example) requires higher incomes and none of the rents in the Haymarket and downtown are affordable to South of Downtown residents.

Comments and discussion on strategies to Increase Supply included:

- A land trust is preferable to a land bank.

- Sources of funds should include Federal Home Loan Bank AHP (affordable housing program) Funds. Also add Trust Funds, CDBG funds, NIFA (Workforce Housing).
- Add a strategy encouraging the using of Opportunity Zones. It was noted that all of South of Downtown is a designated Opportunity Zone.
- Add a City Affordable Housing Trust Fund as a funding source. Need to reserve/create funding sources for a City Affordable Housing Trust Fund, which could be from TIF, doc stamps, etc.
- Turnback tax could also be designated as funding source. Turnback tax has to be first used in conjunction with a Low Income Housing Tax Credit project. If there are no projects, then it can be used in, and adjacent to, low-income census tracts.
- Wynn stated that the City collects 1% fee for all TIF projects. At the end of the biennial budget cycle, anything over \$200,000 goes into an affordable housing fund. City just got through the first cycle. Some of the funds are being used to fund the demolition of 1105 E St.
- Trust fund doesn't have to be doc stamp funded; keeping it broad encompasses various possible resources.

Comments and discussion on strategies to Preserve and Protect existing affordable housing included:

- Restructure fines under the neglected building ordinance. Increasing fines for problem properties can help move faster toward foreclosure. If repairs are made, refund some or all of the fine. For example, if registration/fine is \$1000 instead of \$500, \$500 could be refunded. Some funds are used to fund LPS and may not be refundable.
- Encourage developing a smaller program for PACE (Property Assessed Clean Energy) so someone who has less than a \$300,000 project can use it. Currently, PACE is just available for commercial projects. When residential, needs to be multi-unit and big.
- Develop a registry of vacant properties; develop a plan for what to do if vacant properties are acquired. Vacant properties fall into two categories: 1) vacant and fine, 2) problem properties in disrepair, red-tagged, on NBO. There is a need to identify where these properties are, who owns them, and then approach the owner to purchase and increase supply.
- The PRT (Problem Resolution Team) is for properties with multi-departmental involvement needed. Often properties are removed from the PRT if only one department, usually Building & Safety is still involved. PRT can also look at vacant buildings.
- Not okay with the land bank. It would require a change in state law to establish one in Lincoln and will have resistance. They have too much power to acquire and accumulate properties, becoming competition to the private sector. Omaha is the only land bank allowed in the state. There is currently a priority bill in the Nebraska Legislature to expand land bank state-wide. When this strategy was considered during small group discussions, it was categorized as "needing more information" on land banks. It was agreed to change wording on land bank to "explore" rather than "create."
- There was a question about what past conversations the Subcommittee had pertaining to real estate licensing. Lynn reported that fair housing education is already robust, but it would be beneficial to add specifics for people who manage properties having separate, more robust continuing education requirements. Education could be tied into this requirement: more information on how to do a good job managing properties. Landlords who do not have maintenance companies are lacking education or do not want to have education on maintaining properties. New wording was suggested: "add content on adequacy of property management." It was suggested that existing training available be

Commented [1]: move to above (increase)

tied to incentives or be a requirement to attend. Currently, landlords that need to attend don't attend. Consider requiring licensed property owners (3+ units) go through education. Education could be offered for free from City Departments. Training should be open to the public. It was proposed that if any property has two code violations within a year's time, that owner would be required to attend training. Licensees and brokers both need to be included in this strategy because there are two types of licenses.

- It was suggested that two violations on the exterior trigger interior inspections. Some opposed this idea; however, three violations as a trigger to interior inspections was acceptable.
- To focus on the worst properties, change "aggressive" code enforcement to "more focused."
- Striking "create proactive inspection program" was opposed by some, but there was consensus to replace "create" with "explore."

The Subcommittee reached consensus on the proposed strategies, as amended.

b. Additional Strategies: Dan asked each Subcommittee member if they had additional strategies not on the list that they would like to add. Strategies proposed are:

- Under increase supply, promote increasing the amount of developable land to have more development – change the comp plan to add more developable land.
- Incentivize rehab of properties; rehab was a large topic of conversation for funding of rehab programs. It was noted that this was listed under "Increasing Supply" and the group agreed to move it to "Preserve and Protect."
- Add letter-writing campaign, to encourage landlords to improve their properties.
- Explore inclusionary zoning.
- Multigenerational models need more info/more conversation, worthy of exploring. Folks living in homes right now, as they age, might need to find ways to have their needs met somewhere else or have someone else move into their own home to help with daily activities. Partnerships with social services (example: aging partners) could be explored. There are multiple ways to promote affordable housing. This could include co-op housing.
- Legal representation for tenants for eviction proceedings. Under tenant education, add partnering with existing legal services.
- Find ways to incentivize developers to want to build within the neighborhood, such as subsidies, Opportunity Zones, TIF. Provide tax breaks or other incentives for new affordable housing development as well as improving properties.
- Under funding, add a City-level Affordable Housing Trust Fund, possibly within the CIP.

c. Conclusion and next steps: The Executive Committee will re-draft the summary of strategies with the modifications approved tonight. Conclusions and next steps will be discussed at the next meeting.

3. **Final comments:** Since time limitations did not allow for comments and discussion of the draft report, it was agreed to add one more meeting. At the next meeting, May 21st, discussion on the additional proposed strategies will continue, along with review of the draft report. We will focus on content and substance; please e-mail other editing-type corrections to Wynn. We will add a meeting on June 4th to review the final report, this will be the last meeting.
4. **Adjourn:** The meeting was adjourned at approximately 6:05 p.m.

Penny's revised:

**Summary of Strategy Recommendations for Final Report
South of Downtown Affordable Housing Subcommittee
May 7, 2019**

1. Strategies that increase supply

- Establish a Community Land Trust to purchase parking lots, existing property, and vacant properties.
- Establish a land bank to better use vacant lots and properties, including acquisition
- Identify city sources of funding for acquisition, demolition, and rehabilitation programs.
- Use Low Income Housing Tax Credits (LIHTC) for development of affordable housing.
- Use TIF for a combination of affordable and market rate housing as well as commercial uses.
- Require development of affordable housing for the use of TIF.
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan and charitable sources.
- Acquire parking lots for PUDs (Planned Unit Developments) that include mixed use redevelopment with affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc.
- Create/expand rehabilitation programs and incentives tied to other strategies
- Allow flexibility of zoning/setbacks and easements to allow construction of affordable housing on non-buildable lots
- Relax restrictions such as parking requirements that prevent affordable housing.
- Develop a registry of vacant properties
 - Define criteria for registration
 - Create a system to measure/keep inventory
 - Define timelines/strategies for review of vacant properties
- Expand code enforcement services
 - Strengthen the implementation of the Neglected Building Ordinance
 - Identify funding for additional code inspectors
 - Notify mortgage holder & insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank
- Remove barriers for co-op housing models

2. Strategies that preserve and protect existing affordable housing

- Add content on adequacy of housing to Landlord Education/Real Estate Broker Licensing education requirements
- Increase Tenant Education including both literature and trainings available in multiple languages.
- More Aggressive Code Enforcement
- Create a Proactive Inspection Program
- Increase awareness of and encourage more reporting of code violations through code violation notices to tenants in the case of valid complaints
- Institute process whereby 2 valid complaints inside or outside a rental unit trigger inspection of an entire building.
- Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties
- Modify the LES sustainable energy fund to benefit more rental properties
- Expand the use of co-op housing to preserve existing housing choices
- Expand use of the “small TIF” program with preferences for affordable housing

Add rehab

Draft Report of the:
South of Downtown Affordable Housing Subcommittee
May 7, 2019



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1. Introduction:

Housing affordability is an issue that is being addressed on many levels, from the National or State level, to the local level. The Lincoln Chamber of Commerce made housing affordability one of their six key issues for 2019. Earlier this year the Omaha World Herald [penned](#) an editorial describing affordability and its impact on the state's economy.

Seattle has been at the forefront of addressing what they term a "crisis" of affordable housing. Lincoln is not experiencing a "crisis" to the degree of cities like Denver or San Francisco where neglect of the issue has led to the disappearance of affordable housing. Realizing the urgency to address the housing adequacy and affordability issue can help resolve the problem before it worsens. Lincoln is approximately 5,000 housing units short of available rental housing units accessible to households at 50% or below of the area median income (AMI) (info citation from Urban development).

a. History of affordable housing initiative in South of Downtown: In 2016, community stakeholders, with the assistance of H-3 Planning Consultants, formulated the South of Downtown Revitalization Plan (the H-3 Plan). The H-3 Plan compiled a wealth of planning data for the area. One of its key recommendations has been implemented - the creation of the South of Downtown Community Development Organization (CDO). Building on the community input and data analysis of the H-3 Plan, and in response to housing and other issues in the area, the CDO and the City of Lincoln are partnering to enhance South of Downtown attributes and qualities, while addressing important neighborhood concerns and issues. To carry out this purpose, the South of Downtown Steering Committee was formed to work with the CDO, the City of Lincoln and other key stakeholders and community members in defining and collaborating on action strategies and redevelopment projects for the South of Downtown area: 10th to 17th, A to L Streets (Census Tracts 20.01 and 20.02). Steering Committee members are included in the Appendix. Several Subcommittees were formed to focus on areas of concern including quality affordable housing; neighborhood blight and deterioration; zoning and land use regulations and incentives; economic opportunity; actual and perceived sense of safety; CDO sustainability; and recreational opportunities.

This report summarizes the work and recommendations of the Affordable Quality Housing Subcommittee. Beginning in December 2018, the Subcommittee met twice a month with City Departments, local stakeholders, attorneys, the University of Nebraska-Lincoln and neighborhood activists to craft "strategies" to get out in front of this issue before it becomes a "crisis". Subcommittee members and meeting minutes are included in the Appendix. An Executive Committee comprised of the Subcommittee Chair and staff also met every two weeks to prepare agenda items and carry out other work and research of the Subcommittee.

b. Defining Affordability: Subcommittee members discussed defining affordability, i.e., affordable to whom? After considerable discussion and review of data (see Appendix) there was consensus that defining affordable housing for this group will be focused on households with incomes between 30-80% of Area Median Income (AMI). The Lincoln Homeless Coalition's focus is on households with at 30% or less of AMI and a member of the Subcommittee is involved in the Homeless Coalition and served as a liaison between that group and the Subcommittee. AMI of 60% or less is considered low income. Housing cost burden (over 30% of income paid for housing, including utilities) and severe cost burden

(over 50% of income paid for housing) were also discussed by the Committee and data reviewed indicated that households in the 30-80% AMI range are likely to be cost burdened.

c. Housing Quality: Housing affordability cannot be addressed only on the issue of apartment rental rates. Affordable **quality** housing is a significant issue identified by the Subcommittee and also through public outreach efforts by various groups including the CDO, NeighborWorks Lincoln, and Collective Impact Lincoln. Code enforcement to provide living standards that avoid subjecting residents to living in slum conditions was also a priority of the committee. This too is not unique to Lincoln. Omaha has experienced multiple cases of egregious code violations in “affordable housing” units.

Code violations have [forced some communities](#) to address mandatory inspection of rental properties. The Subcommittee looked at ordinances in South Sioux City and Omaha that are a reaction to difficulty in code enforcement. [Omaha’s City Council recently passed](#) such legislation.

2. Housing Subcommittee Recommendations

a. Summary report: The Subcommittee looked at a number of housing related issues and soon decided that one size does not fit all in addressing housing affordability. Instead the Committee looked at “strategies” to address various forms of housing affordability and equally important, its quality.



These strategies were then employed to address dual issue of expanding the number of affordable housing units and preserving and protecting the existing available supply while improving quality.

Recommendations are summarized below. The strategies are broken down into two categories, those that increase the supply of affordable housing, and those that preserve and protect existing affordable housing. See section b. Case Studies, for more details.

i. Strategies that increase supply

- Develop a registry of vacant properties
- Define timelines and criteria for vacant properties and create a system to measure/keep inventory
- Expand code enforcement services
- Establish Community Land Trust for vacant lots
- Strengthen the implementation of the Neglected Building Ordinance
- Identify funding for additional code inspectors
- Allow flexibility of zoning/setbacks/easements for non-conforming property lots
- Establish a land bank to better use vacant lots and properties, including acquisition
- Notify mortgage holder & insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank

- Create/expand rehabilitation programs and incentives tied to other strategies
- Identify city sources of funding for acquisition, demolition, inspections and rehabilitation programs.
- Acquire parking lots for mixed use redevelopment including affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc.
- Establish a Community Land Trust to purchase parking lots, existing property, and vacant properties.
- Use Low Income Housing Tax Credits (LIHTC) for development of affordable housing.
- Use TIF for a combination of affordable and market rate housing as well as commercial uses.
- Require development of affordable housing for the use of TIF.
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan and charitable sources.
- Use PUDs (Planned Unit Developments) to adjust setbacks to allow construction of affordable housing on non-buildable lots, allow mixed uses, and relax restrictions such as parking requirements.
- Remove barriers for co-op housing models
- Address parking regulations and requirements that prevent affordable housing

ii. Strategies that preserve and protect

- Add content on adequacy of housing to Landlord Education/Real Estate Broker Licensing education requirements
- Increase Tenant Education including both literature and trainings available in multiple languages.
- More Aggressive Code Enforcement
- Create a Proactive Inspection Program
- Increase awareness of and encourage more reporting of code violations through code violation notices to tenants in the case of valid complaints
- Institute process whereby 2 valid complaints inside or outside a rental unit trigger inspection of an entire building.
- Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties
- Modify the LES sustainable energy fund to benefit more rental properties
- Expand the use of co-op housing to preserve existing housing choices
- Expand use of the “small TIF” program with preferences for affordable housing
-

b. Case Studies

Case studies were used to examine the four common types of properties that have potential to best address the issues of adequacy and affordability. As mentioned above, a one-size-fits-all approach won't be effective in addressing the nuances of the housing issue in Lincoln and South of Downtown. Multiple strategies need to be employed and some strategies work better in different instances of preserving affordability and improving adequacy of housing. The case studies encompassed the following topics

that were discussed by the committee: Vacant Properties; Opportunities to Add Density; Code Enforcement; and Preservation of Existing Affordable Housing.

i. Vacant Properties

Vacant Properties: A solution to access and supply of affordable housing

Vacant properties are not new to cities, including Lincoln. Unfortunately, there aren't streamlined standards to measure the scope of the issue in Lincoln. According to census figures, which measure "other vacant" units, it is defined as those neither on the market, held for future occupancy, nor used only seasonally. There is a need by the city of Lincoln to define vacant properties and to identify the extent of the problem of vacant properties.

Usually, most redevelopment plans and projects focus on addition—new housing, transportation, and public spaces and do not focus on vacant properties as a solution to addressing decency, access and supply of affordable housing. With vacant properties placing severe fiscal strain on cities, the properties that are in disrepair have the following effects: reducing property tax revenue while costing thousands of dollars for policing; repeated inspections; continual cleaning and upkeep; and in many cases, demolition. On the other hand, properties that are not in such extreme states of disrepair could provide opportunities for increasing affordable housing if there was a catalog of where these vacant properties were, how to get in contact with property owners, and efforts to explore the possibility of sale to a land bank, a community land trust, or other housing entities.

One challenge for Lincoln is that there is no consistent survey, method, or practice to measure the extent of the vacant property problem and its significance. Creating a way to track or measure vacant properties would be a valuable first step to identifying effective strategies to address the city's affordable housing needs.

Seen as eyesores, public safety hazards, and crime magnets, abandoned houses represent a real financial drain on both neighbors, sense of community, and Lincoln at large. Neighborhood fragmentation and community isolation—the sense no one cares, and things aren't getting better—are powerful side effects. Though harder to quantify, the community is impacted by vacant properties in their neighborhood.

True costs to cities have been examined in various studies, and it can be staggering. As an example, a [study of vacant property in Toledo](#) found that they cost the city \$3.8 million annually in direct cost, as well as \$2.7 million in lost tax revenues. But the impact they have on their surroundings was even more significant: \$98.7 million in lost property value, and an estimated \$2.68 million in lost property tax value due to the perceived decline in value from being near vacant buildings. This is just one example of costs to cities that, like Lincoln, continue to take on as a result of not addressing the issue.

Currently, the city has a neglected building ordinance which requires property owners to pay a fee to register their property as a neglected building and must submit a two-year improvement plan for the property. Liens can be placed on the property if non-compliant. However, there are not sufficient city resources and processes to ensure property is improved or that property is sold. Property then often gets bogged down in the court system. This current ordinance is limited in scope due to property

identification through the complaint-only basis and does not apply to all vacant, dilapidated properties within the city. Furthermore, having a vacant, dilapidated property is not found to be unlawful by current code if it is “properly” secured and exterior code violations are corrected. The committee affirmed that criteria for vacant and nuisance properties must be defined and new thresholds, standards, and processes be established.

The South of Downtown Affordable Housing Subcommittee discussed a diverse set of solutions to addressing vacant properties. Possible solutions include:

TO BE APPROVED BY COMMITTEE

- Develop a registry of vacant properties
- Specify criteria for defining vacant properties and create a system to measure/keep inventory
- Expand code enforcement services
- Establish Community Land Trust for vacant lots and properties
- Strengthen the Neglected Building Ordinance (liens, fines, additional inspection triggers)
- Identify funding for additional code inspectors
- Allow flexibility of zoning/setbacks/easements for non-conforming property lots
- Establish a land bank
- Notify mortgage holder and insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank
- Expand rehabilitation programs and tie incentives to other strategies
- Identify city sources of funding for acquisition, demolition, inspections and rehabilitation programs

ii. Opportunities to add density

Another charge of the Subcommittee is to consider policies and actions that encourage a variety of housing choices including affordable and market rate housing for both homeownership and rental opportunities. The Subcommittee members discussed acquiring large vacant parcels – particularly surface parking lots – to grow the supply of affordable housing, market rate housing, and create mixed-use development. While parking lots serve a purpose in the South of Downtown neighborhoods, they are also an opportunity for higher density use considering the lack of buildable lots and property. Recognizing that neighborhoods need a range of housing options, the acquisition and redevelopment of parking lots provides that opportunity. Many of these surface lots run along 11th and 12th street. The downtown master plan envisions 11th street as a “Greenway” corridor that connects to the Everett Neighborhood.





Subcommittee members recognized that cost of acquisition presents a barrier to redeveloping surface parking lots. High land costs create a barrier to building affordable housing units. As a result, many strategies and actions focus on funding in addition to other aspects of the issue:

TO BE APPROVED BY COMMITTEE

- Establish a Community Land Trust to purchase surface parking lots.
- Use Low Income Housing Tax Credits (LIHTC) for development of affordable housing
- Use TIF for a combination of affordable and market rate housing as well as commercial uses.
- Require the development of affordable housing for the use of TIF.
- Establish a Land Bank for property acquisition.
- Use a layered approach to financing including federal HOME funds, Federal Home Loan and charitable sources.
- Use parking funds for a parking garage.
- Recruit necessary community needs like a grocery store and health clinic.

The Subcommittee also discussed increasing density in the existing neighborhood and puts forth the following recommendations:

TO BE APPROVED BY COMMITTEE

- Use PUDs to adjust setbacks to allow construction of affordable housing on non-buildable lots, allow mixed uses, and relax parking requirements.
- Remove barriers for co-op housing models
- Establish a Community Land Trust to purchase vacant properties and lots.

iii. Code Enforcement

The topic of enforcement is of special concern to the South of Downtown focus area, as the area contains the highest percentage of rental units in the city and is also the oldest, most historic housing stock in Lincoln. Substandard conditions are exacerbated by the area's concentration of slip-in apartment buildings, constructed in the 1960s and 1970s. Many of these apartment buildings contribute to the high density of rental units in the area which are affordable but are substandard to dangerously unhealthy in health and safety qualities. The committee looked to expanding Lincoln's code enforcement through a variety of options and strategies that addressed both tenant and landlord responsibilities, as well as the city's obligation to enforce current codes for healthy living.

Current Codes

The City of Lincoln has an inspection program in the Building and Safety department. Currently, all rental buildings containing three or more units are required to be registered with the City of Lincoln and are subject to annual inspection of the exterior and common areas inside the building (hallways, etc.). Furthermore, rental properties are subject to both exterior and interior inspections when the property is sold or changes hands. Tenants have the ability to report a code violation in their building through the Building and Safety department. Tenants can report violations by calling (402) 441-7521 or through the City's UPLNK mobile phone app. The City of Lincoln currently has a complaint-based system, in which the interior of units are not proactively inspected but instead relies on complaints to be made for code enforcement. While tenants do not necessarily have to make complaints themselves, the city requires a specific home/apartment address to be supplied in order to know which unit has to be inspected.

Barriers to Reporting Code Violations

The current complaint-driven system is a barrier for tenants in many different aspects. One such aspect is the lack of tenant knowledge on what is acceptable and what is a code violation. While currently landlords are obligated to give their tenants a copy of Tenant Rights and Responsibilities handbook, some tenants and landlords are unaware of this obligation. Furthermore, the handbook is only available in English, making it inaccessible to non-English speakers. Likewise, the City's staff who take complaints via phone do not have language resources to interpret the tenant's complaint if they choose to call in, leaving the tenant to be responsible for an interpreter if they wish to file a complaint.

Another barrier to code enforcement is the identification of the tenant in making a complaint. Because the City does not allow for a complaint to be filed for an entire building but instead asks that specific units be identified, this identifies the individuals living in the unit making the complaint. The landlord can then identify who made the complaint. Many tenants also do not know their rights in terms of anti-discrimination and anti-retaliation protections that the city and state already have in place. While such protections do exist for tenants, many are not aware or are not sure of the extent of those protections.

While not all property owners or landlords are actively neglecting their properties, many properties in the South of Downtown area do not receive proper attention and maintenance. Some property owners are not responsive or attentive to the condition of their properties because they do not live in the area or may not even live in the city or state. This contributes to the lack of attention or concern for the property or tenants' living conditions.

Lastly, the South of Downtown area boasts a largely diverse population, with high concentrations of New Americans and refugees due to the affordability of the units in the area. Given that the City's processes and materials for code enforcement are not translated into different languages, large demographics are not even able to access the information necessary to maintain a safe, healthy place to live. However, the City is limited in funding for services such as interpretation, translation, and even building inspectors to enforce codes in a timely and appropriate manner. Funding for additional support to address these barriers should be explored in future budget conversations.

TO BE APPROVED BY COMMITTEE

The committee discussed a diverse set of solutions to the code enforcement issue. Possible solutions included:

- Add content on adequacy of housing to Landlord Education/Real Estate Broker Licensing education requirements
- Landlord Education/Real Estate Broker Licenses: Property managers are required to have such a license to manage properties they do not own. Continuing education is required of broker managers including passing an ethics course, with renewal of fair housing and ethics every two years. The committee discussed incorporating some landlord education on anti-discrimination and anti-retaliation emphases in these continuing education requirements. Landlord education was acknowledged as important for the committee because it would also benefit the property owner to maintain their investment.
- Enhanced Code Enforcement: The committee discussed at length adding more capacity and triggers for inspection to the City's current processes. Adding more reasons for inspections of individual units and entire buildings would be done with the intention of targeting landlords and property owners who are not fulfilling their responsibilities. This would need to be done in conjunction with more capacity for Building and Safety to carry out inspections and enforce standards of housing.
- Create a Proactive Inspection Program: Also discussed was a proactive inspection program to be adopted within Building and Safety's current inspection process. A proactive inspection model exists in South Sioux City, Nebraska, where properties are inspected on both interior and exterior on a regular basis. Currently, two valid complaints of the interior of two separate units are required to trigger a full building inspection. The proactive inspection model would take the onus off of the tenant to report, and remove the need to put themselves in a vulnerable position with their landlord, and would instead be an expectation of all rental properties. However, implementing this strategy would require more capacity for Building and Safety for administration, inspectors, and enforcement of building codes.
- Increase Tenant Education: Making sure that tenants know their rights as well as their responsibilities was a popular topic of discussion. Many property owners and managers on the committee expressed a desire to be made aware of issues within units, but acknowledged that tenants do not always know how to approach them with problems. Reaching into diverse populations was also a component of increasing tenant education, as the committee acknowledged that reaching out to trusted spaces for different communities would be key to spreading tenants' rights knowledge to all residents of South of Downtown and the City of Lincoln. Such places include cultural centers, Community Learning Centers, and other community hubs and service providers.

- Code Violation Notices to Tenants: Making other tenants aware of code violations in their building was explored as a way to create a safer and more comfortable environment for tenants to report code violations. In community conversations, tenants had expressed not wanting to be singled out by their landlord, so the committee discussed making all other tenants aware and encouraged to report violations in their own unit, possibly prompting an entire building inspection if the complaints are deemed valid. Upon receiving a valid complaint, Building and Safety should leave a card at the door of other residents within the building to alert them that there was an issue in one of the apartments and that here is how to go on line or phone if there are issues within another apartment.

iv. Preservation of existing affordable housing

The committee looked at the wealth of existing affordable housing units already in the neighborhood. Many of these apartments were built 50 to 90 years ago. Many of the rents in these buildings are affordable for households in the 30 - 80% of Area Median Income range the Subcommittee identified to address.

With the properties that were older and affordable but did not pose chronic code violations, the committee looked at strategies that would help preserve these housing units for the next 50 years.

One presentation to the committee suggested a PUD overlay would allow a more flexible zoning standard. The committee was shown pictures of Austin, Texas (Rainey Street) where older residential buildings on the edge of downtown had been converted into commercial spaces. This conversion allowed the properties to afford renovations to the remaining residential spaces. In some cases, kitchens and outdoor dining were used and the neighborhood's density and walkability made these very successful operations.

In a series of charrettes starting on March 12 the large Subcommittee broke into three sub groups. The small groups were tasked with addressing a number of issues, including the issue of zoning changes that would change residential spaces into commercial uses. Two of the three sub-groups rejected this plan principally because it ran counter to the committees charge of preserving or adding affordable housing.

Members of the executive committee attended a meeting with City Law and Building and Safety Departments to review the possible adoption of what was said to be a more flexible building code. Building and Safety is reviewing an adoption of a remodeling building code. The discussion in the larger Subcommittee about changes to the building codes allowing renovation of older buildings that did not directly impact health and safety issues generally were accepted as a positive step towards encouraging investment that would preserve older apartments.

In February, both the large group and the executive committee discussed the LES sustainable energy program that was designed to bend demand which causes LES to add additional generating capacity. LES, in their budget, had not found applicants for a million dollars of sustainable energy funds. The group and LES discussed possible modifications of this program to make better use of these funds for

their intended purpose and at the same time allow the funds to help preserve this large stock of affordable housing within the city. LES agreed to do an energy audit of several of the buildings within the Everett Neighborhood and report back their findings. The Subcommittee felt that alterations of some of the criteria that would allow expanded funding in a targeted manner would allow LES a means to determine if they could get a greater bang for their buck. The mission of preserving existing affordable housing would also be more successful.

TO BE APPROVED BY COMMITTEE

- Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties
- Create incentive programs for rehabilitation tied to preservation of affordable housing
- Modify the LES sustainable energy fund
- Expand the use of co-op housing to preserve existing buildings.
- Expanded use of the “small TIF” program with preferences for affordable housing
- Restrict on street parking during certain hours to residents of the neighborhood
- Address parking regulations and requirements that prevent affordable housing

Add Conclusions and next steps?

- partnerships
 - creating new entities? existing groups (ENA?)
- champions: people to lead charge, also outside of city government
- costs
- what would be necessary to implement strategies?
- priorities?

Meeting 11

May 21, 2019

South of Downtown Affordable Housing Subcommittee
May 21, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|---|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Review of amended strategies as approved | All |
| 3. Discussion and vote on proposed additional strategies | All |
| 4. Prioritization of strategies | All |
| 5. Identification of strategy champions | All |
| 6. Comments and review of report (please e-mail edits to Wynn: whjermstad@lincoln.ne.gov) | All |
| 7. Final comments | All |
| 8. Adjourn | |

Upcoming meeting dates and topics:

- June 4, 2019: last meeting, review and approve final report

South of Downtown Affordable Housing Subcommittee Meeting Notes

May 21, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative

Chelsea Egenberger, Neighborhood Representative

Carl Eskridge, former Lincoln City Council

Lynn Fisher, Great Place Properties

Josh Hanshaw, Habitat for Humanity of Lincoln

Thomas Judds, Lincoln Housing Authority

Jose Lemus, Civic Nebraska/Collective Impact Lincoln

Cassey Lottman, Neighborhood Representative

Dan Marvin, Chair

Penny McCord, Near South Neighborhood Association

Michon Morrow, LPD, Captain, SW Team

Steve Peregrine, Nebraska Housing Resource

Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett Neighborhood Association

Sean Stewart, City Building and Safety Department

Wynn Hjernstad, City Urban Development, staff to committee

Shawn Ryba, South of Downtown CDO, staff to committee

Isabel Salas, South of Downtown CDO, staff to committee

Kat Wiese, South of Downtown CDO

- 1. Welcome and introductions:** Dan Marvin, Chair, called the meeting to order, asked for introductions and reviewed today's agenda.
- 2. Review of amended strategies as approved:** Dan stated that this discussion is intended to provide a final opportunity for Subcommittee members to comment on and amend strategies approved at the last meeting. Comments and discussion on strategies to Increase the supply of affordable housing included:
 - Discussion on the strategy "Create city affordable housing fund..." resulted in consensus to revise to, "Increase the city's affordable housing fund..."
 - Under "expand code enforcement services:" there was discussion about including the Health Department. Sean stated that departments already work together and refer cases to each other. No change made to this strategy.

Comments and discussion on strategies that preserve and protect existing affordable housing included:

- Under "Institute process whereby 3 valid complaints inside or outside a rental unit trigger inspection of an entire building..." there was discussion about making this consistent with the City Council passed ordinance on 5/20/19 regarding inspections. There was consensus to change the language to: "When 3 valid complaints inside a rental unit trigger inspection of an entire building ~~and~~ require the landlord to attend....."

- During discussion about the strategy: “Explore increasing registration fees for properties on the Neglected Building Registry” with sub-bullet: “Portion of fees may be refunded if repairs are made by new or existing owner,” it was noted that it is already written in the code that directors can refund the fees. The intention here was to incentivize repairs by increasing fees with some portion then refunded when repairs were complete. There was concern expressed about providing incentives to property owners to do what they are legally required to do. Consensus was reached to delete the sub-bullet and revise the main strategy to state: “Explore increasing registration fees *and penalties* for properties on the Neglected Building Registry.”

The Subcommittee reached consensus on recommending the strategies, as amended, to the Steering Committee.

3. **Discussion and vote on proposed additional strategies:** At the last meeting, additional strategies were introduced but not discussed due to time limitations. The Subcommittee discussed those strategies with the following outcomes:
 - Lynn had suggested adding the strategy, “Change the City’s Comprehensive Plan to increase the amount of developable land.” After the last meeting, Lynn was provided a report prepared by the Planning Department identifying several years worth of land available for development. Lynn withdrew this proposed strategy.
 - After discussion, there was consensus to add the following strategies:
 - Pursue letter-writing campaign partnerships to encourage property owners and managers to better maintain their properties.
 - Explore multi-generational housing models that allow aging in place; i.e., caregiver moves in to care for elderly person(s) allowing elder(s) to remain in home while providing housing for care giver.
 - Partner with nonprofit legal aid organizations to provide legal representation for tenants in eviction proceedings.
 - Incentivize developers by providing subsidies for new development as well as rehab.
 - There was considerable discussion about “Explore inclusionary zoning.” Some felt it had not been well defined and that it may be currently challenged in court. The Subcommittee reached consensus on adding it since the recommendation is simply to “explore.”
 - A strategy to up-zone city-wide was discussed, so higher densities could be developed elsewhere in the city and take pressure off the South of Downtown area. Within this context, it was suggested that South of Downtown be down-zoned while other areas are up-zoned. This issue did not reach consensus with the group determining more information is needed.
 - There was consensus to combine “Interpreters for Building and Safety Department” with the approved recommended strategy to “Increase Tenant Education including both literature and trainings available in multiple languages.”
 - “Incentivize rehab of properties/explore further funding of rehab programs” is already included in approved recommended strategies.

Subcommittee members agreed that a statement should be added to the report indicating that there are divided opinions on certain strategies without full consensus particularly where more information is needed.

4. **Prioritization of strategies:** The Subcommittee has identified many strategies and it will not be possible to implement all at the same time. To identify the highest priorities, each Subcommittee member was given six dots, three to identify top priorities in the “Strategies that increase supply”

category and three in the “strategies that preserve and protect existing affordable housing” category. Subcommittee members were asked to identify unique strategies and not place more than one dot on a strategy. Those strategies receiving dots, and the number received are:

Strategies that increase supply

- Increase the city’s affordable housing fund, funded by TIF administration fees, Turnback Tax, and other sources. (9)
- Establish a Community Land Trust to purchase parking lots, existing property, and vacant properties. (8)
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan Bank AHP (Affordable Housing Program) funds, trust funds, CDBG, NIFA (Workforce Housing), Low Income Housing Tax Credits (LIHTC) and charitable sources. (8)
- Identify city sources of funding for acquisition, demolition, and rehabilitation programs. (8)
- Develop a registry of vacant properties: (7)
 - Define criteria for registration
 - Create a system to measure/keep inventory
 - Define timelines/strategies for review of vacant properties
 - Develop a plan of action for addressing vacant properties
- Expand code enforcement services: (7)
 - Strengthen the implementation of the Neglected Building Ordinance
 - Identify funding for additional code inspectors
 - Notify mortgage holder & insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank
- Acquire parking lots for PUDs (Planned Unit Developments) that include mixed use redevelopment with affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc. (5)
- Allow flexibility of zoning/setbacks and easements to allow construction of affordable housing on non-buildable lots. (5)
- Pursue private investors to use Opportunity Zone tax credits. (2)
- Relax restrictions such as parking requirements that prevent affordable housing. (1)

Strategies that preserve and protect existing affordable housing

- More focused code enforcement on unsafe, unhealthy and improperly maintained properties within a specific geographic area. (7)
- Develop a Supplemental Property Management Training program led by Building and Safety, Lincoln Police Department, and the Commission on Human Rights.
 - Training should include content on landlord responsibilities including fair housing, information that should be relayed to new tenants, and further explanation of landlord and tenant responsibilities. (6)
- Increase Tenant Education including both literature and trainings available in multiple languages. (6)
 - Provide interpreters for the Building and safety Department.
- Create/expand rehabilitation programs and incentives tied to other strategies. (5)
- Explore a Proactive Inspection Program. (3)

- Modify the LES sustainable energy fund to benefit more rental properties. (2)
- Add content on adequacy of property management to Landlord Education/Real Estate Licensees and Broker Licensing education requirements. (1)
- Explore increasing fees and penalties for code violations and for properties on the Neglected Building Registry. (1)
- Increase awareness of and encourage more reporting of code violations through code violation notices to tenants in the case of valid complaints. (1)
- Expand the use of co-op housing to preserve existing housing choices. (1)

5. Identification of strategy champions: Due to time constraints, this item was not discussed. It was agreed that the Executive Committee would try to work on this and/or it will be discussed at the next meeting.

6. Comments and review of report: Subcommittee members were asked to e-mail Wynn with any edits at whjermstad@lincoln.ne.gov.

7. Final comments: Dan asked that we go around the room to provide all Subcommittee members an opportunity to make final comments, which were:

- Good dialogue, good ideas that can be implemented.
- Pleased with progress, tough questions and conversations.
- Appreciated being involved. Concentrate on solutions with agreeance.
- Sorry meetings were missed. Not sure what it means to be on this committee, what is the goal of the committee and what it means to be in the room, hard to define roles.
- Appreciates the compromise, value common ground.
- Hopes future case manager placement can include affordable, essential housing for people with no income that can live anywhere in Lincoln that they want to, not just this neighborhood.
- Seconding, all part of the housing spectrum. Homeownership also has to work as part of spectrum, all housing affects other housing opportunities and the entire continuum needs to be looked at.
- Learned a lot; like strategies and look forward to seeing them implemented.
- If impacting housing in this neighborhood, have to impact housing city-wide. Good to bring diverse perspectives together. Want this report to be more formal, do something in the long-run.
- Appreciates various perspectives. Okay to disagree with some parts of the report. Need changes outside of this area too, a place to start.
- Collaboration appreciated. Continuing meetings could be fruitful, can all be involved in implementation.
- Key to figure out what interests are: importance of housing, improving stock, and providing more housing stock.
- Likes diversity and representation of committee. Wants to continue involvement to make sure strategies happen, conversation keeps happening.

Additional final comments:

- We defined affordability, need to define quality. As of now, quality is subjective.
 - Vacant & Neglected property section of the report leads people to believe there is more of a problem than really exists. Small number of the total number of properties are vacant and neglected. This problem is not applicable to Lincoln.
 - There may be properties that aren't on the registry.
 - Need a way to determine which properties not on the registry can be used for affordable housing.
 - Clarification: Find out better, true number of what is out there. Opportunity to live in properties that are vacant, can we explore these opportunities to provide additional affordable housing.
8. **Adjourn:** Dan reminded the Subcommittee that the next meeting will be our last and will include approval of the final report. It was agreed to move the last meeting to June 11th to give staff more time to finish the report. The meeting was adjourned at approximately 6:05 p.m.

South of Downtown Affordable Housing Subcommittee: Additional Strategies from 5-7-19 Meeting

- Lynn:
 - Change the City's Comprehensive Plan to increase the amount of developable land.
- Chelsea:
 - Pursue letter-writing campaign partnerships to encourage property owners and managers to better maintain their properties.
 - Explore Inclusionary Zoning.
 - Explore multigenerational housing models OR Explore multigenerational services within housing models(?) (Staff is unsure this is stated correctly, clarification needed).
 - Partner with nonprofit legal aid organizations to provide legal representation for tenants in eviction proceedings.
- Isabel:
 - Interpreters for Building and Safety Department.
- Brent:
 - Incentivize developers by providing subsidies for new development as well as rehab.
- Pat:
 - Incentivize rehab of properties/explore further funding of rehab programs.

**Summary of Strategy Recommendations for Final Report
South of Downtown Affordable Housing Subcommittee
May 21, 2019
Changes from May 7, 2019 Meeting**

1. Strategies that increase supply

- Establish a Community Land Trust to purchase parking lots, existing property, and vacant properties.
- Explore a land bank to better use vacant lots and properties, including acquisition.
- Identify city sources of funding for acquisition, demolition, and rehabilitation programs.
- Create a city affordable housing fund, funded by TIF administration fees, Turnback Tax, and other sources.
- Use Low Income Housing Tax Credits (LIHTC) for development of affordable housing.
- Use TIF for a combination of affordable and market rate housing as well as commercial uses.
- Require development of affordable housing for the use of TIF.
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan Bank AHP (Affordable Housing Program) funds, trust funds, CDBG, NIFA (Workforce Housing), and charitable sources.
- Pursue private investors to use Opportunity Zone tax credits.
- Acquire parking lots for PUDs (Planned Unit Developments) that include mixed use redevelopment with affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc.
- Allow flexibility of zoning/setbacks and easements to allow construction of affordable housing on non-buildable lots.
- Relax restrictions such as parking requirements that prevent affordable housing.
- Develop a registry of vacant properties:
 - Define criteria for registration
 - Create a system to measure/keep inventory
 - Define timelines/strategies for review of vacant properties
 - Develop a plan of action for addressing vacant properties
- Expand code enforcement services:
 - Strengthen the implementation of the Neglected Building Ordinance
 - Identify funding for additional code inspectors
 - Notify mortgage holder & insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank
- Remove barriers for co-op housing models

2. Strategies that preserve and protect existing affordable housing

- Add content on adequacy of **property management** to Landlord Education/Real Estate **Licenses** and Broker Licensing education requirements.
- Increase Tenant Education including both literature and trainings available in multiple languages.
- More **focused** code enforcement **on dilapidated properties within a specific geographic area.**
- **Explore increasing registration fees for properties on the Neglected Building Registry;**
 - **Portion of fees may be refunded if repairs are made by new or existing owner.**
- **Explore** a Proactive Inspection Program.
- Increase awareness of and encourage more reporting of code violations through code violation notices to tenants in the case of valid complaints.
- Institute process whereby **3** valid complaints inside or outside a rental unit trigger inspection of an entire building **and require landlord to attend Supplemental Property Management Training.**
- **Develop a Supplemental Property Management Training program led by Building and Safety, Lincoln Police Department, and the Commission on Human Rights.**
 - **Training should include content on landlord responsibilities including fair housing, information that should be relayed to new tenants, and further explanation of landlord and tenant responsibilities.**
- Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties.
- Modify the LES sustainable energy fund to benefit more rental properties.
- Expand the use of co-op housing to preserve existing housing choices.
- Expand use of the “small TIF” program with preferences for affordable housing.
- **Create/expand rehabilitation programs and incentives tied to other strategies (*note: not new or changed, moved here from “Strategies that increase supply.”*)**

DRAFT, Not Final

Summary of Strategy Recommendations for Final Report South of Downtown Affordable Housing Subcommittee May 21, 2019 Meeting

1. Strategies that increase supply

- Increase the city's affordable housing fund, funded by TIF administration fees, Turnback Tax, and other sources. (9)
- Establish a Community Land Trust to purchase parking lots, existing property, and vacant properties. (8)
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan Bank AHP (Affordable Housing Program) funds, trust funds, CDBG, NIFA (Workforce Housing), Low Income Housing Tax Credits (LIHTC) and charitable sources. (8)
- Identify city sources of funding for acquisition, demolition, and rehabilitation programs. (8)
- Develop a registry of vacant properties: (7)
 - Define criteria for registration
 - Create a system to measure/keep inventory
 - Define timelines/strategies for review of vacant properties
 - Develop a plan of action for addressing vacant properties
- Expand code enforcement services: (7)
 - Strengthen the implementation of the Neglected Building Ordinance
 - Identify funding for additional code inspectors
 - Notify mortgage holder & insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank
- Acquire parking lots for PUDs (Planned Unit Developments) that include mixed use redevelopment with affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc. (5)
- Allow flexibility of zoning/setbacks and easements to allow construction of affordable housing on non-buildable lots. (5)
- Pursue private investors to use Opportunity Zone tax credits. (2)
- Relax restrictions such as parking requirements that prevent affordable housing. (1)

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- Explore a land bank to better use vacant lots and properties, including acquisition.
 - Use TIF for a combination of affordable and market rate housing as well as commercial uses.
 - Require development of affordable housing for the use of TIF.
 - Remove barriers for co-op housing models
 - Explore Inclusionary Zoning.
 - Explore assisting elderly homeowners in transitioning to non-single family homes and connecting new homebuyers to available properties.
 - Incentivize developers by providing subsidies for new development as well as rehab.

DRAFT, Not Final

2. Strategies that preserve and protect existing affordable housing

- More focused code enforcement on unsafe, unhealthy and improperly maintained properties within a specific geographic area. (7)
 - Develop a Supplemental Property Management Training program led by Building and Safety, Lincoln Police Department, and the Commission on Human Rights.
 - Training should include content on landlord responsibilities including fair housing, information that should be relayed to new tenants, and further explanation of landlord and tenant responsibilities. (6)
 - Increase Tenant Education including both literature and trainings available in multiple languages. (6)
 - Provide interpreters for the Building and safety Department.
 - Create/expand rehabilitation programs and incentives tied to other strategies. (5)
 - Explore a Proactive Inspection Program. (3)
 - Modify the LES sustainable energy fund to benefit more rental properties. (2)
 - Add content on adequacy of property management to Landlord Education/Real Estate Licensees and Broker Licensing education requirements. (1)
 - Explore increasing fees and penalties for code violations and for properties on the Neglected Building Registry. (1)
 - Increase awareness of and encourage more reporting of code violations through code violation notices to tenants in the case of valid complaints. (1)
 - Expand the use of co-op housing to preserve existing housing choices. (1)
-
- Partner with nonprofit legal aid organizations to provide legal representation for tenants in eviction proceedings.
 - When 3 valid complaints inside a rental unit trigger inspection of an entire building, require the landlord to attend Supplemental Property Management Training.
 - Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties.
 - Expand use of the “small TIF” program with preferences for affordable housing.
 - Pursue letter-writing campaign partnerships to encourage property owners and managers to better maintain their properties.
 - Explore multi-generational housing models that allow aging in place; i.e., caregiver moves in to care for elderly person(s) allowing elder(s) to remain in home while providing housing for care giver.

Draft Report of the:
South of Downtown Affordable Housing Subcommittee
May 21, 2019



(Insert list of subcommittee members)

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- b. Subcommittee Membership Roster
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Introduction:

Housing affordability is an issue that is being addressed on many levels, from the National or State level, to the local level. The Lincoln Chamber of Commerce made housing affordability one of their six key issues for 2019. Earlier this year the Omaha World Herald [penned](#) an editorial describing affordability and its impact on the state's economy.

Seattle has been at the forefront of addressing what they term a "crisis" of affordable housing. Lincoln is not experiencing a "crisis" to the degree of cities like Denver or San Francisco where neglect of the issue has led to the disappearance of affordable housing. Realizing the urgency to address the housing adequacy and affordability issue can help resolve the problem before it worsens. Lincoln is approximately 5,000 housing units short of available rental housing units accessible to households at 50% or below of the area median income (AMI) (Source: US Department of Housing and Urban Development (HUD) CHAS data).

a. History of affordable housing initiative in South of Downtown: In 2016, community stakeholders, with the assistance of H-3 Planning Consultants, formulated the South of Downtown Revitalization Plan (the H-3 Plan). The H-3 Plan compiled a wealth of planning data for the area. One of its key recommendations has been implemented - the creation of the South of Downtown Community Development Organization (CDO). Building on the community input and data analysis of the H-3 Plan, and in response to housing and other issues in the area, the CDO and the City of Lincoln are partnering to enhance South of Downtown attributes and qualities, while addressing important neighborhood concerns and issues. To carry out this purpose, the South of Downtown Steering Committee was formed to work with the CDO, the City of Lincoln and other key stakeholders and community members in defining and collaborating on action strategies and redevelopment projects for the South of Downtown area: 10th to 17th, A to L Streets (Census Tracts 20.01 and 20.02). Steering Committee members are included in the Appendix. Several Subcommittees were formed to focus on areas of concern including quality affordable housing; neighborhood blight and deterioration; zoning and land use regulations and incentives; economic opportunity; actual and perceived sense of safety; CDO sustainability; and recreational opportunities.

This report summarizes the work and recommendations of the Affordable Quality Housing Subcommittee. Beginning in December 2018, the Subcommittee met twice a month with City Departments, local stakeholders, attorneys, the University of Nebraska-Lincoln and neighborhood activists to craft "strategies" to get out in front of this issue before it becomes a "crisis". Subcommittee members and meeting minutes are included in the Appendix. An Executive Committee comprised of the Subcommittee Chair and staff also met every two weeks to prepare agenda items and carry out other work and research of the Subcommittee.

b. Defining Affordability: Subcommittee members discussed defining affordability, i.e., affordable to whom? After considerable discussion and review of data (see Appendix) there was consensus that defining affordable housing for this group will be focused on households with incomes between 30-80% of Area Median Income (AMI). The Lincoln Homeless Coalition's focus is on households with

incomes at 30% or less of AMI and a member of the Subcommittee is involved in the Homeless Coalition and served as a liaison between that group and the Subcommittee. AMI of 60% or less is considered low income. Housing cost burden (over 30% of income paid for housing, including utilities) and severe cost burden (over 50% of income paid for housing) were also discussed by the Committee and data reviewed indicated that households in the 30-80% AMI range are likely to be cost burdened.

c. Housing Quality: Housing affordability cannot be addressed only on the issue of apartment rental rates. Affordable **quality** housing is a significant issue identified by the Subcommittee and also through public outreach efforts by various groups including the CDO, NeighborWorks Lincoln, and Collective Impact Lincoln. Code enforcement to provide living standards that avoid subjecting residents to living in slum conditions was also a priority of the committee. This too is not unique to Lincoln. Omaha has experienced multiple cases of egregious code violations in “affordable housing” units.

Code violations have [forced some communities](#) to address mandatory inspection of rental properties. The Subcommittee looked at ordinances in South Sioux City and Omaha that are a reaction to difficulty in code enforcement. [Omaha’s City Council recently passed](#) such legislation.

2. Housing Subcommittee Recommendations

a. Summary report: The Subcommittee looked at a number of housing related issues and soon decided that one size does not fit all in addressing housing affordability. Instead the Committee “strategies” to address various forms of housing affordability equally important, its quality.



of not fit all looked at and

These strategies were then employed to address dual issue of expanding the number of affordable housing units and preserving and protecting the existing available supply while improving quality.

Recommendations are summarized below. The strategies are broken down into two categories, those that increase the supply of affordable housing, and those that preserve and protect existing affordable housing. See section b. Case Studies, for more details.

i. Strategies that increase supply

- Establish a Community Land Trust to purchase parking lots, existing property, and vacant properties.
- Explore a land bank to better use vacant lots and properties, including acquisition.
- Identify city sources of funding for acquisition, demolition, and rehabilitation programs.

- Create a city affordable housing fund, funded by TIF administration fees, Turnback Tax, and other sources.
- Use Low Income Housing Tax Credits (LIHTC) for development of affordable housing.
- Use TIF for a combination of affordable and market rate housing as well as commercial uses.
- Require development of affordable housing for the use of TIF.
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan Bank AHP (Affordable Housing Program) funds, trust funds, CDBG, NIFA (Workforce Housing), and charitable sources.
- Pursue private investors to use Opportunity Zone tax credits.
- Acquire parking lots for PUDs (Planned Unit Developments) that include mixed use redevelopment with affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc.
- Allow flexibility of zoning/setbacks and easements to allow construction of affordable housing on non-buildable lots.
- Relax restrictions such as parking requirements that prevent affordable housing.
- Develop a registry of vacant properties:
 - Define criteria for registration
 - Create a system to measure/keep inventory
 - Define timelines/strategies for review of vacant properties
 - Develop a plan of action for addressing vacant properties
- Expand code enforcement services:
 - Strengthen the implementation of the Neglected Building Ordinance
 - Identify funding for additional code inspectors
 - Notify mortgage holder & insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Land Bank
- Remove barriers for co-op housing models

ii. Strategies that preserve and protect existing affordable housing

- Add content on adequacy of property management to Landlord Education/Real Estate Licensees and Broker Licensing education requirements.
- Increase Tenant Education including both literature and trainings available in multiple languages.
- More focused code enforcement on dilapidated properties within a specific geographic area.
- Explore increasing registration fees for properties on the Neglected Building Registry
 - Portion of fees may be refunded if repairs are made by new or existing owner
- Explore a Proactive Inspection Program
- Increase awareness of and encourage more reporting of code violations through code violation notices to tenants in the case of valid complaints
- Institute process whereby 3 valid complaints inside or outside a rental unit trigger inspection of an entire building and require landlord to attend Supplemental Property Management Training.

- Develop a Supplemental Property Management Training program led by Building and Safety, Lincoln Police Department, and the Commission on Human Rights
 - Training should include content on landlord responsibilities including fair housing, information that should be relayed to new tenants, and further explanation of landlord and tenant responsibilities.
- Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties
- Modify the LES sustainable energy fund to benefit more rental properties
- Expand the use of co-op housing to preserve existing housing choices
- Expand use of the “small TIF” program with preferences for affordable housing
- Create/expand rehabilitation programs and incentives tied to other strategies

b. Case Studies

Case studies were used to examine the four common types of properties that have potential to best address the issues of adequacy and affordability. As mentioned above, a one-size-fits-all approach won't be effective in addressing the nuances of the housing issue in Lincoln and South of Downtown. Multiple strategies need to be employed and some strategies work better in different instances of preserving affordability and improving adequacy of housing. The case studies encompassed the following topics that were discussed by the committee: Vacant Properties; Opportunities to Add Density; Code Enforcement; and Preservation of Existing Affordable Housing.

i. Vacant Properties

Vacant Properties: A solution to access and supply of affordable housing

Vacant properties are not new to cities, including Lincoln. Unfortunately, there are not streamlined standards to measure the scope of the issue in Lincoln. According to census figures, which measure “other vacant” units, it is defined as those neither on the market, held for future occupancy, nor used only seasonally. There is a need by the City of Lincoln to define vacant properties and to identify the extent of the problem of vacant properties.

Usually, most redevelopment plans and projects focus on addition—new housing, transportation, and public spaces and do not focus on vacant properties as a solution to addressing decency, access and supply of affordable housing. With vacant properties placing severe fiscal strain on cities, the properties that are in disrepair have the following effects: reducing property tax revenue while costing thousands of dollars for policing; repeated inspections; continual cleaning and upkeep; and in many cases, demolition. On the other hand, properties that are not in such extreme states of disrepair could provide opportunities for increasing affordable housing if there was a catalog of where these vacant properties were, how to get in contact with property owners, and efforts to explore the possibility of sale to a land bank, a community land trust, or other housing entities.

One challenge for Lincoln is that there is no consistent survey, method, or practice to measure the extent of the vacant property problem and its significance. Creating a way to track or measure vacant properties would be a valuable first step to identifying effective strategies to address the city's affordable housing needs.

Vacant Neglected Properties

Seen as eyesores, public safety hazards, and crime magnets, abandoned houses represent a real financial drain on both neighbors, sense of community, and Lincoln at large. Neighborhood fragmentation and community isolation—the sense no one cares, and things aren't getting better—are powerful side effects. Though harder to quantify, the community is impacted by vacant properties in their neighborhood.

True costs to cities have been examined in various studies, and it can be staggering. As an example, a [study of vacant property in Toledo](#) found that they cost the city \$3.8 million annually in direct cost, as well as \$2.7 million in lost tax revenues. But the impact they have on their surroundings was even more significant: \$98.7 million in lost property value, and an estimated \$2.68 million in lost property tax value due to the perceived decline in value from being near vacant buildings. This is just one example of costs to cities that, like Lincoln, continue to take on as a result of not addressing the issue.

Currently, the city has a neglected building ordinance which requires property owners to pay a fee to register their property as a neglected building and must submit a two-year improvement plan for the property. Liens can be placed on the property if non-compliant. However, there are not sufficient city resources and processes to ensure property is improved or that property is sold. Property then often gets bogged down in the court system. This current ordinance is limited in scope due to property identification through the complaint-only basis and does not apply to all vacant, dilapidated properties within the city. Furthermore, having a vacant, dilapidated property is not found to be unlawful by current code if it is "properly" secured and exterior code violations are corrected. The committee affirmed that criteria for vacant and nuisance properties must be defined and new thresholds, standards, and processes be established.

The South of Downtown Affordable Housing Subcommittee discussed a diverse set of solutions to addressing vacant properties. Possible solutions include:

TO BE APPROVED BY COMMITTEE

- Establish Community Land Trust for vacant lots and properties
- Explore a land bank

- Identify city sources of funding for acquisition, demolition, inspections and rehabilitation programs
- Develop a registry of vacant properties
 - Define criteria for registration
 - Create a system to measure/keep inventory
 - Define timelines/strategies for review of properties
 - Develop a plan of action for addressing properties
- Expand code enforcement services:
 - More focused code enforcement on dilapidated properties within a specific geographic area.
 - Strengthen the Neglected Building Ordinance (liens, fines, additional inspection triggers).
 - Identify funding for additional code inspectors
 - Notify mortgage holder and insurer to resolve or move to foreclosure or purchase and tie foreclosure and purchase to Community Land Trust and/or Bank.
- Allow flexibility of zoning/setbacks/easements for non-conforming property lots.
- Expand rehabilitation programs and tie incentives to other strategies.



vacant

vacant

Land

ii. Opportunities to add density

Another charge of the Subcommittee is to consider policies and actions that encourage a variety of housing choices including affordable and market rate housing for homeownership and rental opportunities. The Subcommittee members discussed acquiring large parcels – particularly surface parking lots – to grow the of affordable housing, market rate housing, and create use development. While parking lots serve a purpose in South of Downtown neighborhoods, they are also an opportunity for higher density use considering the lack buildable lots and property. Recognizing that neighborhoods need a range of housing options, the acquisition and redevelopment of parking lots provides opportunity. Many of these surface lots run along 11th 12th street. The downtown master plan envisions 11th as a “Greenway” corridor that connects to the Everett Neighborhood.



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Subcommittee members recognized that cost of acquisition presents a barrier to redeveloping surface parking lots. High land costs create a barrier to building affordable housing units. As a result, many strategies and actions focus on funding in addition to other aspects of the issue:

TO BE APPROVED BY COMMITTEE

- Establish a Community Land Trust to purchase surface parking lots.

- Use Low Income Housing Tax Credits (LIHTC) for development of affordable housing
- Use TIF for a combination of affordable and market rate housing as well as commercial uses.
- Require the development of affordable housing for the use of TIF.
- Explore establishing a Land Bank for property acquisition.
- Use a layered approach to financing developments including federal HOME funds, Federal Home Loan Bank AHP (Affordable Housing Program) funds, trust funds, CDBG, NIFA (Workforce Housing), and charitable sources.
- Pursue private investors to use Opportunity Zone tax credits.
- Use parking funds for a parking garage.
- Acquire parking lots for PUDs (Planned Unit Developments) that include mixed use redevelopment with affordable and market rate housing and commercial community needs such as groceries, daycare, social services, etc.
- Recruit necessary community needs like a grocery store and health clinic.

The Subcommittee also discussed increasing density in the existing neighborhood and puts forth the following recommendations:

TO BE APPROVED BY COMMITTEE

- Use PUDs to adjust setbacks to allow construction of affordable housing on non-buildable lots, allow mixed uses, and relax parking requirements.
- Remove barriers for co-op housing models
- Establish a Community Land Trust to purchase vacant properties and lots.

iii. Code Enforcement

The topic of enforcement is of special concern to the South of Downtown focus area, as the area contains the highest percentage of rental units in the city and is also the oldest, most historic housing stock in Lincoln. Substandard conditions are exacerbated by the area’s concentration of slip-in apartment buildings, constructed in the 1960s and 1970s. Many of these apartment buildings contribute to the high density of rental units in the area which are affordable but are substandard to dangerously unhealthy in health and safety qualities. The committee looked to expanding Lincoln’s code enforcement through a variety of options and strategies that addressed both tenant and landlord responsibilities, as well as the city’s obligation to enforce current codes for healthy living.

Current Codes

The City of Lincoln has an inspection program in the Building and Safety department. Currently, all rental buildings containing three or more units are required to be registered with the City of Lincoln and are subject to annual inspection of the exterior and common areas inside the building (hallways, etc.). Furthermore, rental properties are subject to both exterior and interior inspections when the property is sold or changes hands. Tenants have the ability to report a code violation in their building

through the Building and Safety department. Tenants can report violations by calling (402) 441-7521 or through the City's UPLNK mobile phone app. The City of Lincoln currently has a complaint-based system, in which the interior of units are not proactively inspected but instead relies on complaints to be made for code enforcement. While tenants do not necessarily have to make complaints themselves, the city requires a specific home/apartment address to be supplied in order to know which unit has to be inspected.

The committee discussed at length adding more capacity and triggers for inspection to the City's current processes. Adding more reasons for inspections of individual units and entire buildings would be done with the intention of targeting landlords and property owners who are not fulfilling their responsibilities. This would need to be done in conjunction with more capacity for Building and Safety to carry out inspections and enforce standards of housing.

Barriers to Reporting Code Violations

The current complaint-driven system is a barrier for tenants in many different aspects. One such aspect is the lack of tenant knowledge on what is acceptable and what is a code violation. While currently landlords are obligated to give their tenants a copy of "A Guide to Landlord & Tenant Responsibilities", prepared by the City's Building & Safety Department, Housing Code Office, some tenants and landlords are unaware of this obligation. Furthermore, the Guide is only available in English, making it inaccessible to non-English speakers. Likewise, the City's staff who take complaints via phone do not have language resources to interpret the tenant's complaint if they choose to call in, leaving the tenant to be responsible for an interpreter if they wish to file a complaint.

Making sure that tenants know their rights as well as their responsibilities was a popular topic of discussion. Many property owners and managers on the committee expressed a desire to be made aware of issues within units, but acknowledged that tenants do not always know how to approach them with problems. Reaching into diverse populations was also a component of increasing tenant education, as the committee acknowledged that reaching out to trusted spaces for different communities would be key to spreading tenants' rights knowledge to all residents of South of Downtown and the City of Lincoln. Such places include cultural centers, Community Learning Centers, and other community hubs and service providers.

Another barrier to code enforcement is the identification of the tenant in making a complaint. Because the City does not allow for a complaint to be filed for an entire building but instead asks that specific units be identified, this identifies the individuals living in the unit making the complaint. The landlord can then identify who made the complaint. Many tenants also do not know their rights in terms of anti-discrimination and anti-retaliation protections that the city and state already have in place. While such protections do exist for tenants, many are not aware or are not sure of the extent of those protections.

Making other tenants aware of code violations in their building was explored as a way to create a safer and more comfortable environment for tenants to report code violations. In community conversations, tenants had expressed not wanting to be singled out by their landlord, so the committee discussed making all other tenants aware and encouraged to report violations in their own unit, possibly prompting an entire building inspection if the complaints are deemed valid. Upon receiving a valid complaint, Building and Safety should leave a card at the door of other residents within the building to alert them that there was an issue in one of the apartments and that here is how to go on line or phone if there are issues within another apartment.

While not all property owners or landlords are actively neglecting their properties, many properties in the South of Downtown area do not receive proper attention and maintenance. Some property owners are not responsive or attentive to the condition of their properties because they do not live in the area or may not even live in the city or state. This contributes to the lack of attention or concern for the property or tenants' living conditions. Property managers are required to have such a license to manage properties they do not own. Continuing education is required of broker managers including passing an ethics course, with renewal of fair housing and ethics every two years. The committee discussed incorporating some landlord education on anti-discrimination and anti-retaliation emphases in these continuing education requirements. Landlord education was acknowledged as important for the committee because it would also benefit the property owner to maintain their investment.

Also discussed was a proactive inspection program to be adopted within Building and Safety's current inspection process. A proactive inspection model exists in South Sioux City, Nebraska, where properties are inspected on both interior and exterior on a regular basis. Currently, two valid complaints of the interior of two separate units are required to trigger a full building inspection. The proactive inspection model would take the onus off of the tenant to report, and remove the need to put themselves in a vulnerable position with their landlord, and would instead be an expectation of all rental properties. However, implementing this strategy would require more capacity for Building and Safety for administration, inspectors, and enforcement of building codes.

Lastly, the South of Downtown area boasts a largely diverse population, with high concentrations of New Americans and refugees due to the affordability of the units in the area. Given that the City's processes and materials for code enforcement are not translated into different languages, large demographics are not even able to access the information necessary to maintain a safe, healthy place to live. However, the City is limited in funding for services such as interpretation, translation, and even building inspectors to enforce codes in a timely and appropriate manner. Funding for additional support to address these barriers should be explored in future budget conversations.

TO BE APPROVED BY COMMITTEE

- Add content on adequacy of property management to Landlord Education/Real Estate Licensees and Broker Licensing education requirements.

- Expand code enforcement services.
- Create a Proactive Inspection Program.
- Increase Tenant Education.
- Code Violation Notices to Tenants.

iv. Preservation of existing affordable housing

The committee looked at the wealth of existing affordable housing units already in the neighborhood. Many of these apartments were built 50 to 90 years ago. Many of the rents in these buildings are affordable for households in the 30 - 80% of Area Median Income range the Subcommittee identified to address.

With the properties that were older and affordable but did not pose chronic code violations, the committee looked at strategies that would help preserve these housing units for the next 50 years.

One presentation to the committee suggested a PUD overlay would allow a more flexible zoning standard. The committee was shown pictures of Austin, Texas (Rainey Street) where older residential buildings on the edge of downtown had been converted into commercial spaces. This conversion allowed the properties to afford renovations to the remaining residential spaces. In some cases, kitchens and outdoor dining were used and the neighborhood's density and walkability made these very successful operations.

In a series of charrettes starting on March 12 the large Subcommittee broke into three sub groups. The small groups were tasked with addressing a number of issues, including the issue of zoning changes that would change residential spaces into commercial uses. Two of the three sub-groups rejected this plan principally because it ran counter to the committees charge of preserving or adding affordable housing.

Members of the executive committee attended a meeting with City Law and Building and Safety Departments to review the possible adoption of what was said to be a more flexible building code. Building and Safety is reviewing an adoption of a remodeling building code. The discussion in the larger Subcommittee about changes to the building codes allowing renovation of older buildings that did not directly impact health and safety issues generally were accepted as a positive step towards encouraging investment that would preserve older apartments.

In February, both the large group and the executive committee discussed the LES sustainable energy program that was designed to bend demand which causes LES to add additional generating capacity. LES, in their budget, had not found applicants for a million dollars of sustainable energy funds. The group and LES discussed possible modifications of this program to make better use of these funds for

their intended purpose and at the same time allow the funds to help preserve this large stock of affordable housing within the city. LES agreed to do an energy audit of several of the buildings within the Everett Neighborhood and report back their findings. The Subcommittee felt that alterations of some of the criteria that would allow expanded funding in a targeted manner would allow LES a means to determine if they could get a greater bang for their buck. The mission of preserving existing affordable housing would also be more successful.

TO BE APPROVED BY COMMITTEE

- Adopt the International Property Maintenance Code (building codes specific to rehabilitation) to increase investment in older properties.
- Create incentive programs for rehabilitation tied to preservation of affordable housing.
- Modify the LES sustainable energy fund.
- Expand the use of co-op housing to preserve existing buildings.
- Expanded use of the “small TIF” program with preferences for affordable housing.
- Restrict on street parking during certain hours to residents of the neighborhood.
- Address parking regulations and requirements that prevent affordable housing.

Add Conclusions and next steps?

- partnerships
 - creating new entities? existing groups (ENA?)
- champions: people to lead charge, also outside of city government
- costs
- what would be necessary to implement strategies?
- priorities?

Meeting 12

June 11, 2019

South of Downtown Affordable Housing Subcommittee
June 11, 2019
4:30 – 6:00 p.m.
South of Downtown CDO Office - 1247 S. 11th, Lincoln, NE

AGENDA

- | | |
|---|-------------------|
| 1. Welcome and introductions | Dan Marvin, Chair |
| 2. Identification of strategy champions | All |
| 3. Approval of final report | All |
| 4. Next steps | All |
| 5. Final comments | All |
| 6. Adjourn | |

South of Downtown Affordable Housing Subcommittee Meeting Notes

June 11, 2019

4:30 – 6:00 p.m.

South of Downtown CDO Office – 1247 S. 11th, Lincoln, NE

Attendees:

Misha Coleman, Neighborhood Representative

Chelsea Egenberger, Neighborhood Representative

Carl Eskridge, former Lincoln City Council

Lynn Fisher, Great Place Properties

Cassey Lottman, Neighborhood Representative

Dan Marvin, Chair

Penny McCord, Near South Neighborhood Association

Russ Meyer, Nebraska Home Sales

Steve Peregrine, Nebraska Housing Resource

Marti Lee representing Pat Anderson-Sifuentez, NeighborWorks Lincoln & Everett Neighborhood Association

Brent Williams, Excel Development Group

Wynn Hjermsstad, City Urban Development, staff to committee

Shawn Ryba, South of Downtown CDO, staff to committee

Isabel Salas, South of Downtown CDO, staff to committee

- 1. Welcome and introductions:** Dan Marvin, Chair, called the meeting to order, asked for introductions and reviewed today's agenda. He reminded the Subcommittee that last month strategies were voted on and additional strategies were added. The final report now includes the additional strategies.
- 2. Identification of strategy champions:** The Final Report's conclusions were written by Dan. He suggested that the larger Steering Committee work on identifying champions in conjunction with reports from the other Subcommittees. There was agreement that this is a good approach. Dan opened discussion by asking who else should be included in the implementation of strategies and what partnerships could be pursued. Comments included:
 - Success will include having a process in place to engage with more people and people are more informed. Bring in more City Departments for implementation including Building & Safety, Urban Development, LPD, and the Health Department.
 - The CDO and neighborhood associations are already working in this area and are invested. Continue to include them in the process and build on what they have done/are doing.
 - Also include the Planning Department and analyze zoning, setbacks and parking requirements to determine how they may be barriers to affordable housing and identify possible changes. Complications to co-op housing created by the prohibition of more than 3 unrelated people living in the same housing should also be reviewed.
 - Other interested stakeholders include REOMA, the Homebuilders Assoc., realtors, and more business interests.
 - From the financial aspect, the SDCDO Finance Subcommittee is not aware of various programs and how they work. Most don't have the knowledge of how these work, including the Federal

Home Loan Bank. Brent Williams commented that he has 20+ years of experience with various programs and offered to assist the Finance Subcommittee.

- Explore getting a grant writer to approach charitable foundations, especially for innovative projects and to raise funds for progressive housing models.
- The Board of Realtors has an Affordable Housing Committee. It was suggested Wynn make contact and establish a working relationship.
- NIFA should be included. They no longer allow 3 bedroom units for elderly which eliminates a room for a caregiver to live with an elderly couple.

Dan asked the group to weigh-in on the best approach/methodology for neighborhood outreach.

Responses included:

- It depends on the scope, some approaches should be directed to specific neighborhoods and others city-wide. If city-wide, NeighborWorks' Lincoln Neighborhoods United should be involved.
- Letter-writing campaigns have been effective in some neighborhoods.
- Connect with people beyond neighborhood associations by using fliers, signage, and other ways to get involved.
- Reach out to CLC's and SNACs. Some neighborhood associations have CLC representatives on their boards or regularly attend neighborhood meetings.
- Outreach can also occur at other community events where booths are available or there are opportunities to set up a table such as Streets Alive, Juneteenth, open houses, F Street, ice cream socials and concert events.

It was asked if the report can be shared at upcoming neighborhood events. Wynn stated that the report is a draft to be submitted to the Steering Committee. They will take recommendations from all the Subcommittees to include in the redevelopment plan. Support for the redevelopment plan will be needed when Urban Development submits it to Planning Commission and City Council. In the meantime, Dan suggested sending letters of support to the Steering Committee. Letters/e-mail can be sent to Wynn who will get them to the Steering Committee. It is ok to share the report with the understanding it is a draft that has not been formally approved or adopted by the City or the Steering Committee.

3. Approval of final report: There was agreement and consensus to approve the final report and forward it on to the Steering Committee.

4. Next steps

Look into funding options. Is there a champion with one of our legislators to engage federal funding sources? Earl at HUD Omaha? Midwest Housing Equity Group (MHEG) does lobbying at the state and federal levels; Renters Together has been working with the National Low Income Housing Coalition - a national lobbying organization; Matt Cavanaugh with the Housing Developers Association is also involved with the national Low Income Housing Coalition.

It was asked how Community Land Trusts and Land Banks differ in implementation. Land Banks require state legislation and was not approved by the legislature. This Subcommittee previously reached consensus and recommended that a CLT be established and land banks be explored.

5. Final Comments: Dan asked for input on how we define success in six months and at a year.

Should we reconvene and discuss what has been going on and what is in front of planning commission. Comments included:

- In six months we want to see the consultant's plan, how they have delineated strategies. Rehab must stay on the table – both rehab and new construction are needed.
- One individual supports a little less than half of the strategies and wants the industry to be more represented and engaged in what they will support from the plan. We should be able to pull those things out that the industry can agree on, work on those, minimize government regulations, work on aspects we can agree on with the industry including realtors, REOMA, and the Homebuilders Association.
- Need baby steps; city-wide efforts are needed with other groups involved outside of the SDCDO; push for more rehab dollars; within a year there will hopefully be a team working with Building and Safety and the Planning Department.
- Steering Committee adopts an action plan within six months; in 12 months come up with an implementation plan, including measurable action steps to track progress or the lack of; it could take 10-15 years but we need to start within the next few months.
- The opportunity to find common ground with the industry is appreciated. It was suggested that Lynn Fisher is welcome to talk to Renters Together regarding regulations on setbacks, aesthetics, parking, etc. and how they inhibit affordable housing. Within the next six months, the vacant seat at the Planning Commission should be filled by someone who has affordable housing as a focus.
- The final plan should be approved by the Steering Committee in three to six months then this group reconvenes to review the final plan, review changes, determine to support or not, and make sure something actually happens. Take information back to our organizations to keep moving forward.
- Wants to see a comprehensive approach, not just for South of Downtown but city-wide regarding housing affordability and affordable housing; it is crucial and important for everyone to sit around the table, including industry, to find common ground and establish different strategies for housing affordability and affordable housing. Development of an action-oriented measurable plan for South of Downtown and also for city of Lincoln is a measure of success. This has been a good process that should continue and expand.
- The comments about finding common ground and working with the industry are appreciated. It is not all or nothing. We must find ways we can work together as a community. Agree it is important to understand the business perspective, find ways that business can be involved and help with issues. Inaction will result in the core of the city deteriorating.
- Agree with what others have said and that we need to reconvene. This plan is a good test for broader city efforts.
- Come back together in the short term – six to eight months to hear initial feedback of our final report and what steps have happened. Hope for strong ramping up of dealing with vacant properties. In five to ten years, Lincoln can address both housing affordability and affordable housing.
- Would like to see the education piece in place for both tenants and landlords and especially individuals who do not speak English. This group needs to meet regularly, waiting six months is too long. We need to ensure there is accountability and it will be a group effort to make sure work happens. Efforts at the City and with code enforcement are major players that should happen in the next 6-12 months.

6. **Adjourn:** Prior to adjourning, Dan thanked everyone again for participating on the Subcommittee and the great work effort. We will meet again to provide accountability sometime in the near future.