



In Lieu of Directors Meeting

Monday, November 21st, 2022

I. City Council Agenda & City Clerk Advisories

- i. There is no City Council meeting on November 28th Honoring Thanksgiving

II. Constituent Correspondence

- i. Shared Backyards & Housing Opportunity Index (HOI) – Peter Katt
- ii. Ward DUI – Scott Rediger
- iii. Niskithe Prayer Camp – Johnny Redd
- iv. Flood study – Phil Perry
- v. Flood – Vish Reddi
- vi. Wilderness Crossing – Shelda Wild
- vii. Niskithe Prayer Camp – Sadie Prenda
- viii. Letter of Support for the proposed flood and water quality manual revision
– Lalit Jha

From: [Peter Katt](#)
To: [Council Packet; Planning](#)
Cc: [Mayor](#)
Subject: Shared Backyards & Housing Opportunity Index (HOI)
Date: Sunday, November 13, 2022 10:48:53 AM
Attachments: [image001.png](#)

A short read of interest. What is the first step we can take in finding common ground upon which all of us can agree? Do we want to create more housing opportunities in Lincoln?

Can we get someone to calculate for us the HOI for Lincoln? A useful metric for us to monitor.

Peter W. Katt
Lincoln, NE 68516
Mobile: 402-416-0359

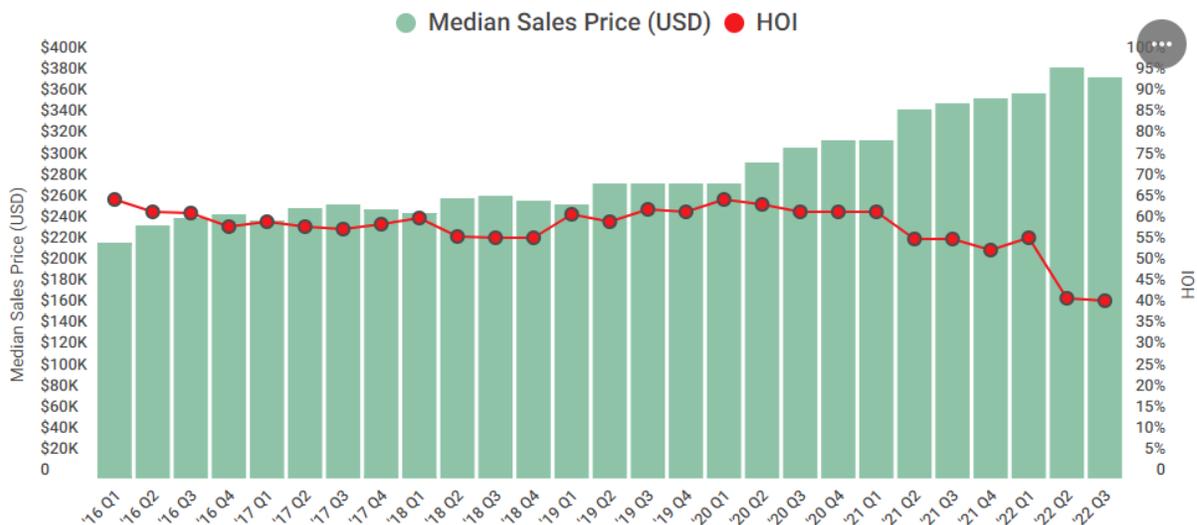
John McManus
November 10th, 2022

N and Y stand at a distance of 10 letters in the alphabet. They appear to be at war when they each take their place at the beginning of two of residential real estate's more acrimoniously combative acronyms: NIMBY and YIMBY.

The two terms are each just one letter different. Yet they act as if there's no shared interest at all, only a "back yard" to quarrel over at every turn.

Newsflash: NIMBY vs. YIMBY trench wars, despite outcomes that appear to reflect favor to one party or another in the very near term, are typically a lose-lose.

It falls to residential development and construction leaders to set aside their part in that acrimony and find, not common ground, but rather a non-negotiable that if it will be negotiable it would be valued by the other parties. Otherwise, the consequence of continuing the finger-pointing blame game leads [here](#):



<https://infogram.com/hoi-1h984wd8798v2p3>

According to the NAHB/Wells Fargo Housing Opportunity Index (HOI), **just 42.2% of new and existing homes sold between the beginning of July and end of September were affordable to families earning the U.S. median income of \$90,000.** This marks the second consecutive record low for housing affordability in more than a decade, trailing the previous mark of 42.8% set in the second quarter.

We know affordability – when it comes to working households' access to homes near where they work – mostly comes down to the ground, its entitlement, and the initial costs and carrying expense of getting title to the dirt.

A friend writes: **Land is the residual value.** If you actually can find a way to build cheaper and faster, **if you do not have entitlement reform, all that will happen is the value of the land will rise.**

Thought experiment. If [a big national builder] cracked the code on off-site building and could save \$10 psf and speed up production would they ...

- A) sell homes for below what the market will bear?
- b) buy the same amount of land as before and have bigger margins? or
- C) use the cost advantage to buy more land by out bidding others?

The answer: C.

*There are a lot of great things we can and should do in the industry on costs, cycle times, etc. **None of it will benefit society unless paired with entitlement reform.***

The issue is this, we've seen now for decades how the tug of war between NIMBY and YIMBY works, and guess what, it doesn't. It's a modern social experiment in Einstein's definition of insanity.

Housing affordability, [says NAHB Assistant VP for Survey Research Rose Quint](#), has fallen ...

yet again – to its lowest point since the Great Recession in the third quarter of 2022.

Solutions to the reality that housing affordability for more working America households is trapped will not come from YIMBYs overcoming NIMBYs.

That's the "good versus evil" stuff of comic books and their characters.

The achievable innovation challenge of the decade ahead would be the equivalent of opponents believing in – and being willing to – locking themselves in a room together and staying there until together they hatch solutions.

Starting with all the non-negotiables on the table can be daunting. You know [what they say about the imperative](#) for compromise among fiercely opposing politicians...

It's the hardest way to govern, except all the others."

Compromise is at the heart of real estate deals and value creation even as it's in the soul of the nation's social discourse.

A common mistake is to assume that compromise requires finding the common ground on which all can agree.

That undermines more realistic efforts to seek classic compromises, in which each party gains by sacrificing something valuable to the other, and together they serve the common good by improving upon the status quo.

- [Daedalus](#)

Importantly, housing affordability's standard metric from the NAHB is in its nature, not simply a statistical relationship between incomes and house sale prices. By name and nature, it measures Opportunity itself.

That's where housing's leaders – by ending the comic book perpetual impasse between NIMBY and YIMBY – and finding real ways that the "other" receives real and residual value can re-write the mid- and longer-term story of the future of housing. It's already one of their superpowers.

From: Scott Rediger
To: [Council Packet](#)
Subject: Ward DUI
Date: Tuesday, November 15, 2022 11:39:16 AM

Could someone please address the question of how Tammy Ward is still acting chair of the City Council? I find this to be highly troubling there were no repercussions to her DUI while anyone else (i.e. member of the Husker football team) DOES have consequences for such a stupid decision. I've had a family member killed by a drunk driver and to continue to hold this position without any consequences sets the wrong example to all citizens of Lincoln.

Any comments and feedback to me are welcomed. Thank you.

Sincerely,

Scott T. Rediger, CPA

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www.redigercpa.com <<https://protect-us.mimecast.com/s/y4riCL9zYPck5QVZhqhWFy?domain=redigercpa.com/>>

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From: [Johnny Redd](#)
To: [Mayor](#); [Council Packet](#)
Subject: Niskithe Prayer Camp
Date: Tuesday, November 15, 2022 9:24:28 PM

Councilmembers and Mayor Gaylor Baird,

I am writing to you today to urge you to act to stop any progress on the Wilderness Crossing development in Lincoln until an environmental impact study has been completed.

The City of Lincoln has disregarded guidance from the Lincoln-Lancaster County 2050 Comprehensive Plan that directs leaders to listen to the concerns of underrepresented groups, protect natural resources, and allow for civic engagement processes.

Instead of listening, the city of Lincoln instead chose to sue the Niskithe Prayer Camp in retaliation for filing an appeal. This development threatens existing homes and sacred land and shows a clear disregard for the protection of land and rights for Indigenous Peoples.

Please listen to Native residents' religious, historical, cultural, and environmental concerns and reverse the earlier approval of the Wilderness Crossing project.

Sincerely,

Johnny Redd

402.677.1129

ig: [@johnny_redd.pdf](#)

[johnny-redd.com](#)

From: Phil Perry
To: [Council Packet](#)
Subject: Flood study
Date: Wednesday, November 16, 2022 9:56:35 AM

For your consideration - My name is Phil Perry. I have developed apartment complexes from the ground up in Lincoln, throughout Nebraska, Iowa and Kansas. (www.perryreid.com <<https://protect-us.mimecast.com/s/SMReCQWGNOHXmzXRCP4cs5?domain=perryreid.com>>) Our corporate offices are in Lincoln.

In 2001 I developed a 48-unit complex in Pella, Iowa. I purchased the land from the City of Pella with the knowledge it was in a flood plain. We met all city requirements and codes. A few years after occupancy of the project the Corps of Engineers completed a revised flood map for the community.

Our site was moved from a flood plain to a 100-year flood zone. The development financing was with Fannie Mae which predicated the necessity of flood insurance. The 100-year zone caused our premiums to soar to say the least. We are still paying elevated premiums.

At the time of construction adding fill to bring the structures up one foot would have been a minimal cost compared to the long-term insurance premium. The city knew of the forthcoming Corps new map but didn't share.

Flood insurance in Lincoln is for the most part an unknown. Only low-lying areas which are generally not high-income areas are affected including potential affordable housing developable land. Anticipating your insurance will cover a rare occurrence of flood damage only to find that you don't have flood insurance can be devastating.

Although the proposal the city has put forth may seem harsh in future years if other means are developed to reduce the need for these actions they can be backed out.

Philip Perry

Perry Reid Properties

9200 Andermatt

Lincoln, Nebraska 68526

402-488-1666

pperry@perryreid.com <<mailto:pperry@perryreid.com>>

From: [Vish Reddi](#)
To: [Planning](#); [Council Packet](#)
Cc: [Cathy Wilken](#); [Carmen Maurer](#)
Date: Wednesday, November 16, 2022 10:14:02 AM

Dear Esteemed Members of the Planning Commission and City Council,

The Near South Neighborhood Association met on Monday, November 14, 2022, at which time, the association board reviewed and discussed the Planning Department's proposed strategies for flood protection, which are scheduled for presentation and action at your next meeting. Based upon the outdated flood plain maps presently used to support mediating measures, along with the science and data that clearly show the risk of flooding in Lincoln has substantially increased since the present rules were implemented, the Near South Neighborhood Association voted to support the proposed, updated strategies for flood protection.

While the greatest risk of flooding may be concentrated in relatively limited portions of Lincoln, **safe** and affordable housing is an issue that concerns all neighborhoods.

And housing that is susceptible to the ravages of floods is neither safe nor affordable. We believe that stakeholders have been given more than adequate opportunity to review the proposal and that further delay provides no benefit. As such, we respectfully request that you vote to recommend the proposed flood protections to the City Council for adoption. Thank you.

Sincerely,



www.nearsouth.org

From: [Shelda Wild](#)
To: [Council Packet](#)
Subject: Wilderness Crossing
Date: Wednesday, November 16, 2022 12:16:03 PM

Dear Council Member,

It is difficult to know what words will be the ones to finally shift the tides of environmental destruction. Truly, after centuries of words spoken, it is hard to believe that language will be the driving force of change. Nevertheless, words are the only tool I have at my disposal, and so I shall use them.

Rather than language, it appears that a combination of slow collapse and catastrophe will be what ultimately alter the fabric of our world. Put simply, our collective will only change when change is the only option left. The problem is, by the time we reach that point, it is already too late.

As in any crumbling relationship, the motivation to change often coincides with feelings of regret. We are left to live with the acknowledgement that we didn't do all that we could have. We are left with the understanding that we allowed this to happen. Too often, that awareness is coupled with a deep longing - the aching wish for one more chance. A chance to do things differently.

This issue that we are faced with - the Niskithe Prayer Camp appeal - may seem minor to you. It may be difficult for those of you in positions of authority to truly view this with any seriousness. I invite you, instead, to look at it as one more choice moving all of us toward one of two futures. One being a world in which our natural resources are commodified and exploited to a point of aching regret. The other being a world in which we realize the error of our ways in time to shift the outcome.

What kind of a human do you want to be? What quality of choices do you want to make? Your descendants will be the true judges of your character. Are you creating a world of value for them? The natural world - healthy soil, flowing water, clean air - is the currency of the future. It is the only thing of true worth; the one thing that absolutely everything depends on.

I know you know this. I know that underneath the political office and public persona, you are aware of what holds the true value in this situation. It's not another built environment. It's the natural one. The thing you're really passing on to your grandchildren. The true inheritance. Their world.

The Niskithe Prayer Camp is not just working to protect their culture and the land that they hold sacred. They are trying to protect your conscience. They are the voice of your descendants, urging you to make a decision that you can authentically be at peace with; one that you will not ultimately regret.

Listen to the pleas of your grandchildren's children. Listen to the Niskithe.

In trust,
Shelda Wild

From: [Sadie Prenda](#)
To: [Mayor](#); [Council Packet](#); [Planning](#)
Subject: Niskithe Prayer Camp
Date: Wednesday, November 16, 2022 1:12:24 PM

To Whom it May Concern,

I am reaching out to show my support for the Niskithe Prayer Camp. Wilderness Crossing will hurt the Indigenous community of Nebraska that has too often been pushed aside. I find it appalling that the city of Lincoln is ignoring the community that has called Nebraska home for longer than we have been here. I am a lifelong citizen of Lincoln and I urge you to stop development of Wilderness Crossing and do better for the Indigenous community.

Thank you,

Sadie Prenda

From: [Lalit Jha](#)
To: [Council Packet](#); [Mayor](#)
Cc: [Elizabeth D. Elliott](#); [Donna K. Garden](#); [Tim M. Zach](#); [Jeff Henson](#); [Jared L. Nelson](#); [Michael Bash](#)
Subject: Letter of Support for the proposed flood and water quality manual revision
Date: Wednesday, November 16, 2022 12:42:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[JEO Letter of Support for Proposed Flood and Water Quality Manual Revisions .pdf](#)

Good afternoon:

Please accept this letter of support regarding the “ proposed flood and water quality manual revision” amendment. Thank you!

Sincerely!

Lalit Jha, PE, D.WRE. CFM | *Vice President, Water Resources*

o: [402.474.8760](tel:402.474.8760) | **m:** [402.443.8010](tel:402.443.8010) | **e:** ljha@jeo.com

JEO Consulting Group | 2000 Q St Ste 500 | Lincoln, NE 68503





November 16, 2022

Attn: City Mayor and Council Members
City of Lincoln
555 South 10th Street
Lincoln, NE 68508

RE: Proposed Flood and Water Quality Protection Manual Revisions

Dear Mayor and City Council Members,

JEO Consulting Group, Inc. expresses its support for the proposed revisions to the city's Flood and Water Quality Protection Manual. The measures proposed will make the city more resilient to evolving flood and erosion risks. The measures will also improve the natural and beneficial functions of our drainageways, including increasing water quality, as the city continues to grow and thrive. JEO recognizes that city staff have been thoughtful in developing these proposed revisions; investing great time and energy to proactively coordinate with stakeholders. In developing these revisions, the city has worked hard to balance impacts to community development while at the same time improving protections to life safety, property, and our environment.

With these updates the city will continue to be a proactive leader in watershed management.

Sincerely,

A handwritten signature in black ink that reads "Jeff Henson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeff Henson, President
JEO Consulting Group, Inc.

Enclosures

cc: Elizabeth Elliott - Director
Donna Garden – Assistant Director
Tim Zach – Superintendent of Stormwater