



In Lieu of Directors Meeting

Monday, June 27th, 2022

I. DIRECTORS CORRESPONDENCE

1. Please note that there were no admin. approvals for 6/14/2022 thru 6/20/2022. – Shelli Reid

2.

II. CONSTITUENT CORRESPONDENCE

1. Budget – Deanna McClintick
2. Just canceled plans for a new restaurant in downtown. I wont invest money in a town that discriminates against gay people. You are horrible public servants. – Cameron CJD
3. The Fairness Ordinance – William Boernke
4. Can we let our yards grow and look like this in the city of Lincoln??? Or would we be fined? And is this what we want our trail system to look like in the city if this trail was in another part of town it's guaranteed it would not look like this. Pleas... – Robert L. Smith
5. MISC 22010 – 1923 B St. – Letter in Opposition – Cathy Wilken
6. David Murdock Trail Destruction – Michael Harrell
7. Miscellaneous #: MISC22010 – Vish Reddi
8. fairness ordinance – Marv Walker
9. Letter to Planning Commission--Oxford House – Carmen Maurer
10. Oxford Homes in the Near South – Katie Starkweather

From: [Jim & Deanna McClintick](#)
To: [Mayor](#)
Cc: [Council Packet](#)
Subject: Budget
Date: Wednesday, June 15, 2022 5:40:42 PM

Hello,

It was good to see there are funds allocated to increase public safety--police and firemen as I see safety and infrastructure as one of the basic purposes of city government.

It is also good to see that the mill levy is to drop by a half cent, though it does not seem like much--especially as our houses continue to increase in value so much while our retirement income does not.

It does bother me that we continue to expand government. I do understand needing to add more employees as the city grows in population, but I do not like to add newly created positions. It does not make sense to me to hire 8 new nurses to expand visitation programs and to be available to ALL new mothers--not just to low income mothers.

Please consider reducing the proposed budget.

Thank you,,
Deanna McClintick

From: [CJD](#)
To: [Council Packet](#)
Subject: Just canceled plans for a new restaurant in downtown. I wont invest money in a town that discriminates against gay people. You are horrible public servants.
Date: Thursday, June 16, 2022 10:40:06 AM

Sent from my iPhone

From: [William Boernke](#)
To: [Council Packet](#)
Subject: The Fairness Ordinance
Date: Saturday, June 18, 2022 1:50:44 PM

Dear Councilpersons:

I am disappointed you voted to rescind the Fairness Ordinance for fear it would be voted down by the Nebraska Family Alliance.

The simple fact is that democracy (a vote of the people) cannot be used to answer questions of fact and questions of justice. No matter how many citizens believe anthropogenic global warming is a hoax, they are wrong. Should the majority declare it a fact that anthropogenic global warming is a myth, this would be the tyranny of the majority, the worst thing about democracy. The **tyranny of the majority** (or **tyranny of the masses**) is an inherent weakness to [majority rule](#) in which the majority of an electorate pursues exclusively its own objectives at the expense of those of the minority factions. This results in [oppression](#) of minority groups comparable to that of a [tyrant](#) or [despot](#), argued [John Stuart Mill](#) in his 1859 book [On Liberty](#). (This is a compilation of the ideas of Lord Acton and John Stuart Mill found in Wikipedia.)

The Fairness Ordinance is an attempt to establish justice in society as was the Emancipation Proclamation. Just as slave owners did not have the power to vote to repeal the Emancipation Proclamation, the Nebraska Family Alliance does not have the power to repeal the Fairness Ordinance.

A few years ago 70% of Nebraskans voted to limit marriage to heterosexuals. The Supreme Court struck down this vote of the people because it violates equal protection of the laws. Should the people vote to rescind the Fairness Ordinance, this would be unconstitutional for the same reason.

People who think Freedom of Religion allows them to act unjustly simply do not understand separation of church and state. Thomas Jefferson first proposed the notion of separation of church and state:

“Believing with you that religion is a matter which lies solely between Man & his God, that he owes account to none other for his faith or his worship, that the legitimate powers of government reach actions only, & not opinions....” (Thomas Jefferson, Letter to the Danbury Baptists.)

“The legitimate powers of government reach actions only, & not opinions.” Jefferson was affirmed in *Reynolds v the US*. Reynolds (a Mormon) argued that laws against bigamy violated his freedom of religion to practice plural marriage. The Court ruled that Reynolds is free to believe he should practice plural marriage, but he still must obey secular laws banning bigamy. A Muslim cannot use the fact Allah wills him to kill infidels to justify murder. A Quaker cannot use her belief that war is immoral to justify refusing to pay her taxes that support the Dept. of Defense.

Ironically, the thinking of the Nebraska Family Alliance is why there were state laws banning birth control, abortion, sodomy and gay marriage. These were all struck down by the Supreme Court

because you cannot use a vote of the people to act unjustly. I realize the current Court is about to overturn Roe v Wade. This will be a boneheaded decision that is among previous boneheaded decisions of the Court; e.g., Dred Scott that ruled slaves are property, not persons with rights and Citizens United that ruled that political speech is protected speech. Political speech is propaganda. Goebbels said he could convince people a square peg can fit into a round hole. I fail to see how the First Amendment protects propaganda.

William Boernke, PhD
Emeritus Professor of Biology, Nebraska Wesleyan U.
1004 Galloway Circle
Lincoln, NE 68504

Best,

Bill Boernke

From: [robert l smith](#)

To: [Council Packet](#)

Subject: Can we let our yards grow and look like this in the city of Lincoln??? Or would we be fined? And is this what we want our trail system to look like in the city if this trail was in another part of town it's guaranteed it would not look like this. Pleas...

Date: Monday, June 20, 2022 11:32:43 AM











From: [Cathy Wilken](#)
To: [Planning](#); [Council Packet](#); [Vish Reddi](#)
Subject: MISC 22010 - 1923 B St. - Letter in Opposition
Date: Monday, June 20, 2022 4:25:38 PM
Attachments: [NSNA - Oxford House ltr to Planning Comm 06202022.docx](#)

Attached please find my letter in response to the request for reasonable accommodation for 1923 B St. Thank you for your kind consideration and thoughtful review of this critical matter.

Cathy Wilken, Near South Resident/NSNA Secretary, Chair, Parks Comm.
1942 A St.
cathy.wilken@nearsouth.org
402-730-5058

Robert L. and Catherine A. Wilken
1942 A St.
Lincoln, NE 68502
cwilken5058@gmail.com
cathy.wilken@nearsouth.org
402-730-5058 (cell)

June 20, 2022

Sent via: plan@lincoln.ne.gov
Lincoln/Lancaster County Planning Commission
555 S. 10th St.
Lincoln, NE 68508

Sent via: councilpacket@lincoln.ne.gov
Lincoln City Council
555 S. 10th St.
Lincoln, NE 68508

RE: MISCELLANEOUS 22010 – 1923 B St., Lincoln, NE – Letter in Opposition

Dear Planning Commission and City Council members:

This letter addresses application by Oxford House-Lyoncrest (1923 B St.) for “Reasonable Accommodation, under the Fair Housing Act...” As a thirty-year resident and ten-year Near South Neighborhood Association board member, I wish to submit strong opposition.

As of January 25, 2022, there were fifty-six Oxford Houses in Nebraska, eleven located in Lincoln, six of which were in the Near South. As of June 15, 2022, the number has increased to sixty in the state, fourteen in Lincoln. In less than six months, we have four more Oxford Houses. Currently the Near South Neighborhood has more than any other area in Lincoln. Without regulation, how long will it be before these numbers increase dramatically (do the math: four additions in five months). We also house the most group homes and registered sex offenders. The Near South is one square mile consisting of 10,000 – 11,000 residents. We are the oldest, most historic area in the city. We have apartments, bungalows, and stately mansions. We have churches, schools, daycares, businesses, and unique shopping opportunities. We also have an abundance of vehicles, congestion, parking, traffic, and a myriad of other problems.

There are currently two Oxfords within walking distance on my block (A – B, 19th – 20th). They are not designated as group homes, therefore are allowed to circumvent the half-mile spacing and zoning regulations. They are not on the group home map of Lincoln and in fact are in areas not allowed for transitional living facilities even though we have learned that an organization in Omaha that collaborates with men up for release from prisons are using Oxford Houses as their primary housing. Their numbers represent over a third of residents on my block undergoing treatment for addiction.

The Near South Neighborhood Association is celebrating its 50th anniversary. It was formed in 1972 by a group of concerned neighbors whereby boundaries were created, a board of directors was elected, and articles of association were adopted that empowered the board to keep the neighborhood informed about zoning changes, to preserve the low-density character of the neighborhood, to reduce vehicular congestion and encourage neighborhood pride. In 2022 that remains our goal and primary focus. Our history speaks to thousands of hours of volunteer involvement. I alone – just one volunteer - work a conservative 200 hrs./yr. on issues and events.

This pales in comparison to some who have worked on our board for decades. Our neighborhood boundaries are 13th – 27th St., South St. – G St. It is divided into nineteen sections. Each section representative on our board walks their section three – four times/yr. to observe and report on conditions and flyer all residences so they are informed of upcoming events. All NS residents are invited to celebrations and board meetings. Over 1,000 tickets are sold to our bi-annual Mother's Day Tour of Homes speaking to the unique character and interest in the Near South. In 2021, during the pandemic, our committees spent over a year planning how to not break tradition yet keep all safe. They produced a marvelous idea of an outside tour of special architectural home features and included our seven parks. We did not sell our usual thousand tickets but over three hundred attended, and we did not break tradition.

Accomplishments:

- Residential conservation districts
- Landmark overlays and Historic Preservation Commission
- Neighborhood Quality of Life Ordinance regarding junk cars, peeling house paint, building conditions, couches/mattresses on porches, broken & boarded up windows, etc.
- Neighborhood Character Preservation Initiative and Neighborhood Design Standards
- Increased parking requirements for multi-family buildings
- Increased funding for sidewalks, parks, and playgrounds
- Strengthening alcohol spacing requirements
- Neglected building ordinance
- Multiple comprehensive plan updates
- Neighborhood down-zonings and design overlays to protect historic appearance
- Increased fines for problem properties
- International property maintenance code
- Performance-based rental property inspections
- Stronger Safer Neighborhoods Program
- Strong commitment to our green space and seven Near South Parks (raising \$40,000 for renovation of Breta and Near South Park in 2019 - currently working on the same goal for Peach Park)
- Yearly NS neighborhood clean-up, plant sale, garage sale, bi-annual Historic Tour of Homes (average 1,000+ tickets sold), ice cream socials, block parties, annual neighborhood meeting/potlucks, Goodhue Ave. Holiday Luminaries. Proceeds from events and membership fees fund NS events, donations to charitable causes in the NS and funding in partnership with Lincoln Park & Rec and Lincoln Park Foundation for planning/funding our parks. In addition, publication of four newsletters/yr., five Walking Tour books, upcoming publication of the 50th Anniversary of the Near South Commemorative Cookbook and creation/implementation of NS banners celebrating the 50th Anniversary, generate awareness and increase pride of place (coming soon!).

This proves the point that we have dedicated over 50 years to this neighborhood. Our vision is to be a destination neighborhood for all who wish to call Lincoln home. We are not against sober living houses but just as we acted on the prevalence of slip-in apartments, we are acting on slip-in establishments such as Oxford that change the characteristics of our historic homes and neighborhood. We support individuals and businesses concerned with historic preservation, revitalization of existing properties and fostering a keen sense of purpose and community. We strive to be a voice for our residents, ensure continuous improvement of our neighborhood through the support of urban planning, governmental policy and similar efforts that result in residential and commercial density well-supported by the scope of infrastructure, avoids adverse

impacts to the value of our properties, promotes well-maintained properties to be long-enjoyed and respects and celebrates historic architecture and the contributions of these properties to Lincoln's past, present and future as well as provide a neighborhood that is safe and meets current-day living standards.

It is our hope that you recognize and appreciate the work we have accomplished and passion we have for the Near South. It is also our hope that we, working together, can find alternatives to allowing fourteen men to live in a historic house built for one family in the early 1900's. We respectfully request a moratorium so further study and discussion can be done by a collaboration of the City of Lincoln and the Near South Neighborhood residents. Implementation and application of zoning restrictions to mirror that of the group homes is a critical step in saving the denigration of our historic homes and the neighborhood we passionately work for, and love.

Sincerely,

Robert & Catherine Wilken

From: [Michael Harrell](#)
To: [Council Packet](#)
Subject: David Murdock Trail Destruction
Date: Tuesday, June 21, 2022 9:22:38 AM

Why was the city allowed to disc up all the beautiful grass going along David Murdoch trail 2 years ago and not do anything with it after that after that. This used to be a wonderful walking trail that the city maintained all the time and now it is nothing but tall thistles and weeds. I thought thistles and weeds were illegal and a homeowner could be fined for that. Why hasn't the city been fined for this. This is a total disgrace. The attached pictures are what I have to look at every day and anybody else walking down the trail. There are many families and older people that walk this trail daily and this is a total disgrace. If this was behind the rich people's houses in Lincoln this would have been taken care of a long time ago.









[Sent from Yahoo Mail on Android](#)

From: [Vish Reddi](#)
To: [Council Packet; Planning](#)
Subject: Miscellaneous #: MISC22010
Date: Tuesday, June 21, 2022 10:53:10 AM
Attachments: [MISC 22010 6-21-22 - Letter.pdf](#)

21 June 2022

Sent via: plan@lincoln.ne.gov

Lincoln/Lancaster County Planning Commission

555 S. 10th St.

Lincoln, NE 68508

Sent via: council@lincoln.ne.gov

Lincoln City Council

555 S. 10th St.

Lincoln, NE 68508

RE: MISCELLANEOUS #: MISC 22010 – 1923 B St., Lincoln, NE

Dear Esteemed Members of the Planning Commission and City Council,

The Near South Neighborhood Association is celebrating its 50th anniversary. It was formed in 1972 by a group of concerned neighbors whereby boundaries were created, a board of directors was elected, and articles of association were adopted that empowered and tasked the board

- to keep the neighborhood informed about zoning changes
- to preserve the density and character of the neighborhood
- to reduce vehicular congestion at commercial levels in a residential neighborhood
- to work with the various City departments in an effort to preserve the history of our community

All of this was done to improve the quality of life and encourage neighborhood pride.

The Near South is one square mile consisting of 10,000 – 11,000 residents. We are the oldest, most historic area in the city. We have apartments, bungalows, and stately mansions. We have churches, schools, daycares, businesses, and unique shopping opportunities. We also have an abundance of vehicles, congestion, parking, traffic, and a myriad of other infrastructural issues that are commonplace in historic neighborhoods such as ours. We are diverse in every sense of the word and our proximity to the heart of Lincoln makes us an attractive destination for all.

As of January 25, 2022, there were fifty-six Oxford Houses in Nebraska, eleven located in Lincoln, six of which were in the Near South. As of June 15, 2022, the number has increased to sixty in the state, and fourteen in Lincoln. In less than six months, we have four more Oxford Houses. Currently, the Near South Neighborhood has more than any other area in Lincoln. Without regulation, how long will it be before these numbers increase dramatically?

While you consider the special accommodation that has been requested, we humbly implore you to evaluate the impact a commercial entity, that plans to house 14 individuals in a short-term rental situation, would have on our aging infrastructure. While the short-term concerns are many the long-term concerns are even more.

Some of the aspects that we would like to highlight are listed below:

- Zoning laws in many neighborhoods will be almost negated
- Parking enforcement will be an increased burden on the administration
- Commercial levels of vehicular traffic will destroy children's ability to play on neighborhood streets therefore not permitting them to create a sense of community
- Historic buildings will deteriorate much quicker in these short-term rental scenarios
- Affordable housing will be compromised severely by enabling commercial entities to out-manuever first-time home buyers or single-family homebuyers

NSNA has worked with the City on many topics over the last 50 years and we continue to help our neighborhood and city thrive. Our most recent efforts have been to raise money for Peach Park to help improve the conditions for all park patrons. Our mission has been to help improve the quality of life for the residents of our city and we humbly implore you to consider all areas that your decision could impact.

Some items that we would like for you to also consider are:

- How is such a special accommodation going to be administered?

- How do we ensure that the integrity of the special accommodation is upheld?
- How do we preserve zoning laws and quality of life for all residents?
- What is the process to verify that the special accommodation is being adhered to?
- How frequent would the necessary check-ins be?

We believe that this special accommodation will pave the path for many more such requests across the city creating a significant burden on the administration. This takes advantage of a loophole in our laws and exploits a neighborhood for financial gain. We do not support such initiatives.

We particularly are supportive of requirements that preserve the integrity of historic neighborhoods while paving a path for the future. As mentioned previously, when we requested similar guidelines with short-term rentals, we believe that there needs to be a set of requirements that is reasonable and effective to maintain the residential setting intended for everyone in a neighborhood.

The NSNA wishes you all the best as you deliberate and humbly request your continued partnership to make Lincoln a destination city for all.

Respectfully,

Vishnu Reddi

President - Near South Neighborhood Association

21 June 2022

Sent via: plan@lincoln.ne.gov

Lincoln/Lancaster County Planning Commission
555 S. 10th St.
Lincoln, NE 68508

Sent via: council@lincoln.ne.gov

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We particularly are supportive of requirements that preserve the integrity of historic neighborhoods while paving a path for the future. As mentioned previously, when we requested similar guidelines with short-term rentals, we believe that there needs to be a set of requirements that is reasonable and effective to maintain the residential setting intended for everyone in a neighborhood.

The NSNA wishes you all the best as you deliberate and humbly request your continued partnership to make Lincoln a destination city for all.

Sincerely,



Vishnu Reddi, President

Near South Neighborhood Association

From: [Marv Walker](#)
To: [Council Packet](#)
Subject: fairness ordinance
Date: Tuesday, June 21, 2022 10:27:09 PM

This “woke” crap, fairness ordinance BS has to stop. How much of the taxpayers money have you wasted talking about this. There are already provisions to prevent discriminating against protected classes. Why do you want more? You are no better than the federal government full of liberal socialists that are destroying this country. You put clauses in about protecting veterans...who are you trying to kid? Veterans are not being discriminated against...this is just a ploy to make people think this ordinance is fair and balanced for everyone...I call BS. You should have gotten the message that people are tired of this crap when roughly 4000 signatures were needed ..and 18,000 were obtained in order to stop your previous ordinance. I hope everyone of you are voted out in coming elections. Marv Walker
Sent from [Mail](#) for Windows

From: [Carmen Maurer](#)
To: [Council Packet](#)
Subject: Letter to Planning Commission--Oxford House
Date: Tuesday, June 21, 2022 11:54:24 PM
Attachments: [Oxford House Concerns.docx](#)

June 20, 2022
Lincoln/Lancaster Planning Commission
555 S. 10th Street, Ste. 213
Lincoln, NE 68508

Re: Miscellaneous MISC22010—To allow Reasonable Accommodation, for the definition of family (1923 B)

Dear Planning Commissioners:

- Your Planning Department Staff has recommended to you Oxford House's requested reasonable accommodation, to change the definition of "family" to include as many as 14 unrelated persons, each in recovery from substance abuse, in order that these individuals may live together as a family in a single-family home (R-2). Please note that this application applies only to the residence at 1923 B Street; I'm not aware of any similar application to waive the definition of "family" at the Oxford House in the same block (1900 A), located approximately 50-60 feet away from the applicant. The combination of the two locations results in a little more than 1/3 of the residents of that block living in Oxford Houses, all of which may be relevant information for you.
- Note, this is not only a Near South concern. It impacts anywhere in Lincoln where "families" reside. I've been advised that covenants more common in newer developments are not effective deterrents to the Oxford House model. Suburban and other townhouses, sometimes envisioned as investment property, may be particularly attractive for this use, given their price point and spacious design. So your decision/recommendation will set an important precedent for the entire city, as the Oxford House presence rapidly expands in Lincoln. Information about that expansion is readily available, and I hope you inform yourself accordingly. *The Commission has an important and difficult decision before it, because this request sets precedent for all of Lincoln with respect to both: (1) the process on how to receive and evaluate this kind of accommodation, as well as (2) the resulting accommodation itself.*
- I support blending disabled persons into our community. Reasonable accommodation is the right thing to do; and it's the smart thing to do. That said, *accommodation must be granted strategically, with care and consideration for the interests of all involved, certainly those who are disabled.* Until now, this kind of accommodation request has been rare, and so the evaluation process may also be unclear, or possibly unspecified. I've had difficulty receiving a clear and detailed explanation of the process. Suffice it to say, the process as broadly

explained to me does not appear to meet requirements with respect to the disabled residents, the adjoining neighborhood, or the City.

- Therefore, be particularly keen on examining the process you use, as you make your determination.
- We do not have the advantage of experience and in-house legal resources; however, our layperson internet research, squeezed in between life's demands, reveals that it is the common practice of Oxford House, for about 30 years, to enter a residential neighborhood, avoid transparency, and fail to make any request for a zoning change or an accommodation. The single-family homes are then leased to persons transitioning out of treatment, while yet out of compliance with local law. Oxford House does nothing until a complaint is made. And only then, at that point, *Oxford House demands, through planning boards and planning staff, that a city conform to Oxford's interpretation of the law.* Again, this information is readily available to your staff and legal advisors. Please educate yourselves about this organization's methods. And so, we do not argue that persons with an addiction are not disabled, or that they are not entitled to reasonable accommodation. However, cases appearing on our simple internet search, in our own 8th Circuit, say that applicants like Oxford House cannot negate your planning authority by ignoring the process, seeking compliance at a point "after the fact" of occupancy.
- What do we recommend with respect to process?
 - Essentially, we ask for a do-over that allows the Planning Commission to genuinely exercise its authority, as the process intends. Oxford House is a long-operating program, well-versed in this issue over many years, as its legal counsel's letter demonstrates. It is well-aware of the need to request accommodation from you. *Require it to do so, as if it had come to you first.*
 - We ask for a process that ensures that the accommodation granted is appropriate for those disabled persons residing in the house. Accommodations are unique to each person, based upon individual medical and health circumstances. What supports one person's disability is not a cookie cutter fix for another person's concern...even when they may appear similar upon the surface. The City must assure itself that by providing an exception to its own laws, that it has not approved an accommodation that increased risk to the individual resident or those around him (e.g. self-injury or injury to others). How will the City answer a health care provider or family member who says, "Had anyone asked us, we could have told you this was not what that person needed!"?
 - There must be a reliable means of reporting the changing composition of the family group to ensure the accommodation remains appropriate for

the newly formed family group and its individual members. Given the history of non-compliance, self-certification of on-going compliance by Oxford House is not a suitably reliable element of your process.

- What is reasonable, as an accommodation?
 - There's no magic formula for the meaning of "reasonable." It's a balance of fact and common sense. In your own life experience, is 14 a reasonable number of persons with a history of addiction, to live unsupervised and independent as a family? According to our information, six to eight residents is the number of persons that Oxford House commonly considers a right-size family, remembering that the accommodation is *based upon the individual's and family group's disability needs*. Your legal counsel can advise you that reasonableness is not based upon the physical nature of the house itself, or how many beds can be placed in a single location, or the lessor/owner's desire to maximize revenue. Homes larger than the one on B Street could house many more people. Maybe 20? 30? Is that reasonable? And should such houses be allowed to be only a few feet apart from each other? Should an entire R-2 block be allowed to house a program like Oxford? Drawing the line of reasonableness is not an easy task, but it is the task of the Planning Commission and the City Council...not that of the property owner and program operator.
 - In addition to a reasonable number of renters, we would also ask that a reasonable restriction for on-street parking be implemented. The impact of the other nearby Oxford House at 1900 A made a notable change in the ability to park, safely exit alleys, and passage for snowplows, garbage trucks, and emergency vehicles. Limiting on-street parking to three vehicles, with off-street parking required for vehicles over three is reasonable, especially given the already congested state of the neighborhood.
- To sum up: (1) A number of 6-8 to residents commonly acceptable to other Oxford Houses should be reasonable here, as well; and (2) an enforced rule limiting on-street vehicles to three is reasonable. I think this is a precedent that you would find reasonable on your own neighborhood street. In any case, the Planning Commission should not be painted into a corner by the "act-first/apologize later" behavior of Oxford House. There are ways to incrementally undo that behavior and comply with your authority, without harming the Oxford residents.

In closing, I hope that the two Oxford House families on this block become as engaged in caring for the welfare of our neighborhood, as our present Near South families are, that the Oxford House families participate in our events, our fundraising for park

improvements, Capitol holiday candle lighting, our annual meeting, clean-up and plant sales, history walking tours, that they become aware of neighborhood concerns, and of course, we are always encouraging our families to participate in our signature event, the Near South Tour of Historic Homes. The Hahn House at 1923 B certainly qualifies for inclusion on that tour.

Thank you in advance for your careful consideration and reasonable determination.

Sincerely,

s/ Carmen K. Maurer

Carmen K. Maurer
(writing my individual viewpoint)
Serving the Near South Neighborhood Association for 15 years
Administrative VP/Section 6 Representative

From: [kathie.starkweather](#)
To: [Planning](#); [Council Packet](#)
Subject: Oxford Homes in the Near South
Date: Wednesday, June 22, 2022 10:40:23 AM

Good morning, City Council and City Planning.

I am writing to register my concern about the number of Oxford Homes (OH) growing in the Near South as compared to other parts of the city. Let me say that I have no problem supporting people who are trying to get past their addictions. That's a hard thing to do and quite courageous to do it. My concern is that the Near South should not be the major place where these homes are located.

We currently have almost half of the total OHs in the city located in this historic district. It's a benefit to the buyer to purchase older, large (as they are in this area) homes so they can get as many people into them as possible, which in turn means more money in their pockets. That does not make it right or okay. Compared to larger homes in other parts of town the price tag is something that no doubt is lower here than in many other parts of Lincoln.

The city has not created any requirements or developed a plan to manage this growing issue (1.25.22 - 11 OHs in Lincoln; 6/15/22 -14 in Lincoln and 6 - almost half, located in the Near South). Neither the city nor the city council is even aware when a home is purchased for the purpose of creating an OH.

I recognize that buyers use the disabilities act to gain access to purchase, and the fact that they use it and are allowed to use it is something that cannot be disputed. However, the city council and planning commission in particular needs to address this issue. I recommend that:

1) If someone is planning on purchasing a home for Oxford use, it should be required to let the planning commission know and or the city council in order to then be able to take the next step, which is

2) cap the number of OHs that can be located in each district.

Perhaps connecting with the real estate commission might be a good first step.

The city council was able to put a cap on the number of apartment buildings being located in the Near South, which has helped recognize and continue the long history of this area as well as keep its integrity. Something similar should be done to address this issue.

I am hopeful that you will do the right thing and cap the number of OHs in the Near South.

Thank you for allowing me to voice my concerns.

Kathie Starkweather
2414 B Street