

MAYOR'S NEIGHBORHOOD ROUNDTABLE

Monday, September 9, 2024, 5:30 p.m.

Meeting Summary

- **Welcome and Introductions**

- Kyle M. (Bethany), Traci Corr (40th and A St/College View), Mary S. (Witherbee), Fred F. (Witherbee), Nick H. (Havelock), Issac (Irvingdale), Dick P (Country Club), Mo N.(Irvingdale), Kay W. (Meadowlane), Pat S. (Hartley), Karen D. (Eastridge) Julie H. (Witherbee), Gloria E. (Clinton), Rosina P. (Indian Village), Jon C. (Mayors Office), Kim M. (Mayor's Office), Ann O. (Mayor's Office), Andrew T. (Planning), Stephanie R. (Urban Development)

- **Mayor Gaylor Baird Comments (as relayed by Jon Carlson)**

- LPD Co-Responder Program press conference happened on Sept 10. Program works to send out a mental health professional in situations where a police officer is not necessary
- Lincoln on the Move Project Highlights: 11th Street, Highlands, 14th Street
- South Street Temple (20th and South St) celebrating their Centennial and Mayor will be at their ceremony on Friday the 13th
- Latino Festival in Antelope Park on Saturday organized by El Centro

- **Zoning Text Amendment: Expanding Access to Local Produce** – Andrew Thierolf, Planning Department

- See attached handout and PPT for more details.
- Local Food System Master plan was adopted in July 2023 and since then there has been an effort to implement the goals of the plan—Increase access to healthy and fresh food, invest in thriving local food and farm system, promote practice that protect the environment, and reduce food waste. Supported by monthly meetings of the stakeholder group.
- The purpose of the text amendment is to make it easier for residents to grow and sell local produce within their neighborhood, increasing access to local food. This is supported by Local Food Policy (#22) in the Comprehensive Plan, also in the Climate Action Plan and Local Food Master Plan.
- Agriculture is permitted use in most of Lincoln's commercial districts (since 2016); in residential home gardening is allowed accessory to a residential use and is grown from personal consumption, but there are some limited home-based commercial activities under a home occupation with restrictions like no outside employees and doesn't allow urban gardening.
- Urban Garden is a primary use in residential districts, but only as a community garden, an individual couldn't operate an urban garden. Proposed text amendment would change this to allow an individual to operate an urban garden in a residential district. Conditions include: total building area for 150 sq for sheds and 500 sq ft for greenhouses, composting only waste generated on site, no chemical, mechanical, electrical equipment may be used which will disturb neighbors, no keeping animals (to avoid unsupervised animals), signage not to exceed 2 sf, Health Department approval is required (in regulations today).

- On-site sales allowed if it was grown on site (whole vegetables only), only 8 days per month and 30 days per year, sales infrastructure up only during sales (like a sales building)
 - If meet ups arranged from online sales they should follow the 8 days per month/30 days per year rule
- Change to Home Occupations to clarify garden areas don't need screening, garden areas don't need to be 20% or less of floor area of dwelling, and health department approval needed if it's a commercial use
 - Discussion around selling online like Facebook Marketplace, this is technically not allowed today, but these changes would make it allowable to grow food and sell from your home; still need cottage food permit from Health Department
- Goal of amendment to make it easier for individuals to own and operate an urban garden in residential areas without a house on the lot and makes it an allowed home occupation use. Doesn't impact home gardening for personal use, selling food on site grown elsewhere, or change rules for animals/livestock.
- Wouldn't address how to add a new farmers market in a residential district; would need more research on farmers market rules
- How many acres of vacant lots would be used for this? Situations would vary, whether buying lots or leasing vacant land that's waiting for development. Likely not a lot of situations where this will happen often, but more likely to happen on non-buildable lots that are in the flood plain, are too small, or a utility line goes overhead
- Food Policy Council started with Sara Hartzell to identify non-conforming lots to cheaply clean up and get water source with mapping around 2008/2010 by Kurt Elder; this map is up to date and still being used
- How to handle properties if weeds become an issue; today home gardeners don't need to screen so that wouldn't change with this ordinance; language suggested to ensure gardens are maintained and not left to get overgrown when gardeners fall off; may need further conversation with Health Department on enforcement
- Timeline: share with neighborhoods September/October, Planning Commission and City Council approvals end of year

• **Heat Pump Incentive Program** – Kim Morrow, Chief Sustainability Officer

- See attached PPT for more detailed information
- The Round 1 Heat Pump program ended, and the Round 2 program starts October 1st and will go through the next two years.
- Round 1: Allocated 96%, just a little over \$19,000 left
 - Majority of the program was replacing old heat pumps
 - 296 heat pumps installed with big uptake from what LES normally installs
- Cost and carbon savings greatest if you have electric heat and air conditioner currently and replace with a heat pump (about \$588 annually)
- Good feedback from customers
- Round 2 have \$625,000 in city budget for the 2 year program
 - Altered program to offer tiered incentives to encourage residents replace systems that have a better carbon impact
 - Low to moderate incentive remains the same at \$3,000

- Can get up to \$2,000 in federal tax credits in addition to the city incentive; in 2025 changing to a point-of-sale discount (was a tax return deduction)
- Mini-split heat pumps are covered and can be a replacement for homes that have window units currently (avoids need to add duct work)
- Black Hills Energy has incentives for high efficiency boilers
- Heat pump technology has come a long way and is much better than before and works in extreme low temperatures (backup system is still needed)
- More information will be added to the project website soon:
<https://www.lincoln.ne.gov/City/Projects-Programs-Initiatives/Resilient-Lincoln/Heat-Pump-Incentives>

- **Announcements**

- September 28 at 10 am set for Lincoln Neighborhood Alliance to meet and share resources at Bennett Martin Library 4th Floor Auditorium (working with NeighborWorks to get resource sheets for the meeting)
- September 19th Townhall Meeting for Northeast being led by ECCO at Wesleyan at Ohlin Building 6-7:30 pm
- College View Neighborhood event on September 29th 11 am to 2 pm at the Seventh Day Adventist Church Lot (48th and Prescott)
- Indian Village Storm Celler swing dance 8-9:30 pm
- Lincoln Teammates could come to neighborhood meetings if non-profit attendance needed
- Indian Village Walk Audit completed and plan to debrief soon; interest in learning how a neighborhood led version is received by city departments and city council

- **Next Meeting (Oct. 14) / Agenda Ideas**

- Watershed to talk about the Stormwater Bond

- **Adjourned at 6:37 pm**

EXPANDING ACCESS TO LOCAL PRODUCE

PROPOSED ZONING TEXT AMENDMENT

PURPOSE

This proposal would make it easier for residents to grow and purchase local produce within their neighborhood, increasing access to healthy food.

The Local Food Policy of the Comprehensive Plan (Policy 22) includes the following action step:

Allow commercial agriculture, including points of sale for foods grown on-site, in all zoning districts at appropriate locations and with appropriate standards.

Expanding access to local food is also a Key Initiative in the Climate Action Plan and aligns with the Local Food System Plan.

LOCAL PRODUCE IN LINCOLN TODAY

In commercial zoning districts:

- Agriculture is a permitted use in most of Lincoln's commercial districts.

In residential zoning districts:

- Home gardening for personal consumption is allowed as accessory to a residential use.
- "Urban Garden" is permitted as a primary use. Urban Garden is defined as a community garden cultivated by multiple people. An individual could not have an Urban Garden as a primary use on a residential lot.
- Urban Gardens in residential districts are not allowed to have on-site sales for the produce that they grow.
- Limited home-based commercial activities are allowed as a "home occupation." Examples of home occupations include small-scale food preparation, instructional classes, and handcrafts. Home occupation rules make it difficult to do urban gardening as a home occupation.



LINCOLN
Planning Department

For more Information:

Andrew Thierolf, AICP
Lincoln-Lancaster County
Planning Department
402-441-6371 or
athierolf@lincoln.ne.gov

PROPOSAL - URBAN GARDENS

An individual may own and operate an Urban Garden as a primary use in a residential district.

Urban Garden conditions:

- Total building area is limited to 150 sq ft for sheds and 500 sq ft for greenhouses.
- Composting may only include waste generated on-site.
- No chemical, mechanical, or electrical equipment may be used which will disturb neighbors.
- No keeping of animals.
- Signage may not exceed two square feet.
- Health Department approval is required.

On-site sales are allowed at Urban Gardens under the following conditions:

- Produce must be unprocessed and grown on-site.
- Sales limited to eight days per calendar month and 30 days per calendar year. Sales infrastructure such as a sales table or display area may only be present when sales are occurring.

PROPOSAL - HOME OCCUPATIONS

Update text to clarify that urban gardening is allowed as a home occupation.

Updated conditions:

- Clarify that garden areas do not require screening.
- Clarify that garden areas do not need to be limited to 20 percent of the dwelling floor area.
- Health Department approval needed for garden areas used for commercial produce.

This proposal WILL:

- Make it possible for individuals to own and operate an Urban Garden as a primary use in a residential district.
- Make it possible for produce grown in Urban Gardens to be sold on-site in residential districts, with restrictions.
- Clarify that sales of produce grown on-site and accessory to a house is allowed as a home occupation.

This proposal WILL NOT:

- Impact home gardeners who grow for personal consumption.
- Allow produce grown elsewhere to be sold in residential districts.
- Change rules regarding the raising of livestock.

Expanding Access to Local Produce

Zoning Text Amendment

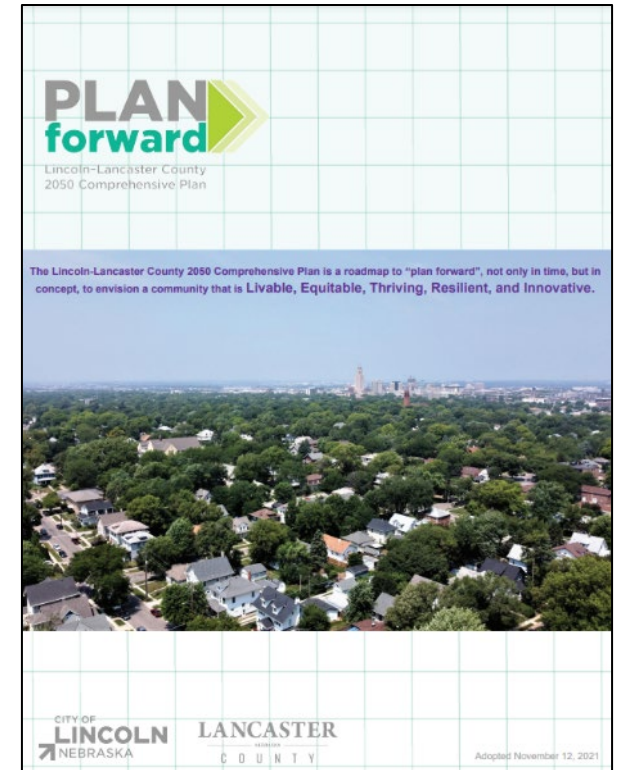


LINCOLN
Planning Department

Purpose

- Make it easier for residents to grow and sell local produce within their neighborhood, increasing access to local food
- Local Food Policy (Policy 22) in the Lincoln-Lancaster County Comprehensive Plan

Allow commercial agriculture, including points of sale for foods grown on-site, in all zoning districts at appropriate locations and with appropriate standards.



Purpose

- Expanding access to local food is also a Key Initiative in the Climate Action Plan and aligns with the Local Food System Plan



Zoning for Local Produce in Lincoln Today

- “Agriculture” is a permitted use in most of Lincoln’s commercial districts.

Agriculture shall mean the use of land for the purpose of raising and harvesting crops; or for the raising, breeding, or management of livestock, poultry, fish, or honeybees; or for dairying, truck gardening, forestry, nurseries, or orchards; for the non-commercial on-farm storage or processing of agricultural products; or for any other similar agricultural, horticultural, silvacultural, or aquacultural use.



Zoning for Local Produce in Lincoln Today

- In residential districts:
 - Home gardening is allowed as accessory to a primary residential use
 - Grown for personal consumption, but an incidental amount of home-grown produce could be sold from the home



Zoning for Local Produce in Lincoln Today

- In residential districts:
 - Limited home-based commercial activities are allowed in a residential district – called a “home occupation”
 - Home occupations allow for residents to sell items they produce in the home, with conditions
 - Home occupation rules make it difficult to do gardening as a home occupation – would require screening of gardens and limit land area that could be used as a garden



Zoning for Local Produce in Lincoln Today

- In residential districts:
 - “Urban Garden” is permitted as a primary use
Urban garden shall mean a plot of ground where plants are cultivated by multiple people; including accessory items for cultivation, including but not limited to sheds, trellises, fences and utilities, but excluding greenhouses.
 - An individual could not have an Urban Garden as a primary use on a residential lot
 - Urban Gardens in residential districts are not allowed to have on-site sales for the produce that they grow



Proposal – Urban Gardens

- An individual may own and operate an Urban Garden as a primary use in a residential district
- Gardening Conditions
 - **Total building area limited to 150 sq ft for sheds and 500 sq ft for greenhouses**
 - **Composting may only include waste generated on site**
 - **No chemical, mechanical, or electrical equipment may be used which will disturb neighbors**
 - **No keeping of animals**
 - **Signage may not exceed two square feet**
 - **Health Department approval is required**



Proposal – Urban Gardens

- On-site sales are allowed under the following conditions
 - Produce must be unprocessed and grown on-site
 - Sales limited to eight days per calendar month and 30 days per calendar year
 - Sales infrastructure can only be present on days when sales are occurring



Proposal – Home Occupations

- Clarification that garden areas do not require screening
- Clarification that garden areas do not need to be limited to 20 percent of the dwelling floor area
- Health Department approval needed for any garden areas used for commercial produce



Summary

- This proposal WILL:
 - Make it possible for individuals to own and operate an Urban Garden as a primary use in a residential district
 - Make it possible for produce grown in Urban Gardens to be sold on-site in residential districts, with restrictions
 - Clarify that sale of produce grown on-site and accessory to a house is allowed as a “home occupation”
- This proposal WILL NOT:
 - Impact home gardeners who grow for personal consumption
 - Allow produce grown elsewhere to be sold in residential districts
 - Change rules regarding the raising of livestock



Tim e lin e

- Share proposal with neighborhood organizations in September & October
- Planning Commission and City Council by end of year



Questions?





LINCOLN

Heat Pump Incentive Program

Lincoln Heating and Air Conditioning Association
September 12, 2024

Agenda

- 1. About the Heat Pump Incentive Program**
- 2. Program Results**
- 3. Customer Feedback**
- 4. Lessons Learned**
- 5. Round Two of the Program**



LINCOLN

About the Heat Pump Incentive Program



Why are Heat Pumps a Great Choice for Lincoln?

- Heat pump technology has improved significantly and works very well in our climate.
- Electric heat pumps are more energy efficient than other heating and cooling systems and keep homes comfortable year-round.
- They also reduce a household's greenhouse gas emissions.



Different Types of Systems

Houses in Nebraska can have the following system types to heat and cool their homes:

- Air Conditioner/Electric Furnace
- Air Conditioner/Gas Furnace
- Heat Pump/Electric Furnace
- Heat Pump/Gas Furnace

*A heat pump provides both heating and cooling, but in winter months, a furnace will turn on as needed in colder temperatures to provide backup heat.

**It is estimated that only 16% of homes in the United States utilize heat pumps.



Heat Pump Incentive Program

Starting January 1, 2024, Lincoln residents were eligible for a \$1,000 City of Lincoln-funded incentive toward the purchase of an air source heat pump.

- Residents could qualify for a \$3,000 City of Lincoln-funded incentive if their income was equivalent to or below 80% of the Lincoln Median Income.
- **Either City incentive could be combined with an \$800 incentive from LES' Sustainable Energy Program.**
- Funds were available on a first-come, first-served basis until August 31, 2024, or until funds were expended.



City Incentive Type	Incentive per Air Source Heat Pump	Total Funds (Available on 1-1-24)	Funds Allocated (as of 9-6-24)	Funds Remaining (as of 9-6-24)
General Population	\$1,000	\$274,000	\$274,000	\$0
Low-to-Moderate Income	\$3,000	\$183,000	\$163,916	\$19,084
	Total	\$457,000	\$437,916	\$19,084

*96% of funds were allocated as of 9-6-24.



Who/What Qualified?

Who was eligible?

- Homeowners or residential property owners in the City of Lincoln (single-family residences only).

What was eligible?

- Purchase and Installation of air source heat pumps.
- Heat pumps must have replaced an existing heat pump or air conditioner that was at least five years old.
- Heat pumps must have had a minimum SEER2 (Seasonal Energy Efficiency Rating) of 15.2 and a minimum EER2 (Energy Efficiency Ratio) of 12.

What was not eligible?

- Any home outside of Lincoln city limits.
- Commercial property owners, including multi-family housing.
- Ground source heat pumps.
- New residential construction.



How Did Residents Apply?

- LES trade allies applied for the incentives on behalf of their customers through LES' SEP Portal.
 - Residents interested in the low-to-moderate income incentives submitted applications to Urban Development.
- Contractors provided credits on their invoices for each incentive.

▼ Air Source Heat Pump

Select the new system type

Air Source Heat Pump 12.0 EER2 15.2 SEER2 1.0 \$800

Air Source Heat Pump 12.0 EER2 15.2 SEER2 with City of Lincoln Incentive 1.0 \$1800

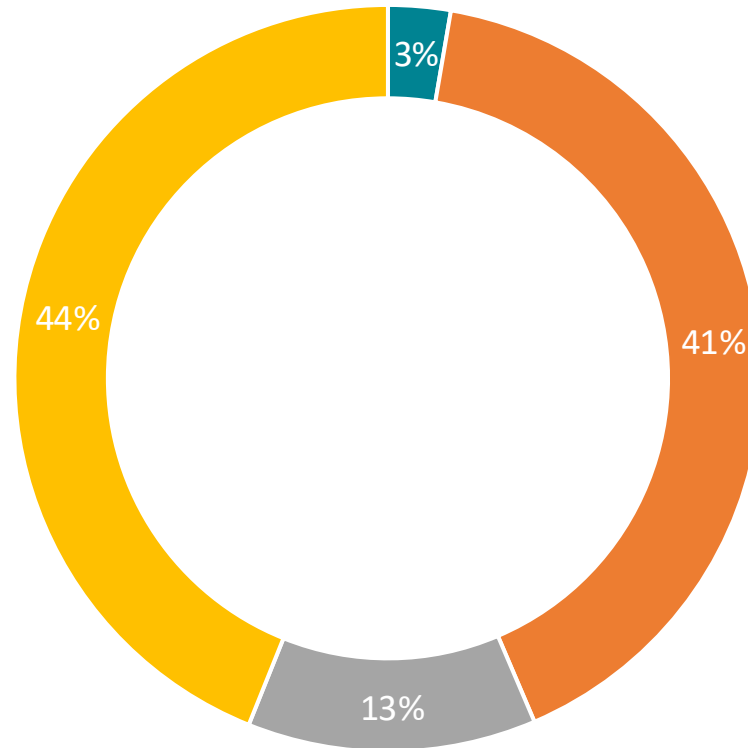
Description Of Service	Quantity	Unit Price	Extended Price	Tax
REPLACE HEAT PUMP AND FURNACE PER QUOTE	1	\$21,554.00	\$21,554.00	
TRANE FURNACE TUHMC100ACV4VB	1	\$0.00	\$0.00	
TRANE HEAT PUMP 4TTV8X48A1000A	1	\$0.00	\$0.00	
LINCOLN CITY REBATE	-1	\$1,000.00	-\$1,000.00	
LES REBATE	-1	\$800.00	-\$800.00	
TRANE INDOOR COIL 4PXCCU60BS3HAB	1	\$0.00	\$0.00	



Program Results



Heat Pump Installs (City Incentivized) Per Existing System Type



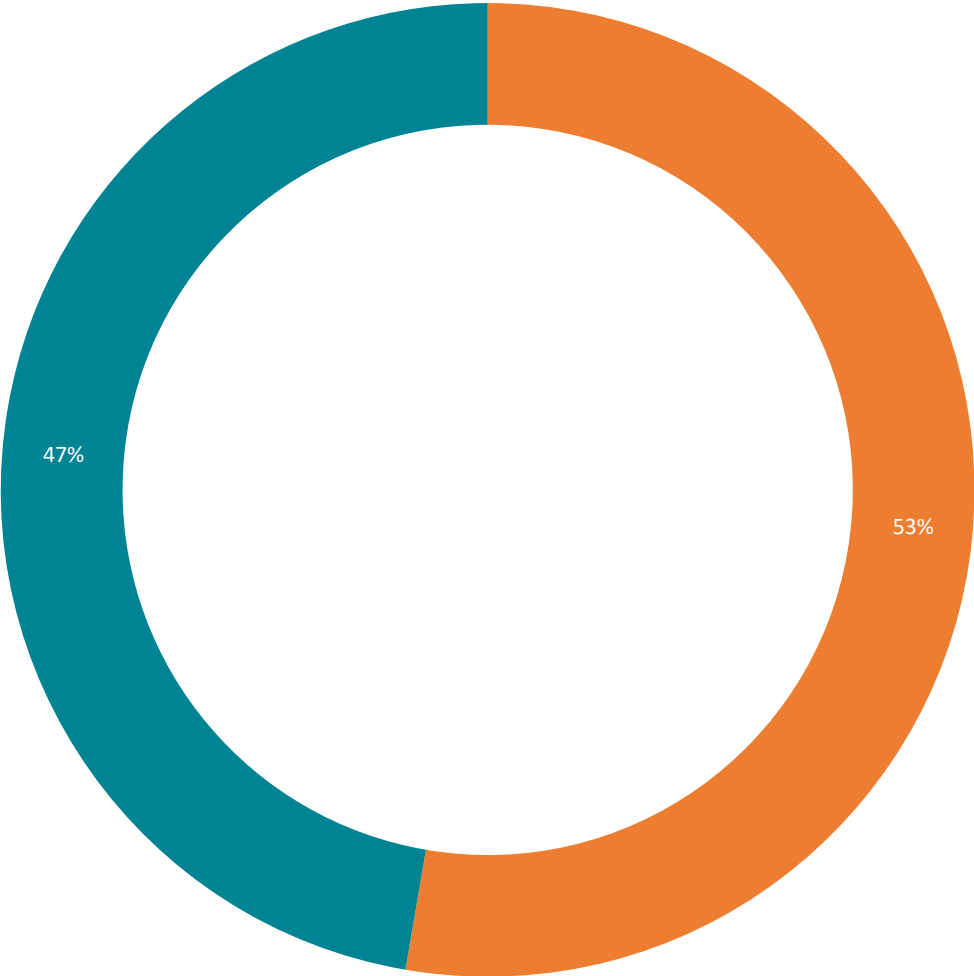
16% of City incentivized heat pumps installs were heat pumps replacing air conditioners.

- Electric heat and air conditioner
- Gas furnace and air conditioner

- Electric heat and air source heat pump
- Gas furnace and air source heat pump



Heat Pump Installs (City Incentivized) Per New System Type



■ Electric heat and air source heat pump ■ Gas furnace and air source heat pump



LINCOLN

Program Results

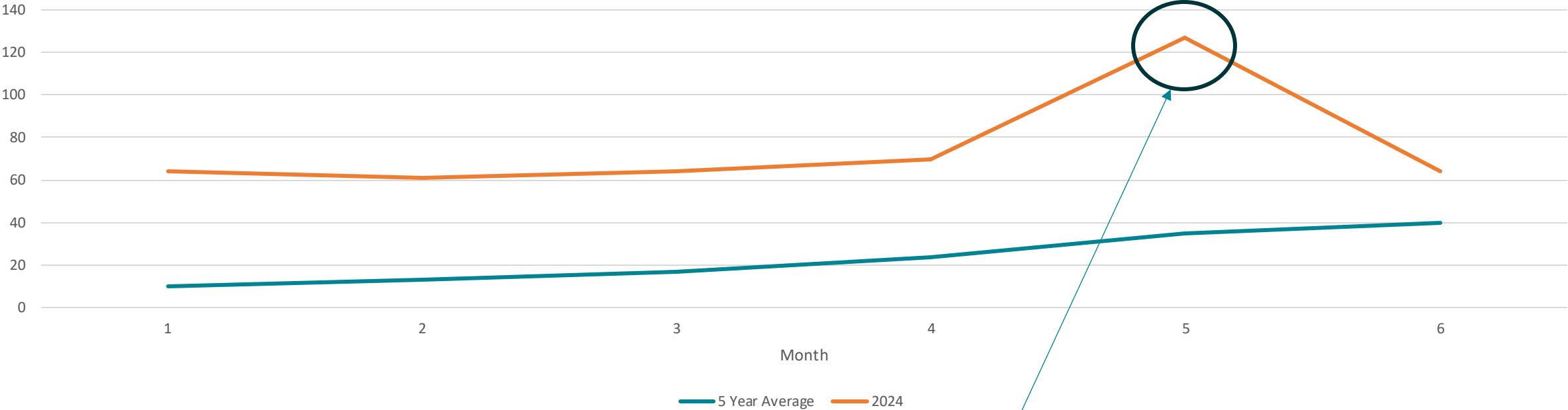
City Incentive Type	Heat Pumps Installed
General Population	274
Low-to-Moderate Income	22
TOTAL	296

As of 07-22-24



LES saw a 225% increase in residential heat pump installs incentivized from January to June.

Residential Air Source Heat Pump Approvals Per Month (LES)



**General Population City Funds were fully allocated on 5/21/24.*



Energy Savings Per System Replacements

Existing System Type	New System Type	Average Per Heat Pump KWH Heating Savings
Electric heat and air conditioner	Electric heat and air source heat pump	*7647
Gas furnace and air source heat pump	Electric heat and air source heat pump	1651
Electric heat and air source heat pump	Electric heat and air source heat pump	**900
Gas furnace and air conditioner	Electric heat and air source heat pump	706
Gas furnace and air source heat pump	Gas furnace and air source heat pump	**383
Gas furnace and air conditioner	Gas furnace and air source heat pump	359

Air conditioners and heat pumps with the same SEER2/EER2 rating yield the same cooling savings. However, heat pumps can result in significant heating savings.

***Heat pumps replacing air conditioners yield the greatest heating savings when there is an electric furnace.**

****Most common types of conversions incentivized by City funds are in orange.**



Total Energy Savings

	Cooling Savings (KWH)	Heating Savings (KWH)	Total Savings (KWH)
KWH Savings for 296 Heat Pumps	129,141	241,547	370,688
Average KWH Savings Per Heat Pump	436	816	1,252

370,688 KWH savings is equivalent to the total annual usage for 34 houses.









Annual Heating and Cooling Costs Per System Type

System Type (SEP Qualifying)	Total Annual Cost (Estimated)
Air conditioner with electric furnace	\$1,089
Air conditioner with 90% efficient gas furnace	\$614
Air source heat pump with 90% gas furnace	\$514
Air source heat pump with electric furnace	\$471



Cost and Carbon Savings by System Type

If a customer replaces:	With:	Annual Savings ⁴	Net Incremental Cost	Net Cost of Conversion	Carbon Savings (lbs)
AC¹/Electric 	ASHP²/Electric 	\$588	\$0-\$1,950	Not Applicable	10,829
AC¹/Gas 	ASHP²/Electric 	\$144	\$0-\$1,950	\$2,000-\$3,200	1,181
AC¹/Gas 	ASHP²/Gas³ 	\$104	\$0-\$1,950	Not Applicable	874



Carbon Savings from Program Year One

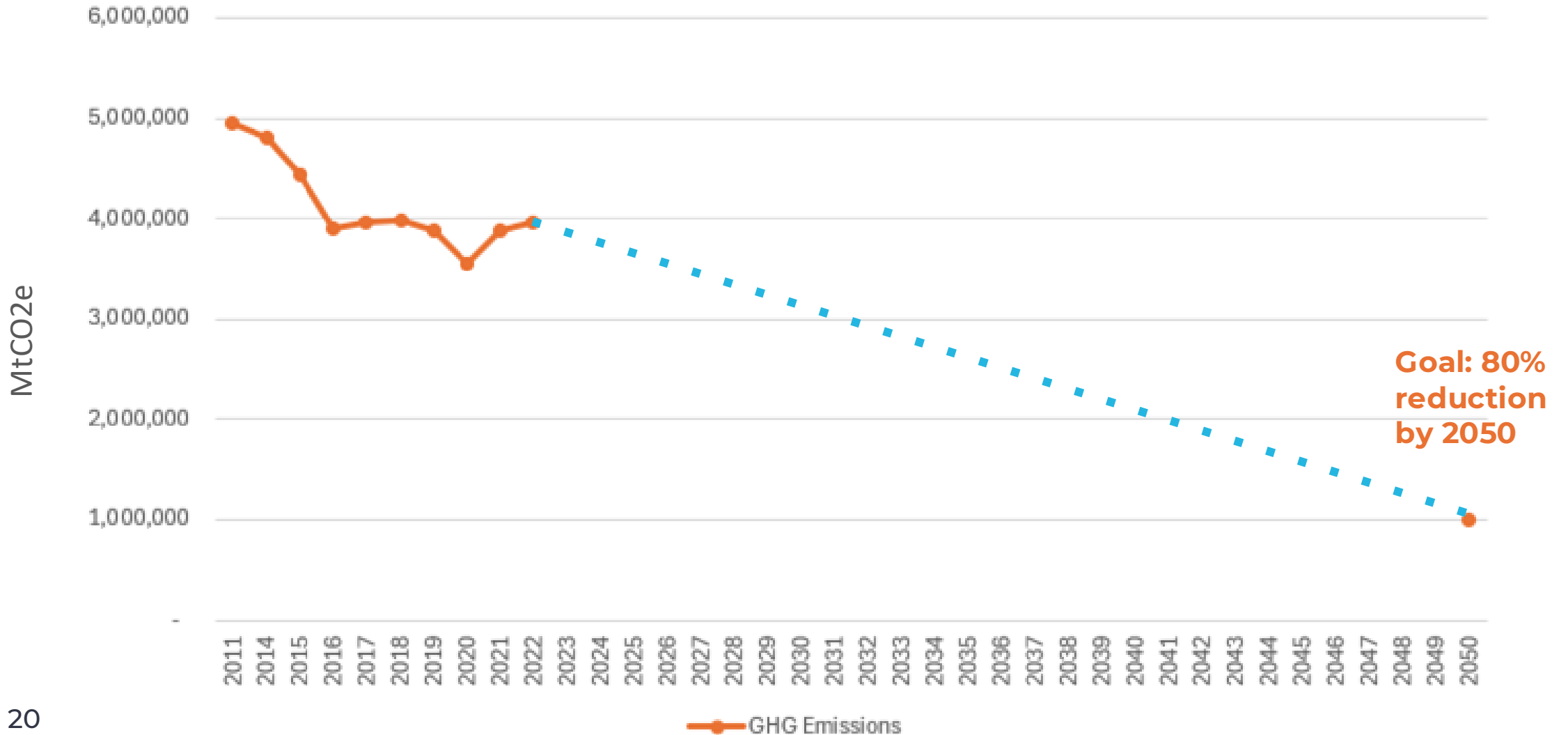
225 metric tons of CO₂e reduced annually



This is equivalent to 576,389 miles driven by an average gasoline-powered passenger vehicle.



Lincoln's Greenhouse Gas Emissions



Customer Feedback

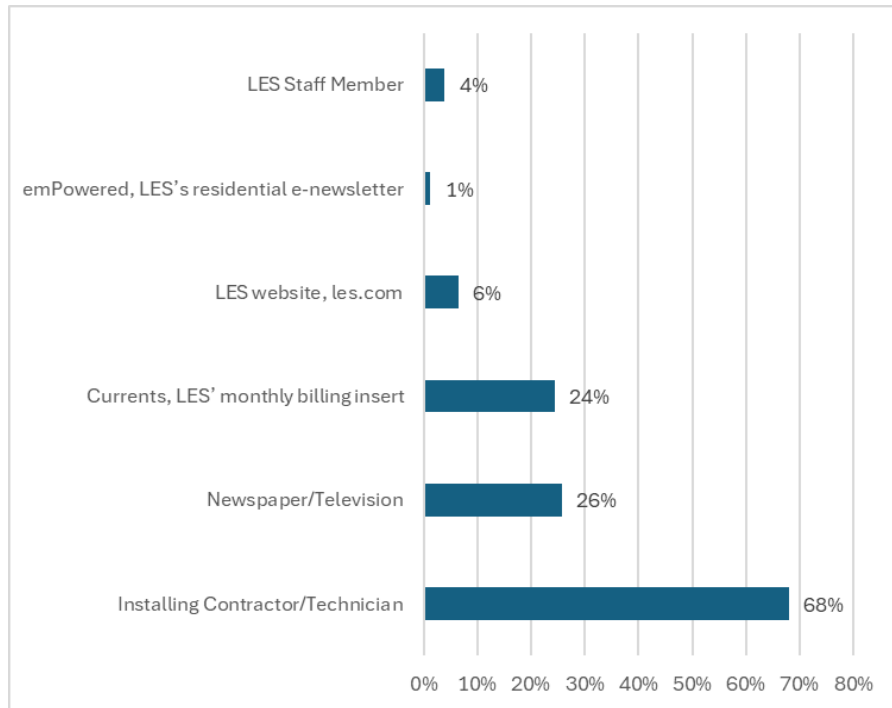


LINCOLN

Customer feedback: How did you learn about the heat pump incentives?

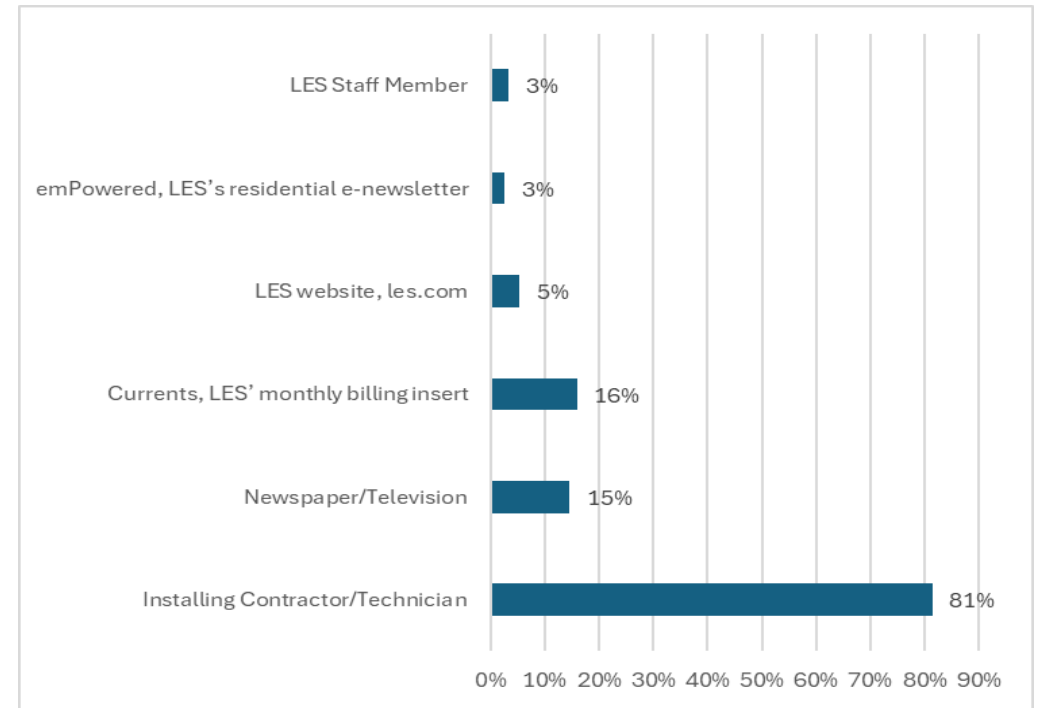
City + LES

(Reflective of LES Survey Responses that indicated they received the City Incentive)



Answered: 78 Skipped: 4

LES (All)



Answered: 151 Skipped: 6

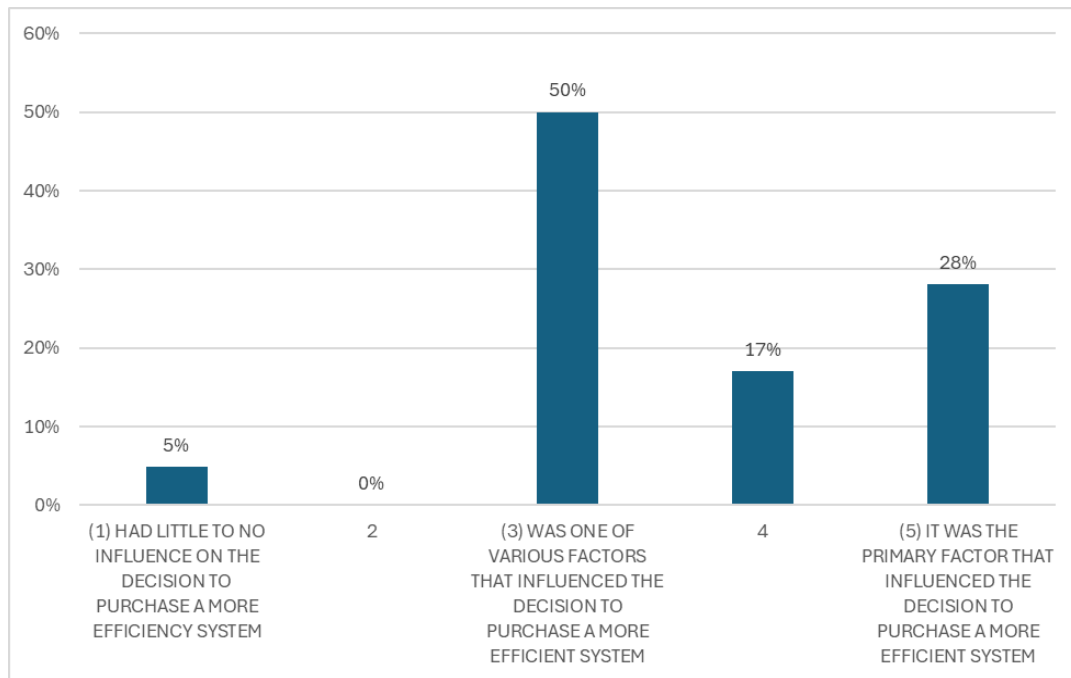


LINCOLN

Customer feedback: How much influence did the incentive(s) have on your decision to purchase a higher efficiency heat pump?

City + LES

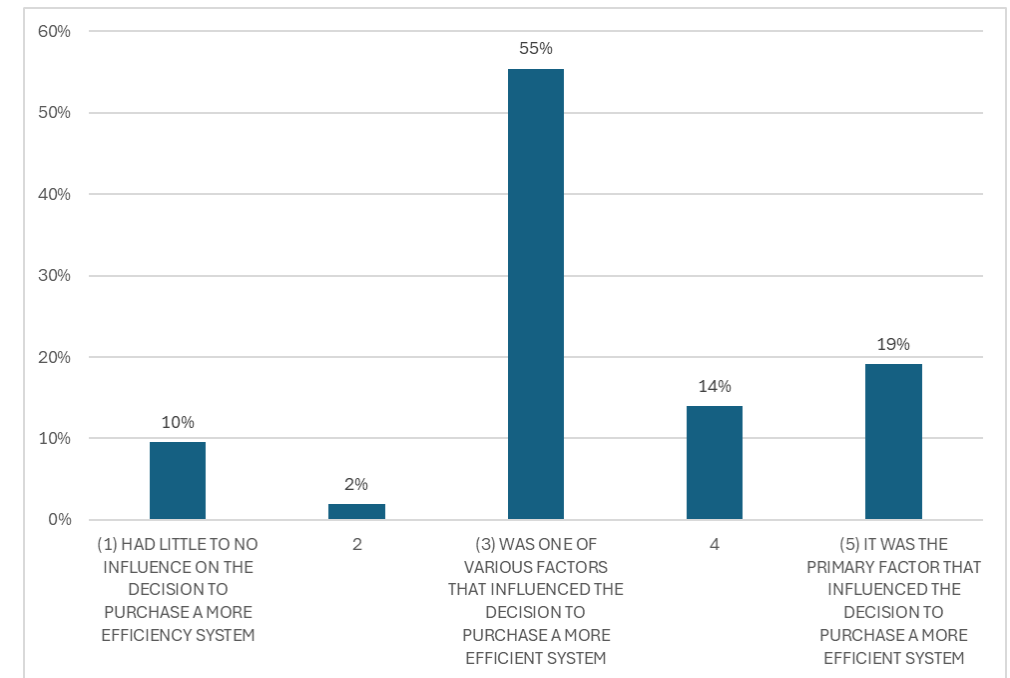
(Reflective of LES Survey Responses that indicated they received the City Incentive)



Answered: 82, Weighted Average= **3.63**

*The higher weighted average of 3.63 indicates that the incentive(s) were more impactful when residents qualified for both the LES incentive and City incentive.

LES (All)



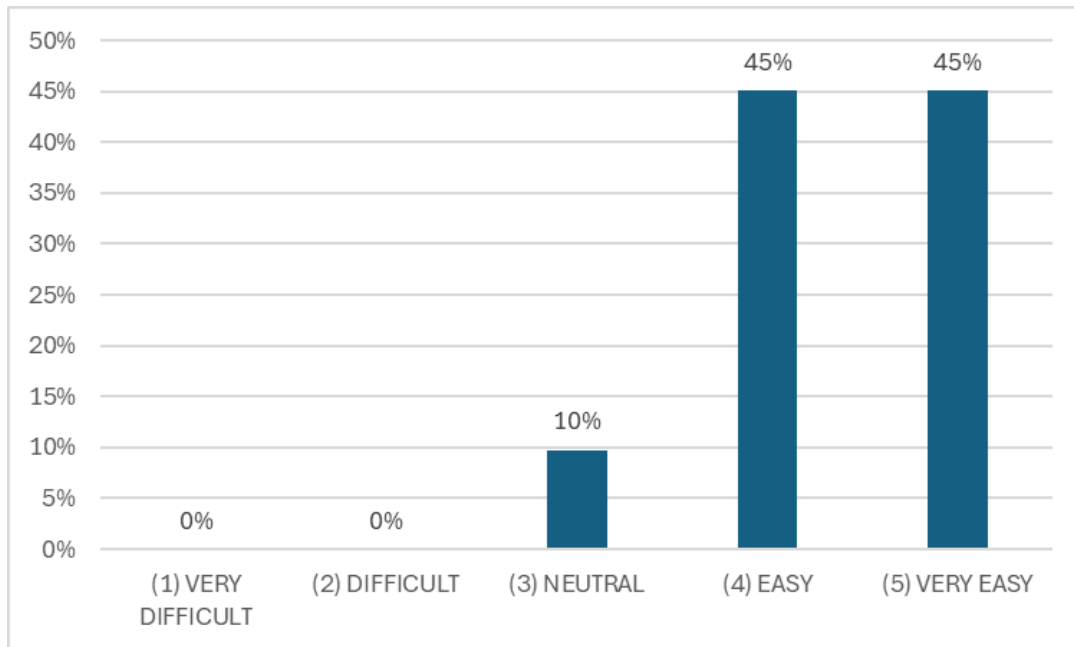
Answered: 157, Weighted Average= **3.31**



Customer feedback: How easy was it to learn and access the incentives?

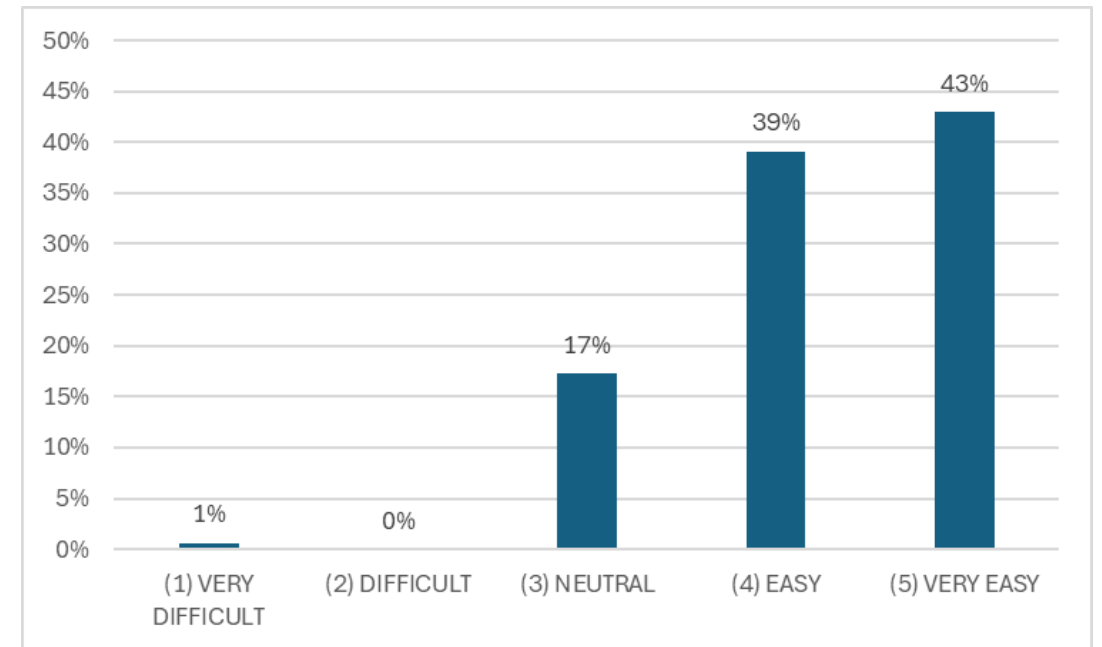
City + LES

(Reflective of LES Survey Responses that indicated they received the City Incentive)



Answered: 82, Weighted Average= **4.35**

LES (All)



Answered: 156, Weighted Average= **4.24**



Customer feedback: Additional comments

Because of being low income, I qualified for the \$3000 rebate from the City. Very appreciative of both incentives.

Thank you for this very important incentive program!

We're very grateful for this program!

I was eligible for the incentive thru the Urban Development Department which was the primary factor in my decision.

The contractor we had install the equipment was helpful in helping us obtain these incentives.



Lessons Learned



General Population Program

What did we learn?

- Contractors applying on behalf of customers works well
- Online portal was easy for contractors to use
- A majority of incentives were used to replace existing heat pumps
- Opportunity to focus in on residents who stand to benefit the most



Low- and Moderate-Income Program

What did we learn?

- Easy for City staff to work with HVAC contractors
- Contractors were good educators for residents
- Directory of HVAC contractors on LES website was helpful for residents
- Promotion of the program, word of mouth
- Program tracking between City + LES went well
- Heat pumps are still very expensive for LMI residents
- Urban Development loan program funds paired with incentive were crucial; but these loan funds are limited
- Opportunity to get the word out further with LMI residents



Round Two of the Program



LINCOLN

Funds Available

\$500,000 designated in initial budget

Funding Breakdown	
60% to General Population	\$300,000
40% to LMI Residents	\$200,000
Additional LMI Program Funds	\$125,000
Total	\$625,000



Timeline

Begins October 1, 2024 and continues until funds or expended or until August 31, 2026.

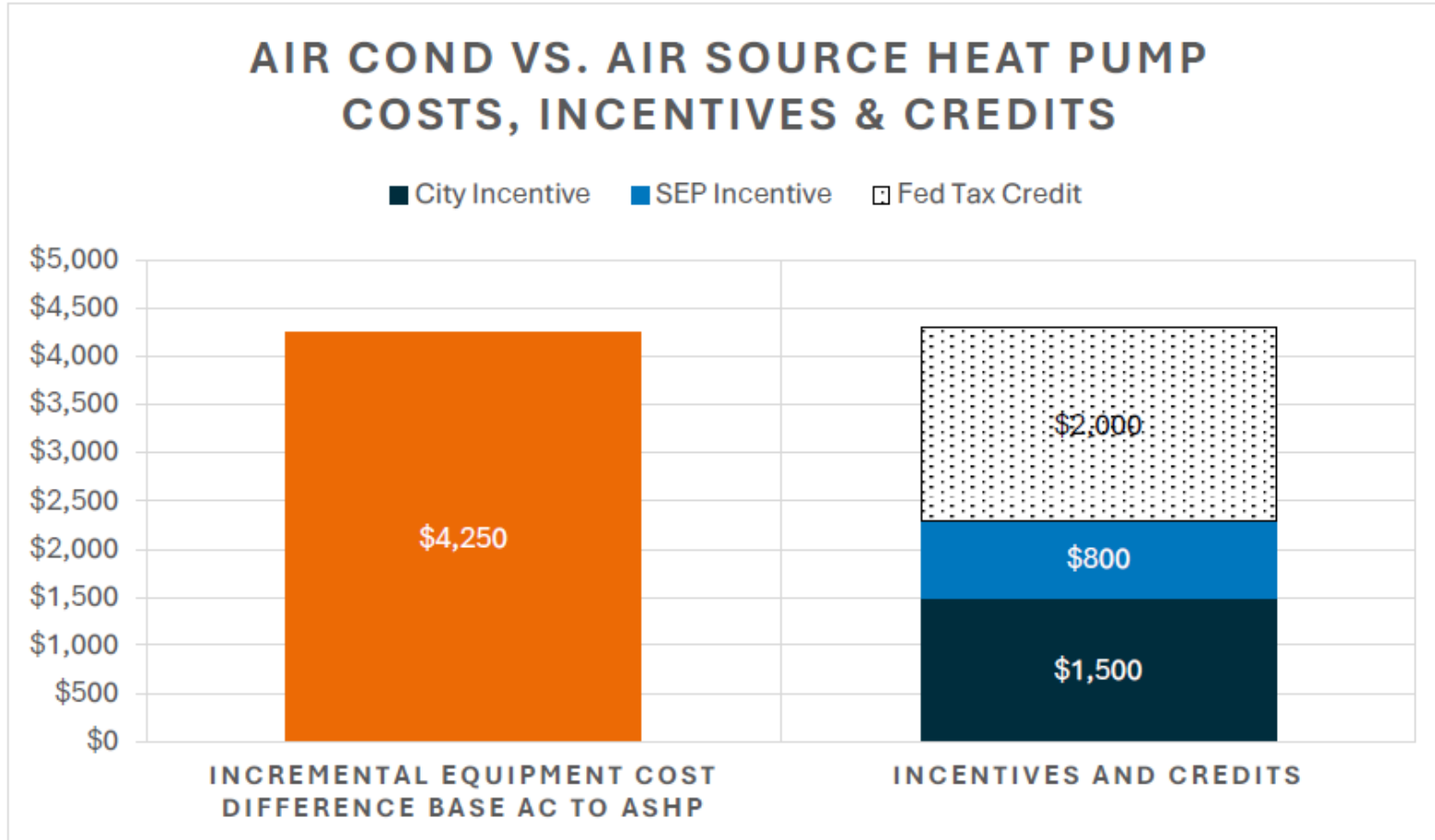


Tiered Incentives

	General Population		Low to Moderate Income Residents
	Heat Pump replacing a Heat Pump	Heat Pump replacing an Air Conditioner	Heat Pump replacing Heat Pump OR Air Conditioner
City Incentive	\$500	\$1,500	\$3,000
LES SEP Incentive	\$800	\$800	\$800
Total Available per Household	\$1,300	\$2,300	\$3,800



Cost Differential Eliminated



A qualifying air source heat pump and back up furnace costs approximately \$4,000 to \$4,500 more than a base efficiency air conditioner and electric furnace. City and LES incentives plus federal tax credits reduce or eliminate the incremental difference.



How Does the Program Work?

If you are low- to moderate-income:

1. Check to see if you qualify for the \$3,000 low- and moderate-income incentive. Your income must be equivalent to or below [80% of the Lincoln Area Median Income](#) (PDF, 99KB).
2. If you think you qualify for the low- and moderate-income incentive, contact the Urban Development Department at urbandev@lincoln.ne.gov. Approvals must occur before the heat pump is installed to qualify.
3. See the list of participating HVAC contractors on the LES web site. Once you have been approved by the Urban Development Department, contact one or more of the Sustainable Energy Program participating contractors for bids and available LES incentives.
4. Purchase and install your new heat pump through the contractor you select. The incentives will be applied as a credit on your contractor's invoice.



INCOME LIMITS

Effective May 1, 2024

Size of Household	% of Lincoln Median Income		
	30%	50%	80%
1	\$21,500	\$35,750	\$57,200
2	24,550	40,850	65,400
3	27,600	45,950	73,550
4	30,650	51,050	81,700
5	33,150	55,150	88,250
6	35,600	59,250	94,800
7	38,050	63,350	101,350
8	40,500	67,400	107,850

To qualify for an LMI incentive, your income must be equivalent to or below 80% of the Lincoln Area Median Income.



LINCOLN

How Does the Program Work?

If you are above moderate-income (general population):

1. See the list of participating HVAC contractors on the LES web site. Contact one or more of the Sustainable Energy Program participating contractors for bids and available LES incentives. They will apply for the City and LES incentives on your behalf.
2. Purchase and install your new heat pump through the contractor you select. The incentives will be applied as a credit on your contractor's invoice.



Potential Impact

Number of new heat pumps	183 - 284
Annual carbon reduction	525 - 815 mtCO₂e
Lifetime carbon reduction	7,869 - 12,212 mtCO₂e



Focused Outreach

- Customers who have air conditioners + electric furnaces
- Low- and moderate-income residents



Questions?

Kim Morrow

Chief Sustainability Officer
kcmorrow@lincoln.ne.gov



LINCOLN