

MAYOR'S NEIGHBORHOOD ROUNDTABLE

COUNTY/CITY BUILDING 555 S. 10TH STREET

Via Zoom Monday, October 12, 2020 5:30 p.m.

Meeting Notes

Attendance

Fifteen residents and five City staff attended.

Tracy Corr – 40th & A NA

Richard Piersol -- Country Club NA

Karen Dienstbier – Eastridge NA

Dennis Hecht – Meadowlane

Bill Vocasek – West A NA

Fred Frytag - Witherbee

Lindsay Limbaugh – Community Learning Ctrs

Tammy Ward -- City Council

Jon Carlson -- Mayor's Office

Dan Marvin – Urban Development Dept

Gloria Eddins – Clinton CO

Paul Johnson -- East Campus CO

Geri Cotter -- Irvingdale

Mike DeKalb – University Place CO

Russell Miller -- Witherbee

Randy Smith -- Woods Park

Jennee Kucera --

Sarah Mason – Keep L-L Co. Beautiful

Wynn Hjermstad – Urban Development Dept

Mayor Gaylor Baird

Welcome and Introductions

Tracy Corr, chair, began the meeting with introductions. Paul Johnson volunteered to take notes.

Mayor Gaylor Baird Comments

The Mayor discussed COVID-19 extensively. She has been asked, “Why not closing things down?” We know a lot more than we did when this began. We know wearing masks and being committed to the guidelines provided for public safety actually works. She acknowledged that we all have COVID fatigue – we’re tired of all the special measures that we are being asked to take and we crave person-to-person contact. However, we know small gatherings are causing spread, too. Please, wear a mask, maintain physical distance, and wash your hands often. The Health Department will continue to update website weekly.

Halloween is coming soon. There are suggestions on how we can safely celebrate online at <https://www.lincoln.ne.gov/city/mayor/media/2020/100220c.htm>. Please share this resource. Encourage people to socially distance; this means finding ways to distribute treats at a distance. Kids should wear masks under their Halloween masks. Keep groups to eight or fewer. Don't reach into candy bowl. Use hand sanitizer frequently.

Lincoln Affordable Housing Coordinated Action Plan

Presented by Dan Marvin, Director, City Urban Development Department: dmarvin@lincoln.ne.gov; and Wynn Hjermstad, Community Development Manager, City Urban Development Department:

whjermstad@lincoln.ne.gov.

See Attachment 1.

Work on the Affordable Housing Coordinated Action Plan began over a year ago. The City hired consultants with experience to work with City staff. In comparison to other states and cities, the affordable housing deficit in Nebraska and Lincoln is only moderate. Cost of housing in Lincoln is comparable to the cost of housing in Omaha. Based on estimated population growth, 17,000 new places to live will be required in Lincoln. Of those, 5,000 will need to rent for under \$1,000. The cost of homeownership will have to be under \$200,000 to be

affordable. While older neighborhoods have more affordable housing, they also have higher rates of code violations, so housing in older neighborhoods needs to be upgraded.

Takeaways

- Lincoln is currently affordable, but costs are increasing.
- Many census areas are cost burdened (housing costs are over 30%).
- Population aged over 65 will continue to grow.
- Private housing market is not producing varied housing types.
- City has a number of existing affordable housing developments that need to be preserved & improved.
- Multiple factors influence the cost of housing, so multiple partners will need to address issues.

Goals

- Build strategic housing partnerships.
- Create a mechanism to share risk for development of affordable housing.
- Preserve existing housing.
- Expand the number of units.
- Increase mobility in the market through housing variety.
- Expand neighborhood reinvestment.
- Ensure that policies & codes support affordable housing.

Comments

- Mike DeKalb: He liked the plan. He pointed out that the area around Dead Man's Run, when it is no longer in the flood plain, will be an open area that could be residential development. The area of 33rd & Superior has newly available land that can also be used.
- Dan Marvin – The Plan is taking the approach that affordable housing needs to be all over the city, not just near downtown.
- Wynn – The Transportation plan must coordinate with the Affordable Housing plan. This Affordable Housing plan is the first time the City has dealt with the issue. The intent is that the Affordable Housing plan continue to be developed & modified over time.
- Fred – Are there incentives for developers to redevelop current housing all over town?
 - Question – Are there any state programs to encourage redevelopment? Wynn - not many programs. Mayor – There are some tools coming down from the Feds, but the programs are very new, so they have not been used much yet.
 - State Extremely Blighted areas – Allows people that buy homes in these designated area to receive a \$5,000 tax credit. There is also a ballot proposal that would allow TIF time periods to be extended from 15 years to 20 years in these areas.
 - Question – Is TIF available for individuals? Dan Marvin – A district can be created that could help down to the individual level.
 - Question – Is the problem an affordable housing problem or an income problem that could be solved with a higher minimum wage? City probably could not make those changes, but the market is forcing many national chains to raise starting wages

The Affordable Housing Coordinated Action Plan will be considered during public hearings by Planning Commission on November 18th and by City Council on December 14th. The draft Plan will be on website by October 23. See <https://www.lincoln.ne.gov/city/urban/index.htm>.

Announcements

Mayor suggests everyone plan to get flu shots before the end of October. The Health Department is giving flu shots for free.

Parks & Rec/FedEx tree giveaway – at Star City Shores on October 24th. To get your street tree vouchers, go to Trees.lincoln.ne.gov.

Burlington Northern Santa Fe (BNSF) railroad and Omaha Public Power District (OPPD) announced a new partnership agreement where BNSF will deliver coal to the OPPD power plant near Nebraska City beginning January 1, 2021. The rail line parallels Highway 2 in Lincoln and extends southeast to Nebraska City. The rail line has not experienced regular train use since 2003. BNSF has plans to run approximately 300 trains per year to and from the OPPD plant. A Fact Sheet is available at <https://www.lincoln.ne.gov/city/ltu/rtsd/highway2-rr-corridor.htm>.

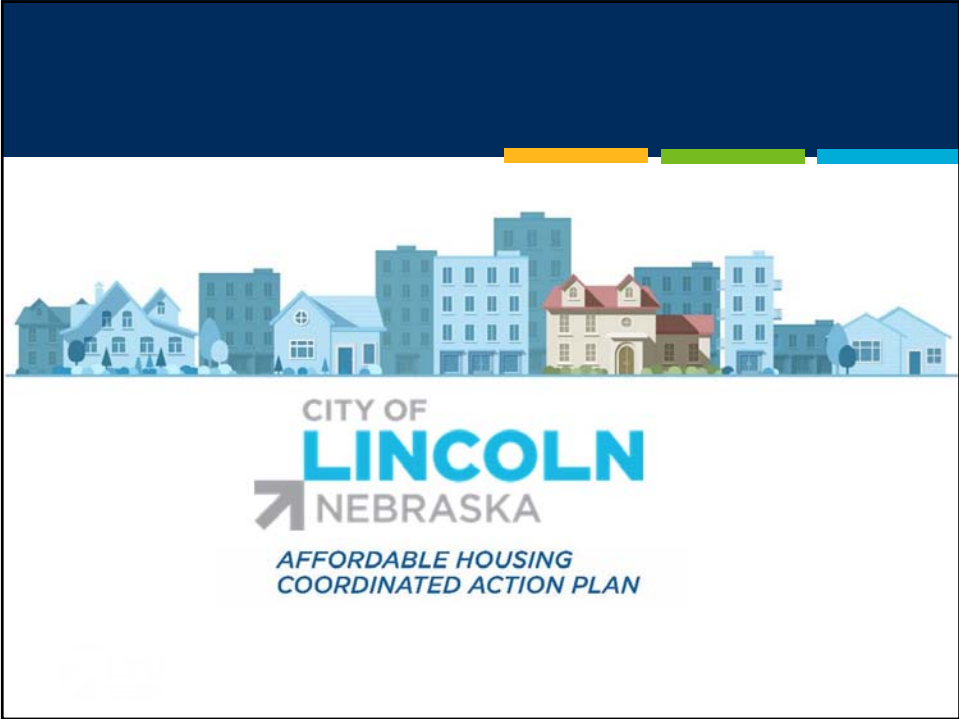
Next Meeting / Agenda

Ideas for future meeting agenda topics included:

- Street repair & LTU outreach programs
- LTU & winter prep
- ACT committee presentations.
- BNSF plans to go active with some tracks that haven't been used

Adjourn

The meeting adjourned at 6:29.



AFFORDABILITY ON A NATIONAL LEVEL

- Solutions must be tailored to local context

Cost Burdened
For both owners and renters, California has the highest share of households spending more than 30% of their income on housing

Percentage of cost-burdened households:
25 30 35 40%

State	Percentage of Cost-Burdened Households
AK	~25%
ME	~25%
WA	~30%
ID	~30%
MT	~30%
ND	~30%
MN	~30%
WI	~30%
MI	~30%
VT	~30%
NH	~30%
MA	~30%
OR	~30%
NV	~30%
WY	~30%
SD	~30%
IA	~30%
IL	~30%
IN	~30%
OH	~30%
PA	~30%
NY	~30%
CT	~30%
RI	~30%
CA	41.6%
UT	~30%
CO	~30%
NE	~30%
MO	~30%
KY	~30%
WV	~30%
MD	~30%
DC	~30%
DE	~30%
AZ	~30%
NM	~30%
KS	~30%
AR	~30%
MS	~30%
TN	~30%
VA	~30%
NC	~30%
HI	~30%
OK	~30%
LA	~30%
AL	~30%
GA	~30%
SC	~30%
TX	~30%
FL	~30%

41.6% of California households are cost-burdened

Source: Harvard Joint Center for Housing Studies

CITY OF
LINCOLN
NEBRASKA

MARKET ANALYSIS

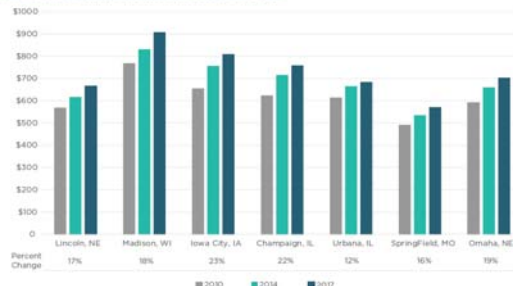
FIGURE 1.18: Households Paying More Than 30% of Income on Housing



Lincoln's housing market is affordable for most households, but housing costs are increasing & should be addressed proactively

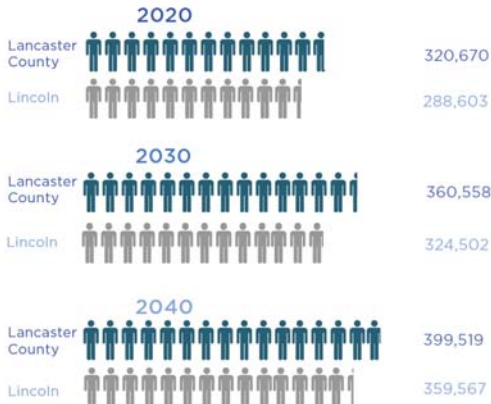


FIGURE 1.14: Median Contract Rent, Lincoln and Comparable Cities 2010-2017



MARKET ANALYSIS

FIGURE 1.6: Lincoln Population Projections



Lincoln continues to grow at a steady rate.

Source: Nebraska State Data



MARKET ANALYSIS

FIGURE 1.22: Housing Development Program

Of those 17,000 units, 5,000 will need to rent below \$1,000 and 4,000 ownership options priced below \$200,000

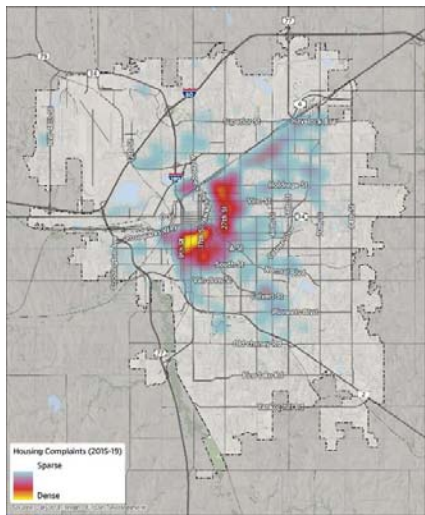
	2025	2030	2017-2030
Total Owner Occupied			
Affordable Low: <\$125,000	611	650	1,261
Affordable Moderate: \$125-200,000	1,236	1,315	2,551
Moderate Market: \$200-250,000	801	852	1,653
Market: \$250-350,000	961	1,023	1,984
High Market: Over \$350,000	539	574	1,113
Total Renter Occupied			
Low: Less than \$500	1,071	1,140	2,211
Affordable: \$500-1,000	1,362	1,450	2,812
Market: \$1,000-1,500	1,040	1,107	2,147
High Market: \$1,500+	674	717	1,391
Total Need	8,296	8,827	17,123

Source: RDG



HOUSING ISSUE HOT SPOTS

- The city's oldest neighborhoods have some of the highest code violations
- Older neighborhoods also have more affordable housing
 - Housing rehab will be a key strategy for older neighborhoods
- There are significant number of vacant lots with infill potential



WHERE WE ARE TODAY: 10 TAKEAWAYS

1. Lincoln's housing market is affordable for most households, but housing costs are increasing and should be addressed proactively.
2. Despite median incomes keeping pace, many census tracts in Lincoln are cost burdened.
3. The greatest shortage of units is for households making less than \$25,000.
4. Lincoln continues to grow at a steady rate.
5. Over the next decade, Lincoln will need an additional 17,000 units to support projected population growth.



WHERE WE ARE TODAY: 10 TAKEAWAYS

6. By 2030, Lincoln will need nearly 5,000 rental units affordable to the lowest income households.
7. Lincoln's population is generally young, but the number of residents over the age of 65 will continue to grow.
8. Despite consistent construction activity, the private market is not producing varied housing types.
9. Lincoln has a number of existing affordable housing units that will need to be preserved.
10. Multiple factors influence the cost of housing and the ability to produce affordable housing; therefore, multiple partners will have to be called upon to address housing needs.



STRATEGIC HOUSING GOALS

- Build **strategic housing partnerships** for sharing risk
- Create a mechanism to share risk for the **development of affordable housing**
- **Preserve existing** affordable housing
- **Expand the number** of affordable rental units
- **Increase mobility** in the market through housing variety
- Expand **neighborhood reinvestment**
- Ensure **Policies and Codes Support Affordable Housing**

