

Meeting Minutes

Comprehensive Plan Community Committee
May 28, 2020, 3:00 p.m., Zoom Video Conference

Attendees: David Cary, Paul Barnes, Andrew Thierolf, Kellee Van Bruggen, Allan Zafft, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Dan Marvin and Wynn Hjermsstad of Urban Development Dept.; Shawn Ryba; Isabel Salas; Kat Wiese; Bo Jones; Rick Krueger; Dennis Scheer, Cristy Joy, Tracy Edgerton, Dick Campbell, Cindy Ryman Yost, Deane Finnegan, Tracy Corr, Tom Beckius, and Shams Al-Badry, Planning Commissioners; Marco Barker; Silas Clarke; Grant Daily; Anna Eickholt; Stephanie Fisher; Karalyn Hoefer; Steve Ingracia; Dave Johnson; DaNay Kalkowski; Jose Lemus; Sam Manzitto Jr.; Marilyn McNabb; Christina Melgoza; Todd Ogden; Megan Ourada; Burdette Piening; Vishnu Reddi; Susan Larson Rodenburg; Bryan Seck; Nader Sepahpur; Meghan Sittler; and Sheila Dorsey Vinton.

Paul Barnes welcomed everyone to the meeting. Information was sent out prior to this meeting. Moving forward, staff will continue to compile information. Today, we will be using breakout rooms. There will be some presentations, followed by group discussions.

Dan Marvin stated they have a small slide presentation. They are talking about ten takeaways that they want people to take away from the Affordable Housing Coordinated Housing Plan. Lincoln is still affordable. We have run comps against the midwest and nationally. Compared to Omaha or other Big Ten schools, we are much more affordable. Median incomes are keeping pace. Poverty tracts have grown. There is a shortage of affordable units and that number continues to grow. The report is available on <https://www.lincoln.ne.gov>, keyword: affordable. Lincoln is growing at a steady rate of about 1% for a very long period of time. Population projections show that over the next ten years that we will need add about 17,000 places for people to live. Some of the discussion has been what the breakdown will be. We split that about 50/50. Ten or fifteen years ago that would have been tilted more towards owner occupied. We find that the market is capable of building at the top end of the affordable range, but it is not capable of building towards the lower end. Those types of living arrangements will have to be subsidized. There is a lot of census and demographic information in the report. A lot of the population is aging. There are some apartments in Lincoln that are \$500, but the quality is probably not what we would want them to be. We need to look at a lot of different areas.

Wynn Hjermsstad stated that seven goals were identified in the plan. Chapter 4 talks about strategies and goals. The first two are essential, building housing partnerships and creating a mechanism to share risk. This plan will go through a city adoption process. This isn't a city

process. Establishing partnerships with groups such as the lending community, builders, philanthropic foundations, and others is essential. We are building a consortium of partners to create a funding mechanism to share the risk. Preserving existing affordable housing is key. The problem with affordable housing in Lincoln is the quality. We are looking for some funding sources. We have identified federal funds to hire another inspector in Building and Safety for affordable housing. We also have a team of staff that will go through a 12-week training program on code enforcement. Policies and codes are something that we have already looked at. Our zoning code has flexibility, but sometimes things aren't as easy as they could be. We are certainly looking at low income housing projects. The cost of lots is a factor. Nonprofits doing affordable housing have the same problem. It will take a lot of partnerships to get these things going. We have a staff resource committee that will take a look at what partners need to be included. Eventually we will go through Planning Commission and City Council. We don't have dates for those public hearings yet. We would like to do those in person. We will have to continue to evaluate how we move forward. This plan was done locally, but we want to keep it as open and transparent as we can.

Shawn Ryba stated that current policies and planning processes often inadvertently exclude low incomes and people of color. We can change that by acknowledging our city's history and how we perpetuate the systemic and institutional inequities of the past that exist until this day. These are some recommendations that we would make based on our community development experience in the south of downtown. The first recommendation is that we would like to develop an equity statement and center the voices of the most impacted. We need to ask ourselves who is benefitting and who is being left behind. The second recommendation is to offer residents power over their community by simplifying city processes to shape their built environment. Things such as creative placemaking, art and plantings. The next recommendation is to collaborate and invest in already existing expertise in community development and organizations that are already centered on resident people's strengths and needs. The last recommendation is to commit funding and prioritize development in the city budget to make sure neighborhood quality of life is achieved.

Isabel Salas is a community organizer at the South of Downtown community development organization. One way that we start our work is by listening and building relationships. We use many ways to try and reach as many neighbors as we can. Our key partnership is with Collective Impact Lincoln, alongside Civic Nebraska and Nebraska Appleseed. Our goal is to build resident leadership. We host community workshops to building long term solutions. Some solutions are going door to door and hearing what our community needs. We have used our community strengths to address our issues by organizing events such as community cleanups. We use policy to address the top concerns, housing quality and housing affordability. We implemented a tenant assistance program with the city.

Ryba stated that the organization is focused heavily on vital infrastructure. We have been involved with an extensive planning process for the last three years to develop a redevelopment plan that outlines twelve neighborhood priorities. The process included seven committees, countless meetings, open houses and door knocking. Highlights of that plan include Planned

Unit Development overlay that encourages flexibility. We hope to reimagine the use of land to meet the needs of residents. We are also looking at a community land trust to preserve long term affordability. This would be the first of its' kind in Nebraska at 1105 'E' Street. Downtown is made up of toothpick lots. We need to do more with infill. Another highlight would be proactive code enforcement. Some goals would be to keep people housed, build landlord and tenant relationships and have inspectors be part of the community. Another effort underway is developing two properties. One is at 1105 'E' Street. It is a single-family house. Another is at 1120 'E' Street where we have planned a four-plex rental affordable housing. Finally, we are planning to have an eviction exhibit based on the book by Matthew Desmond that focuses on the social, community, financial, emotional and health impacts of housing instability in our nation and in our community. They will work with numerous community partners to help amplify the voices of those most impacted.

Kat Wiese is a resident and community arts organizer with South of Downtown. They have a really creative and culturally diverse neighborhood. South of Downtown staff have worked together to create the South of Downtown art hub. It opened in 2018 to facilitate intergenerational language inclusive programs, community art and access to shared space. She works with residents to address the top priorities; neighborhood infrastructure, inclusive engagement, workforce development and housing. There will be an exhibit at the Nebraska History Museum, as well as their own art space. There will be an art show, a documentary by local videographer Gabby Parsons, featuring stories by people facing housing instability. We organized a housing popup for vacant lots to activate those spaces. As we have been going door to door, a huge takeaway has been that people feel safer when they know one another. Public art and murals have been shown to improve the walkability of neighborhoods and the perception of safety. We have been organizing neighborhood art shows, alley improvement projects and workshops to strengthen the neighborhood fabric. It is critical that the city embraces the role of facilitating and supporting our community's capacity for development led by and driven by, our community's themselves.

Isabel Salas stated that they have remained challenged with being socially distant, but we have reached out through a platform to check in with neighbors and see what they think about the affordable housing action plan. We have also used yard signs and chalk for outreach.

Bo Jones appeared on behalf of Home Builders Association of Lincoln (HBAL). The association met last week and believe that housing is a system. The needs within the system are diverse. There are three main topics; statistics, trends and challenges. Statistics show nationally that homeownership hovers around 65%. There is a desire amongst the younger population to own a home. Green space, ample parking and affordability has not changed. Challenges that face housing are made up of many factors, high land costs, high material costs. The saving grace has been low interest rates. Some of these factors are macro and some are micro. That gap creates pressure. We feel we have identified some micro factors that would help. Infill and redevelopment are important, but they focus on the 35%. He feels the demand for housing will be strong in the future.

Barnes stated that Jose Lemus asked a question about incentivizing development at the \$125,000.00 level. Jones responded that at the \$125,000.00 level, we are seeing that the entry level homes approaching the \$200,000.00 mark, we would have to cover about \$75,000.00. We work with Habitat for Humanity and other organizations. A lot of product and labor is donated. Habitat is having trouble keeping under the \$200,000.00 mark. He doesn't know how we could get down to that point without changing some strategies or city codes.

Barnes stated that Deane Finnegan asked a question about the implications on what homeowners want for a senior population. Jones responded that clients who have lived for the last 25 to 30 years on a lot with green space are looking for something with less maintenance, but still want to have some green space. The commitment for yard work and shoveling of snow is an issue as people age. We are trying to do that with associations that take care of these things. Barnes noted that Grant Daily from Neighborworks stated they have that issue as well.

Rick Krueger is a builder and developer. He has worked here for 45 years. He started out with single-family housing and moved into development in 1985. They don't build homes, they sell lots. There are three main points he wants to touch on. Present housing preferences; people prefer single-family housing with a three-stall garage. They want more space, not less. They prefer to live in the south and east parts of Lincoln. He showed a map from 1995 when Mayor Johanns increased road tax. There were ten roads and they were all south and east. The total residential units based on building permits in Lincoln from 2016 to 2018 shows the major hot spots on the south and east. In the last number of years, it has accelerated that people want to spend. Those who can afford to, go to a higher priced home due to impact fees. Another thing that happens is these costs are increased by other government policies. Streets is one. Everything was supposed to happen on 120 feet. Now we have become a roundabout city. Right now, rather than 120 feet at an intersection, it is 134 feet for right-of-way in the area around a roundabout. He showed a drawing for a roundabout on S. 84th St. that shows how the roundabout impacts the neighboring buildings. This all affects costs. Those costs are reflected in the cost of the lot and the house. The only way we can hold back land costs or flatten the curve, is to increase the supply of land. Right now, is a seller's market. The single thing we could do to affect the cost of land is to put in the Stevens Creek sewer line all the way to the roadway bypass. Multi-family housing will continue. Mixed use development will be used more and more with mixed uses on a site. It is important for Lincoln to maintain the concept of one community. Infill sites are important, but not as important as new construction and development. He believes Gateway Mall will be redeveloped. Slip ins provide a certain amount of housing. We should consider having more uses within fewer zoning districts.

Barnes stated that Bryan Heck posed a question about what incentives it would take to get entry level homes into a certain price point. Krueger responded that in general, something in a townhouse development would get you closer to the desired price point. Jones thinks that it comes down to simple supply and demand. We are in a situation where we have more buyers than sellers, and sellers get to pick their price. We need to increase the supply.

Heck stated that he lives in Bicentennial Estates. In his neighborhood, a house sells for \$150,000.00. He is very interested in helping people buy their first house for \$150,000.00. He inquired what the city could do with incentives to help someone buy new for \$150,000.00. Jones believes more SID's are needed. Omaha does it very effectively. Spot zoning can work well, especially in the Hartley area. Changes to Zoning regulations and design standards, lot widths, the list goes on of things that could be changed. We need to loosen some restriction on things. He believes that is the only way to get to affordable.

Krueger commented that the old Riley school was developed into about 5 homes. This is also a supply and demand issue. The more opportunities you have, the more you can choose from. For years in the past, Dwayne Hartman sold ten to twelve percent of all entry level single-family housing in Lincoln. He knew how to do that.

Barnes stated that Tracy Edgerton asked the question how to incentivize builders to take on remodeling, as opposed to new builds that have a higher profit margin. Krueger thinks that on new builds, it is a fat market but it isn't always that way. Generally, he thinks remodelers in terms of percent, have a better margin than builders.

Salas isn't so much worried about profit margins. We have housing stock in older neighborhoods that need some work. How do we incentivize people to do that? We have hard time getting people to come into an older home when it is easier to build a new home. Is there a remodeler's council or some way to get people involved? Jones does remodeling at his firm. It is a different animal and can entail far more surprises. There are more unknowns. The cost of remodel is per square foot about the same, if not higher, than new construction. Remodeling allows us to work in bad weather, but it is more of a question mark. Right now, we are facing a large labor shortage. We are working with community colleges to try and get more bodies. The biggest thing we can do is to get youth into our industry.

Barnes stated that there is a question on how do we work as a community to stay out of the way, if people can't afford what they have now. Krueger thinks the simple thing is to make it easier to work on these things. City policies have an effect whether it is code enforcement or parking, we need to make it easier. Jones believes we need to let the market speak. The more supply that comes on, that allows people to move up and move through housing, and gives other buyers more opportunity. Salas believes if the market worked that way, we wouldn't be in this situation. There are people who live in unstable housing situations. We need to make it more available and accessible. We need to work with the existing housing stock we have in the city. Krueger thinks we need to work on both. In 2003, when the city passed impact fees, that raised the cost significantly. That changed the built environment forever. That has precipitated to some extent where we are now. These issues have been around a very long time, this isn't new.

Jones commented that nothing in housing happens fast. It is a long cycle to get planning, building and renovations done. It is a longer process than people think.

Barnes stated that Jose Lemus has asked how we know SID's won't bring the same headaches to Lincoln that they did for Omaha. Krueger isn't particularly in favor of SID's. There were a couple that were successful and one in the Highlands that wasn't. If we put in the infrastructure to allow development to happen, it will take care of itself. Jones believes the key components for SID's is that they allow difficult parcels to get developed in a non-contiguous growth pattern. It opens up the supply.

Lemus appreciates the comments. His question stems from the community and infrastructure impact. Omaha has had to deal with a noncontiguous growth pattern. He is all for increasing the supply of housing, but wouldn't want to rush into a decision. Lincoln has been successful because they have been able to grow as a community.

Beckius stated that Omaha has been doing SID's for a number of years. It is not a new concept. There are definite advantages when it comes to lot cost that we don't see in Lincoln. There is the opportunity to study it further and see if it would work for Lincoln. Grant Daily wondered if there are opportunities to study this. There are maintenance costs that go along with this for roads and other items. Beckius thinks one thing we can talk about is how Omaha develops its' street systems as opposed to Lincoln. Omaha has two-lane roads on the fringes that work for cars, but not perhaps biking and walking. How do we put in sewer infrastructure that ultimately lowers the cost for the homeowner? Omaha has a lower housing cost, but a higher tax cost. He believes there is a lot of good opportunity for discussion.

Barnes announced that everyone will move into breakout groups for small group discussions.

Group 1

Kellee Van Bruggen, Planning Dept.

Deane Finnegan, Planning Commission Member

Tom Beckius, Planning Commission Member

DaNay Kalkowski, Seacrest & Kalkowski

Marco Barker, University of Nebraska - Lincoln

Sheila Dorsey Vinton, Asian Community & Cultural Center

Todd Ogden, Downtown Lincoln Association

Shawn Ryba, South of Downtown CDO

Group 2

David Cary, Planning Dept.

Shams Al-Badry, Planning Commission Member

Dick Campbell, Planning Commission Member

Dave Johnson, Studio 951

Marilyn McNabb, Mayor's Environmental Task Force, Wachiska Audubon Society

Sam Manzitto Jr., Manzitto Construction

Vishnu Reddi, Near South Neighborhood Association

Dan Marvin, Urban Development

Group 3

Paul Barnes, Planning Dept.

Tracy Edgerton, Planning Commission Member

Burdette Piening, Lancaster Farm Bureau

Jose Lemus ,Civic Nebraska / Collective Impact Lincoln

Meghan Sittler, Spring Creek Prairie Audubon Center

Nader Sepahpur, Business Owner

Steve Ingracia, JEO Consulting Group

Isabel Salas

Group 4

Stacey Hageman, Planning Dept.

Cristy Joy, Planning Commission Member

Cindy Ryman Yost, Planning Commission Member

Grant Daily, Neighborworks Lincoln / South Salt Creek Neighborhood Association

Karalyn Hoefer, Realtors Association of Lincoln

Stephanie Fisher, City of Waverly

Bo Jones

Kat Wiese

Group 5

Allan Zafft, Planning Dept.

Dennis Scheer, Planning Commission Member

Tracy Corr, Planning Commission Member

Anna Eickholt Country Club Neighborhood Association

Bryan Seck, Lincoln Partnership for Economic Development / Prosper Lincoln

Silas Clarke, City of Hickman

Susan Larson Rodenburg, Mayor's Pedestrian / Bicycle Committee

Rick Krueger

What are your reactions to the material presented by Wynn?

Group 1

- Excited to have a plan for our city; amazing to put in the work to identify and highlight action steps and partners; excited about this for the future
- A lot of things that need to be done for the implementation
- Much needed document
- Not new information but was important to recognize that affordable housing is a need in the community; helpful to put a dollar amount; correlations between policies and housing costs and how as a community we can strike a balance between the two
- How will the information get packaged and disseminated to decision makers; what do we do with the information?

Group 2

- Not too many surprises.
- Need for collaboration with agencies and financial systems are deeper conversations to have.
- Sharing the risk is a great concept.

Group 4

- Wynn right on with the concept overall.

Group 5

- Great information
- Appreciate the homeless coalition information was included in the plan
- How to get people into first owner homeownership

What are your reactions to the material presented by Shawn and his associates?

Group 1

- Importance of reaching communities that may not be at the table or may not be able to access the information with approaches taken; critical to bring people in and that it's for all of Lincoln; taking strategies that work and how to replicate them
- Need to recognize that policies in place, free market comes in and can take advantage of those; with a targeted effort, make sure that the free market cannot take advantage of a situation that would be disadvantageous
- Use of art in community efforts and development

Group 2

- Not too many surprises, again.
- Good to bring human aspect to the conversation. Good to be less abstract.
- Good to use non-typical avenues to reach out to constituents.
- Need for placemaking and engage residents in the process – this should be a priority in the upcoming budget cycle.

Group 4

- Agree with what Shawn had to say. University Place experiencing similar challenges and issues.

What are your reactions to the material presented by Bo?

Group 1

- Insightful how individuals of his profession and how they view their biggest opportunity to make money and how that influences their choices of work; advantage to steer in a different way?
- Shortage of workers and how that will impact people in the construction business
- When you have private sector driven development vs. public sector, differences in drive; if market does what it wants, people get left behind
- Homeownership vs. renter, wealth in homeownership – important to get people into homeownership for financial security
- Opportunities for renters to be able to save

Group 2

- Should reach out to the Remodeler's Council.
- Continue the conversation with them about finding solutions in the Affordable Coordinated Housing Action Plan. What are the financing partnerships? Incentives? Policy solutions? Get more starter homes or less costly rentals.
- Need housing for incomes at \$25k or less.
- Address needs in the Affordable Housing Action Plan.
- Align City incentives with goals in the Plan.

What are your reactions to the material presented by Rick?

Group 1

- Important for land development and bringing down cost – installing trunk sewer to as much area as possible
- Present focus on south and east, there are other developers working to develop other areas of the city; residents in all quadrants of the city that want housing choices

Group 2

- We understand there is a market for large, new homes; for affordable housing, are buyers ok with smaller lots? Or what are the minimum design requirements?
- Residents of future affordable housing need to be at the table to provide input.
- Make sure we are reaching the comprehensive group of people. i.e. reach not just homeowners, but a broader sample of Lincoln's population.

Group 4

- Both Bo and Rick mentioned that these are the same issues been working on over decades and that is true. We continue to discuss them, but we can learn from the decision that were made and need to strike a balance between needs of development and all community needs.

One way to work towards housing affordability is to increase density. What are your thoughts about different ways to achieve higher density, particularly with infill? Pocket neighborhoods, ADUs, tiny houses, existing non-conforming tiny lots, small-scale multifamily, large-scale multifamily, others?

Group 1

- How it affects South of Downtown, maxed out on zoning, good and difficult thing; zoning has to be reviewed and looked at; look at infill and zoning and how that is excluding development; loosen zoning in established neighborhoods
- Proposals for mixed use developments in strip mall areas along arterials and add in residential; density as it's appropriate on edge development – not a pyramid
- Problems with density in existing neighborhoods – neighborhood associations are against them

Group 2

- Zoning – how are we zoning neighborhoods across the community to encourage density? Not just in a few areas.
- Missing Middle housing – how do we incentivize this?

- Near South Neighborhood has a good mix of housing price-points – how can we do this across the community?
- Zoning decisions may have been reactionary over time. How do we get back to a balance of density, throughout the community and not just in core neighborhoods?
- Slip-ins aren't desirable. Quality over quantity should be discussed with the neighborhoods.
- Build in spaces for people to interact – keep eyes on the street.
- Maintain neighborhood character.

Group 3

- All of these would get us closer to our goal of more affordable housing. The challenge will be the reaction of the surrounding neighborhood. Lots that already have infrastructure are the easiest lots to build on.
- All of these have their place, but they need to fit within the context of the neighborhood. Unattractive slip-ins, like were built in the 70's, are an example of infill not being done correctly.
- There's a gradient of appropriate density, incremental growth.
- Infill appropriateness should be judged on the surrounding neighborhood. For example, lots in single family neighborhoods could be appropriate for single family or duplex infill.
- It's important that infill projects can meet parking requirements.

Group 4

- One concern is with style differences between density and existing neighborhoods. Need to consider context for projects.
- If don't need more office space, will there be opportunities to redevelop those properties? With more teleworking?
- Interest in the pocket neighborhoods happening and may have potential.
- Continued concerned with "slip-ins"; pocket neighborhoods are a creative new way.

Group 5

- Go to default zoning

How or when should parking requirements be relaxed for residential development? (Current parking ratio is between 1 and 2 parking stalls per dwelling unit)

Group 2

- Look to similar cities to see how they have accomplished this.
- Prompts larger conversation about transportation system – possible car sharing or other programs.
- Provide services in close proximity where driving a car is not needed.

Group 3

- Parking is critical. Being short on parking creates problems. If there's a parking shortage it's a problem for the neighboring residents.
- Lack of parking puts a strain on public works... clearing snow, traffic, etc.

- Cities that have relaxed parking requirements in core areas have had some success. You create density that can support alternative modes of transportation. The people that want to have multiple cars are probably not the people buying small lots in the core of the city.

Group 4

- Requiring just one parking space could create issues. Would be good to be able to differentiate by lots or locations where some get the break in parking while others still have to provide more spaces. Getting parking in the back of a lot may be a good way to accomplish this.

Group 5

- Case by case or depends on the situation
- Old neighborhoods should consider angle parking (ex. F Street Rec Center)
- Start developing neighborhoods not focused on the car

What makes a good neighborhood? How do we build our next historic neighborhoods?

Group 2

- Fallbrook has done a good job of creating community.
- Village Gardens as well.
- Lincoln has good neighborhoods already – UNI Place. But we need to look at more opportunities for new housing. UNI feels like a community.
- 13th Street, 17th Street – good examples to provide for a mix of uses.
- Ability to work within your neighborhood.
- Accessibility to parks, trails, etc.
- Interaction w/ neighbors.
- Create a small town within a big city.
- Havelock

Group 3

- Low crime, proximity to amenities, demographics, schools. We have some new neighborhoods that are great... Fallbrook, Village Gardens, etc. These are typically higher income neighborhoods where people are building their dream house.
- Homes have character, not cookie cutter. Retail and services close by.
- Unique character, variety of housing types. Something that sets the neighborhood apart. How do things like neighborhood commercial centers fit into the neighborhood? Gradients of density to add character.

Group 5

- Holds its value from a real estate perspective
- Walkable neighborhood, good park areas, trail connections
- Close to schools
- Amenities that are walkable and bikeable
- Nearest grocery, accessible to food

**Which existing neighborhoods in Lincoln could be used for models of new development?
What neighborhoods have you visited in other cities that could be a model for development in Lincoln?**

Group 3

- Milwaukee is a good midwestern example. River West.
- Madison, similar college town.
- Higher density along arterials and then lowering density as we get to the core. Lessens traffic on local neighborhood roads.

Group 4

- Indian Hills neighborhood in Omaha has a cool mix of housing with similar housing styles and looks with a range of housing types. Some new reinvestment has occurred there and caused some heartburn.
- 22nd and Vine area? Is this a good example of success?

Group 5

- Antelope Valley, however it is expensive to build
- Old College View

What locations in Lancaster County are appropriate for new acreage developments?

Group 1

- Counter to arguments on density; acreage developments being redeveloped

Group 4

- Know that people want acreage opportunities on the west side of town. Employment opportunities westward. There have been some developments to the west.
- Really need to ask the question about what do we want the rural county to look like? Tension is apparent.

Group 5

- West of the creek

** End of breakout rooms **

Barnes stated there was a lot of conversation in Group 2. There were some who didn't find a lot of surprises on affordable housing. The need for collaborating is something that was appreciated and acknowledged. With regard to the presentation by Shawn Ryba, everyone thought it was good to bring the human aspect into the conversation. The thought was expressed that we also need to look at various avenues to reach out to constituents. In regard to the presentation from Bo Jones, it was stated that we need to reach out to remodeler's council. We will follow up with that. We want to continue the conversation about finding solutions and finding housing with those who have incomes of \$25,000.00 or less. With regard to the Krueger presentation, most people understand there is a market for the larger homes. There was a question if lower incomes need to be brought to the table. How do we reach more renters? In looking at zoning districts across the city, we have had missing middle housing discussion with those at the state level. We need to maintain neighborhood character. We need to look at similar cities and what they are doing with parking. We need to ask what other programs we can look to, such as car sharing. We need to build out neighborhoods. There are many examples of areas with similar characteristics such as Uni Place and Havelock.

Van Bruggen stated there was a Facebook question about the current supply. Andrew Thierolf responded that staff does a land inventory report every January. A few months ago, there were 16,000 units that are approved and not built. This works out to a 12-year supply. He thinks that is one part of the equation.

Thierolf shared that in terms of housing affordability and density, a big takeaway is that density has its place. All options are good in certain situations. We need to be aware of the neighborhoods. There was discussion about slip-ins that the core neighborhoods experienced in the last decade. Now we need to focus on doing it correctly and what that means. There was a discussion about parking. His group felt that having enough parking is a critical piece. That is a strain on Lincoln Transportation & Utilities, and causes issues with neighbors. In general, parking is pretty important.

David Cary stated there was similar discussion in his group. A point was made about context in neighborhoods being important, everything from existing neighborhoods to what the new construction looks like. We also had a good discussion on balancing diverse interests for the overall benefit of the community, but recognizing we can't allow it all to go one way.

Allan Zafft stated that his group held overall, pretty similar conversations to the other groups.

Van Bruggen noted that her group had a good conversation and talked about homeownership versus rental. We want to make sure affordable housing for renters is available as well. There was conversation about locations that were appropriate for acreage developments.

Zafft stated that the LRTP (Long Range Transportation Plan) update started with the consultant in late March, early April. We are in the data collection and analysis phase, working on the travel demand model. We are currently working on the project website. We hope to get it launched next week. He showed a preview of the website: <https://lrtp.lincolnmpo.com> and reviewed some of the content that will be available. There is a translation widget to translate the pages into needed languages. Outreach information and presentations will be available on the website. Information can be provided from the public, via the site, along with a contact form.

Thierolf stated that there is a lot of activity coming up. The next public event was to be in late June. It will now be a virtual activity. It will be interactive. We are going to release a second public survey and come out with a growth scenarios summary report. This will help start public discussion. Staff will be looking at different topics over the summer. The point of discussing all these topics is to inform everyone on the committee, but also to develop goals and strategies. We will keep everyone informed. We are also going to hold focus groups over the summer. The final piece is the developer proposals specifically related to land use and growth tiers. That will be in late summer.

David Cary thanked everyone. He believes the breakout sessions worked well. He implored everyone to keep thinking about these issues and continue to discuss topics that are important to the plan. The goal is to come out of this with a lot of information. He encouraged everyone to keep sending ideas.

Meeting adjourned 5:00 p.m.