

The Nebraska Planner

A joint publication of APA Nebraska and NPZA

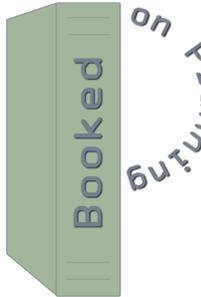
January 2022

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ANNOUNCEMENTS

BOOKED ON PLANNING



The Board of Directors of APA Nebraska applied for and received grant funding from the Chapter Presidents Council to launch a podcast dedicated to reviewing books relevant to the field of planning. As a result, Booked on Planning was created and launched January 7th.

This podcast will not only summarize the key points from the books, but will give you a better understanding from the author or subject matter experts themselves. You can listen to these short episodes during your daily commute, errands, workout, or whenever you have time. We wanted to start this podcast because we're all busy professionals that want to learn more, but for many reasons, we may not sit down after a full day of planning for our communities to read a planning book cover to cover.

Our next episode, Community Planning, will be out on February 1st, 2022, but you can subscribe now wherever you get your podcasts - just search "Booked on Planning". You can also join our email list at www.bookedonplanning.com and be notified when new episodes are available.

SPRING WORKSHOPS - SAVE THE DATES

The APA Nebraska Chapter is partnering with MAPA to bring Ilana Preuss, author of *Recast Your City: How to Save Your Downtown with Small-Scale Manufacturing*, to Omaha for an all day workshop on **Wednesday, March 9th**. See page 21 of this newsletter for additional information.

The Nebraska Planning and Zoning Association will host their all-day Spring Workshop on **Friday, March 18th** over Zoom and will provide sessions on a wide variety of topics. See Page 22 of this newsletter for additional information.

SUCCESSFUL AICP EXAMINEES

Four Nebraska planners successfully passed the AICP Exam in November of 2021. Congratulations Daniel Bennett, Grant Daily, Karl Dietrich, and Jeff Spiehs!

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PRESIDENTS' UPDATES

Is it possible to write a newsletter welcome without saying the dreaded five-letter “C” word? Although I, like many others, am still taking the necessary precautions, I really don’t want to read or hear that word. So let’s concentrate on the good. Let’s concentrate on the great planning and zoning learning opportunities ahead of us in 2022!

NPZA Board members have been working diligently on the 2022 Spring Workshop. With the great success that we’ve seen with the virtual workshop setup, we will be once again holding this even online. We are working hard on the event particulars, so please stay tuned to NPZA’s website (<http://www.npza.org>) or follow our activities on Facebook and Twitter as well for more information as it becomes available.

We’ve also started the beginning stages of work towards the 2022 Nebraska Planning Conference. We are bursting at the seams with excitement as we look forward to this year’s conference. It will be held in the new Younes Conference Center North! A great venue with new possibilities to make the conference even better! So keep your eyes open for emails and social media notifications in the coming months as we get ready to hold the conference this coming September.

The NPZA Board and I are excited about the upcoming learning opportunities and we look forward to seeing you there!



Christopher Solberg, AICP - NPZA President



I am looking forward to 2022. Not only to put the past challenges of the pandemic behind us, but there are a growing number of opportunities for our communities to excel and for us to grow professionally.

With the federal government planning to infuse an additional \$550 billion into broadband, clean water, the electrical grid and transportation projects with the Infrastructure and Jobs Act, many communities across the state could benefit from this funding to implement planned community improvements.

On the planning profession side, we are finishing the details for the Spring Workshop featuring Ilana Preuss, author of Recast Your City. This one day workshop in Omaha will focus on economic development of Main Streets and commercial nodes by adding “small- scale manufacturing.” In addition, the National APA Conference will be in April in San Diego and the joint APA and NPZA Conference committee is starting to plan our annual Nebraska Planning Conference for September. So, there are several training sessions coming up this year that should cover a topic of interest to you.

On a final note, I would encourage you to listen to “Booked on Planning” podcast produced by our chapter and hosted by Vice President Stephanie Rouse. I’ve been impressed with the first two episodes. If you see Stephanie, give her a huge thank you for initiating and managing this podcast, including obtaining a grant to fund the expenses.



Jeff Ray, AICP - APA-NE President



EVOLUTION OF DOWNTOWN LINCOLN

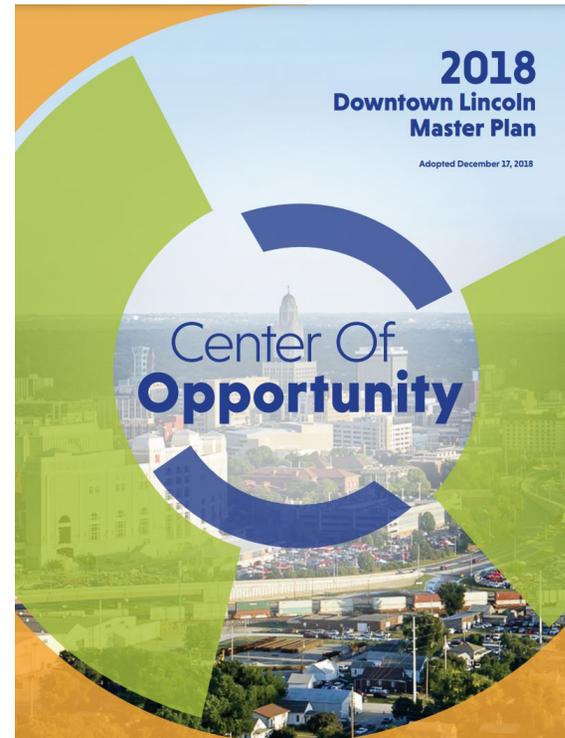
BY: STEPHANIE ROUSE, AICP

Following the December 1st APA Nebraska Board meeting held at the Downtown Lincoln Association (DLA) offices, director Todd Ogden joined the group to discuss downtown Lincoln. These in-person meetings are held quarterly and open to planning professionals and chapter members.

The discussion began with Chapter President Jeff Ray, who worked at DLA many years ago, musing about how much downtown Lincoln has change. Even for someone who has only been around downtown for about the last 10 years, the district has evolved quite dramatically. The Historic Haymarket District, once a ghost town, is now bustling with retail, restaurants, residential, and office space. The most dramatic change is the Pinnacle Bank Arena and adjacent West Haymarket Development. The core of downtown, once designed to move people in and out of downtown as quickly as possible Monday through Friday, is becoming a neighborhood.

Recognizing all the changes taking place and yet to come, the City of Lincoln, led by the Planning Department, and the DLA worked together to update the Downtown Master Plan, originally adopted in 2005, with a 2012 update. These previous versions contained many recommendations that were carried forward, including the N Street Protected Bikeway, P Street Primary Retail Streetscape, and the Lincoln Community Foundation Tower Square.

The updated [Downtown Lincoln Master Plan](#) was adopted in December 2018 and has already seen measurable progress. A downtown traffic study was completed, assessing the feasibility of converting one-way streets into two-way. Many cities converted their street grid to one-way flow to help speed the rate of workers getting to and from downtown, not realizing it would negatively impact the businesses and shops located there.



Cover of the Downtown Lincoln Master Plan

Today, many communities are converting the one-way system back to two-way traffic, supporting local businesses and increasing safety. Also underway are the Haymarket South Streetscapes and the Downtown Entryway Enhancement projects that when completed, will help improve the look and feel of downtown.

Evolution of Downtown Lincoln - Continued

The impacts of COVID were of course part of the discussion. According to Todd Ogden, the Pandemic did not necessarily cause any major shifts or negative impacts, but instead sped up trends the DLA has been seeing progress over the past several years.

Retail as we know it has been declining and was hit harder in the early stages of the pandemic. Instead of tradition retail shops, there is a growth in experiential retail. Places like ax throwing are becoming more common in cities all over. Some restaurants closed, although not as many as expected in Lincoln. The fast-casual restaurants have been able to handle the current climate, but local fine dining options need more support.

The downtown Lincoln of the future will look different than it does today. It already is changing, with thousands of units of housing going up each year and more to come. The district is less a place to visit and instead is a place to be.

Driven by the desires of the millennial generation, downtown is becoming a series of distinct neighborhoods with a music district, arts district, and a restaurant row of sorts on P Street. The launch of active transportation modes like BikeLNK bikeshare and most recently the scooters, residents can live, work, and recreate without a vehicle, supporting the proposed changes to make downtown less a place to drive through and more of a place to go.

It will be interesting to watch as more recommendations and projects from the Downtown Lincoln Master Plan are implemented. As we all know, even the best ideas need some adjustment as time goes on and the installations are tested. The partnerships created through the Plan however will ensure it doesn't just sit on the shelf and instead creates meaningful change.



Photo of the 14th and N Street intersection in Downtown Lincoln

EMERGING PLANNERS GROUP - BOOK CLUB REVIEW

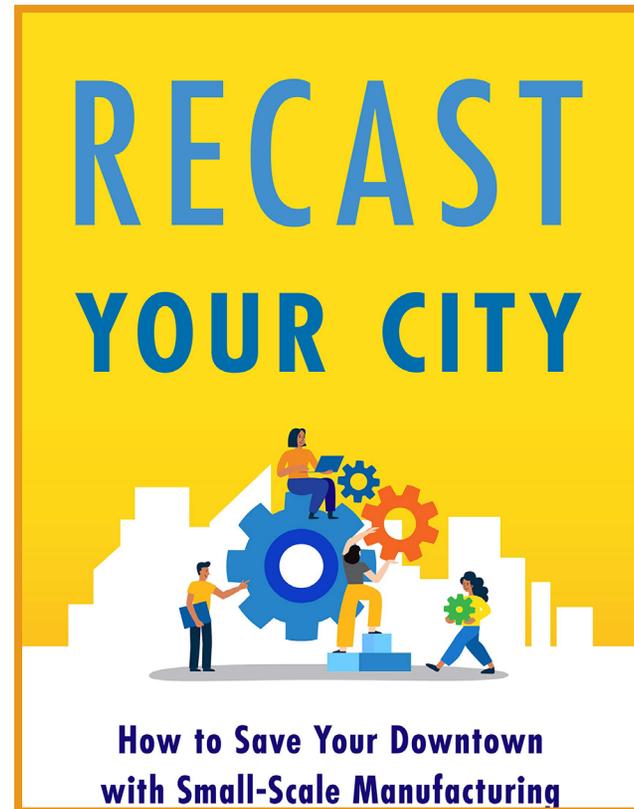
BY: CALE BRODERSEN

Recast Your City: How to Save Your Downtown with Small-Scale Manufacturing By Ilana Preuss

In early January, the Emerging Planners Group's Book Club reconvened to discuss *Recast Your City*. In the book, author Ilana Preuss discusses the untapped economic development and revitalization potential of small-scale producers and manufacturers that are already in your community, but are likely operating behind closed (garage) doors.

Preuss starts her case by pointing out the shortcomings in our current economic development model which is heavily dependent on tax incentives. Municipalities, County, and State governments create massive economic incentive packages to bring large businesses into their communities. But, Preuss notes, in many cases, the businesses that are being recruited would have located there regardless of these incentive packages. Communities placing all of their investment (which they often don't get back) in one business is risky, as these businesses can leave and devastate the local economy. This model benefits only a small portion of the business community and reinforces economic and racial inequality by excluding small- and medium-sized businesses, as well as minority-owned businesses.

Many of the corporations being recruited by this model offer either high-paying jobs (software/tech companies) or very low-paying jobs (large distribution facilities), but rarely ever the good-paying, medium-level jobs—jobs that small-scale manufacturers provide. Preuss classifies small-scale manufacturing businesses as micro-enterprises (employing between 1-20 people) that produce a tangible product that can be replicated or packaged across any material, be it hot sauce, handbags, or hardware. Owners of these types of businesses typically start out by operating out of houses, or low-rent, non-street facing commercial bays.



There is so much potential to identify opportunities for these businesses to fill vacant storefronts on your neighborhood mainstreet or downtown, as they:

- fill vacant storefronts and increase vibrancy from people coming to see things being made and make a purchase;
- bring revenue and tax dollars to the community;

- pay living wages (product businesses pay 50-100% higher wages than traditional service or retail jobs, which can help bring people out of poverty and reduce the racial wealth gap);
- support and attract other entrepreneurs and local businesses; and
- bring value and a sense of place back to mainstreet—other property owners will follow suit and storefronts, parks, and streets will be cleaned up and improved naturally.

Preuss proposes a new model of economic development in which investing in the place is key to economic strength, a unique identity of the place is essential to long-term value, and social connections are essential to economic resilience and the place's "stickiness" (slowing or reversing "brain drain" where younger people leave the community in search of more exciting places and better opportunities).

Now, where does a community begin? Preuss details an engagement process that we, as planners, may be intimately familiar with, but the process takes on an innovative new form when applied to economic development. Here are Preuss' 5 steps to recast your city:

1. Light the spark: Understand what assets you have in your community and detail what you want to achieve through this process. Build your list of organizations or individuals who you could partner with and take inventory of buildings or locations where opportunities could exist.
2. Find and connect with new people: Get out there and talk with members of the community to find small-scale manufacturing/home-based business owners, property owners, and community leaders who can act as connectors and energizers.
3. Start the conversation with interviews: Collect qualitative and quantitative information about your target beneficiaries.
4. Analyze the input: Similar to a SWOT analysis (strengths, weaknesses, opportunities, threats), this is the time to synthesize your interview data to gain a better understanding of barriers and needs.

What do your small producers need to grow and be successful?

5. Act now: Identify and execute short-term actions that are possible within 3-9 months to get the ball rolling, and identify long-term actions. An example of short term action could be to create a list of local producers using a social media campaign. A long term action might be creating a shared commercial kitchen, coworking manufacturing space, or loan program for small producers, or maybe implementing zoning changes or a procurement policy that targets local spending.

Preuss cites a study in Maine where researchers found that local businesses spent 50 percent of their revenue in state and local economies, whereas big box stores spent about 14 percent. "A local government might prioritize funding for a small-business incubator or a local investment fund for growing businesses instead of building a new access road to a big-box store with minimum-wage jobs," she says.

This book is a great resource for anyone involved in economic development, downtown revitalization, entrepreneurship, or planning and community building. It will reframe your thinking to see opportunity the next time you pass an empty storefront or hear about a local producer. This book has accompanying worksheets to help walk you through the process and ensure you are asking the right questions of yourself and others. APA NE and MAPA are looking forward to bringing Ilana Preuss to Omaha on March 8th to lead a workshop on this topic, and it will be a great opportunity to learn how to apply this to your community.

Don't worry if you missed out this time, the Emerging Planners Group hosts quarterly book clubs. Join us in April for the next one! See page 7 of this newsletter, or e-mail cbrodersen@cityoflavista.org for more information!

PLANNERS BOOK CLUB - SPRING SELECTION

Join your fellow planners and allied professionals in the Winter 2021/2022 Planners Book Club hosted by the APA Nebraska Chapter's Emerging Planners Group. Here is how it works:

1. Register to participate at the following link: <https://forms.gle/exnGob3YeDvC4KMo8>.
2. Read or listen to the book (available in physical, digital, and audio formats).
3. Join us for a lively discussion in April. A Doodle poll will be sent out to book club participants several weeks in advance to find a time that works for everyone for the discussion. We typically host more than one discussion over Zoom to accommodate everyone's schedules.
4. Earn CM credit for participating in the discussion.

Book Selection: *Confessions of a Recovering Engineer* by Charles L. Marohn Jr.

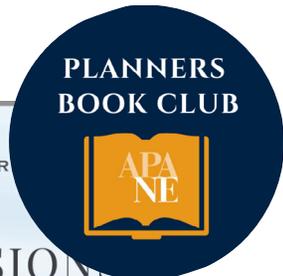
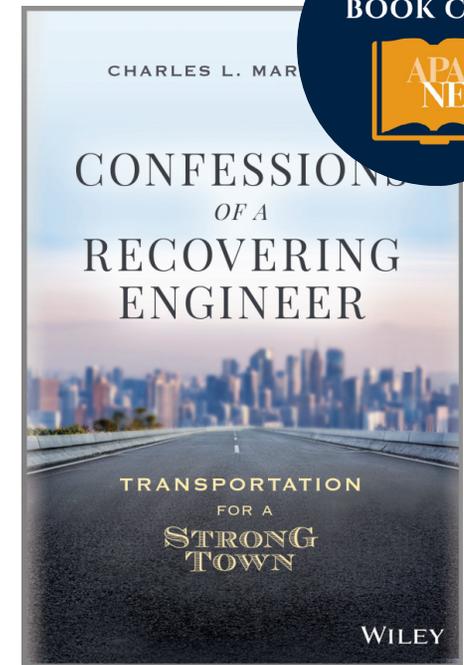
We all want to live in a place where the transportation system serves residents. But with crumbling roads, maddening amounts of congestion, thousands of traffic deaths each year, and unreliable public transit...it feels like the other way around. So who's serving who? The costs of the North American transportation system are too high—not just in money, but in time, safety, and quality of life. Most Americans sense the transportation system is working against rather than for them. Yet they also feel powerless because they can't put their finger on why it's so bad, or how it can be made better.

It's unwise and unfair to be wasting precious time and resources on something this bad. Like you, we are frustrated by the broken transportation system. In fact, what you suspect to be true about transportation in America is true...but it's also probably worse than you imagine. Strong Towns founder and president Charles Marohn is a professional engineer and planner with 20 years of experience. In his work, he saw firsthand how the conventional approach to traffic engineering is making people less safe, bankrupting towns and cities, destroying the fabric of communities, and actually worsening the problems (like congestion) engineers set out to solve.

He launched Strong Towns in 2009 to advocate for a smarter, more resilient, and more fiscally responsible approach. Over the last 12 years, Strong Towns has grown into an international movement of people from all walks of life who are challenging the status quo and changing how we build cities in the U.S. and Canada. In *Confessions of a Recovering Engineer*, Marohn pulls back the curtain on the North American transportation system.

He explains how transportation got so bad, and why it keeps getting worse. He writes about the deadly toll of bad design, why the conventional approach puts cities on the road to insolvency, and why public transit is in trouble. He also talks about how transportation can be fixed—and why fixing it will involve not just engineers, but local residents and officials who have become effective and empowered advocates, connected with others to make real change.

No one should be consigned to living in a community where transportation gets worse while costing more. Rather than being a burden, transportation should fit with your life. It is possible to build a transportation system that makes you, your family, and your community safer and more prosperous. This book will show you how.



UNL STUDENTS MAKE SUGGESTIONS TO IMPROVE HASTINGS

REPRINTED WITH PERMISSION FROM [THE HASTINGS TRIBUNE](#) DECEMBER 5, 2021 EDITION

BY: WILL VRASPIR

A group of college students who studied Hastings over the course of the semester presented their findings Wednesday through a videoconference meeting with city officials and the community.

Students from the University of Nebraska-Lincoln's College of Architecture shared ideas for improving the community. Undergraduate and graduate students enrolled in courses with the Community and Regional Planning program are participating in the semester-long project in lieu of traditional coursework assigned in class. The program is to create a deliverable environmental plan that will address community concerns and benefit a rural Nebraska community. The class of 20 was divided into five groups, each focusing on different planning principles and environmental planning areas highlighted during a community stakeholder engagement meeting in October.

Students followed up the meeting with a community site assessment trip, and a meeting in class with community employees before presenting their findings remotely to stakeholders. Student final submissions are due Dec. 8.

The first group focused on environmental planning for food insecurity for low- and moderate-income families, healthy corner store options, community crops, and food forests along public trail systems. They explained goals could be integrated into future plans for the city, either through the upcoming comprehensive plan or stand-alone areas of planning in the future. They noted Hastings already is working hard to address food insecurity through the use of four food banks, but said those might need to be expanded upon to meet the need in the community.

The group presented statistics of local unemployment, expected job growth and estimated numbers of community citizens qualifying for Supplemental Nutrition Assistance Program support.

They provided current information on state income eligibility for the SNAP program, citing increased eligibility since the onset of the pandemic. Recent statistics for Hastings and Adams County were highlighted by the students at 11.6% or about 1,200 households rely on additional food access support in Hastings, compared to 10.5% at the county level.

The second group focused on an urban tree plan that includes green infrastructure, noting ways these landscape features can be quantified and result in aesthetic and community capacity building benefits as well as tangible improvements to environmental quality such as carbon sequestration. Other environmental quality benefits highlighted included increased infiltration and less runoff from urban impervious surfaces that will result in a reduction in pollutants to surface water bodies and increased air quality. Green landscapes add pollinator habitats and populations, result in reductions in peak water flow volumes and ultimately reduce flooding threats.

Other suggestions to make the urban tree plan viable were to include landscape and tree ordinance components that consider long-term consequences such as not allowing taller mature species to impact power lines and consider the decreased taxpayer burden on maintenance costs. The group suggested a worksheet the city may consider using to conduct a tree inventory and analyze the information for determining value over time.

They presented a community case study review from Scottsbluff, where community volunteerism was leveraged to make similar changes. One lesson learned from Scottsbluff was in adding vegetation in areas previously covered with concrete. In that community, the top 18 inches of soil was removed and replaced with fertile soil so new plants had increased opportunity to establish.

The third group discussed an overarching goal of walkability with a focus to make Hastings a more accessible, eco-friendly and safer community by bringing services such as transportation or education closer and available to all. This group noted walkability provides numerous benefits to a community including environmental sustainability, health, community building and economic growth. Other benefits include reduced greenhouse gas emissions, less fossil fuel use, less hydrocarbon and vehicular fluids in runoff.

A Toronto case study found economic growth through increased spending and more visits to stores by those using non-motorized or multi-modal transportation options.

The group suggested increasing signage and branding to cohesively identify and connect trail segments, sidewalks, parks and pathways within the community. Uniform signage would be expected to increase identification and use by residents and visitors. Group 3 noted the ability to connect these concepts to goals already included in Hastings' Pedestrian Transportation Plan and the overall expected completion deadline of 2030 for the city's trail system. Students focused on current strengths such as the Pioneer Spirit Trail project that already has begun. Several schools are close to the hike/bike trail and linkages to commercial and industrial areas currently exist or are in the planning stages. Other strengths discussed were existing assessments for low traffic volume streets, safe walking areas, and a willingness of community residents to be active by walking.

They also noted the city may be able to improve its pedestrian planning in the future, noting sidewalks in a state of disrepair or directly adjacent to the streets, utility pole placement, narrow paths or missing segments, and continuing to address concerns outlined in the city comprehensive plan in order to connect to key community resources and address quality issues.

The fourth group focused on sustainability at the neighborhood and individual homeowner levels. They discussed renewable energy practices, native species integration in combination with water conservation, and green building practices.

In this group's presentation, students referenced the input from community members, stating the comprehensive plan could be improved by adding enforceable regulations and/or incentives for proactive environmental action. Renewable energy strategies at the individual homeowner or building level focused on wind and solar resources as well as geothermal installations. Limitations to large wind turbines were noted for the community on the basis of geography and location within the central flyway for migratory birds.

The group referred to federal tax rebates under the Residential Energy Efficient Property Credit, which could be used for the installation of heating systems that comply with Energy Star certification and the ability for homeowners to participate in purchasing solar energy from the solar farms within the community.

The fifth group discussed infill development and smart growth principles, along with issues related to economic activity, population retention, compact development and accessibility. This group said Hastings could benefit by simply focusing on the "small people first" in areas accessible to small children and strollers also would be accessible to the elderly and multi-modal means of transportation in terms of connectivity. Students suggested potential economic benefits by converting one-way streets downtown to two-way streets. Students indicated that they thought converting one-way streets to opposing lanes will increase business visibility to twice a day for commuters traveling to and from work, and likely would reduce pollution from vehicles having to circle entire blocks while searching for parking.

When thinking of Hastings' place in the Tri-Cities area, students suggested the city focus on being different than Kearney and Grand Island and using that advantage to attract visitors.

They said retaining the younger population is important and leveraging technology can support those efforts. Technology could include jobs in the tech sector, innovating technology into walking tours, tourism and economics for the community, and increasing access to the internet.

LEGISLATIVE UPDATE

BY: DAVID LEVY & JENNIFER L. HIATT

The First Session of the 107th Nebraska Legislature convened on January 5, 2022. The Legislature concluded bill introduction on January 20, 2022. As of Monday, January 24, 2022, there are 48 days left in the session, which will conclude on or about April 20, 2022.

An updated chart of all Second Session bills related to economic development, energy and renewable energy, government and municipal law, healthcare, real estate and financial transactions, taxation, and telecommunications is [available here](#).

Bill introduction concluded on January 20, 2022. In our last update, [available here](#), we addressed 45 bills from days one through seven of bill introduction. Following days eight through ten of bill introduction, we identified 34 additional bills and one legislative resolution warranting particular attention. Below are summaries of those bills and resolutions:

LR 276 (Blood)

LR 276 proposes to study the circumstances under which municipalities approve or deny conditional use permits. The scope of the study would be examining the abilities of Nebraska municipalities regarding the approval of conditional use permits, determining whether a property owner or conditional use permit holder being delinquent in paying taxes enables revocation of a conditional use permit, and deciding if more clarification for the use of conditional use permits in state statutes is necessary. On January 18, 2022 the Legislature referred this resolution to the Executive Board.

LB 1045 (Bostelman)

LB 1045 proposes to amend the qualifications for a person to serve on a public power and irrigation district's board of directors. Against a general rule that no employee of such a district may serve on its board

of directors, section 70-618(2) presently provides an exception for high level managers in limited circumstances, such as when a director has resigned or taken unpaid leave. This bill would remove that exception, meaning that no district employees, including high level managers, could serve on the board of directors. On January 20, 2022, the Legislature referred this bill to the Natural Resources Committee.

LB 1047 (Bostelman)

LB 1047 proposes to amend the election procedure for certain public power districts' boards of directors. Beginning in 2024, this bill would require those districts to divide their territories into four equal subdivisions. Each subdivision would then elect one board member. They would serve alongside five members at large, appointed by the Governor. These nine board members, in total, would serve staggered six-year terms. Under this bill, the Governor would also appoint a chief executive officer for each district. On January 20, 2022, the Legislature referred this bill to the Natural Resources Committee. The committee will hold a hearing on January 27, 2022.

LB 1053 (Lathrop)

LB 1053 proposes to amend statutes relating to courts to allow judges to authorize virtual conferencing in court proceedings under certain circumstances. On January 20, 2022, the Legislature referred this bill to the Judiciary Committee.

LB 1056 (Brewer)

LB 1056 proposes to amend statutes relating to county zoning authority. This bill would explicitly include the regulation of industrial wind turbines under county zoning authority.

On January 20, 2022, the Legislature referred this bill to the Government, Military and Veterans Affairs Committee.

LB 1058 (Brewer)

LB 1058 proposes to require any public power supplier that retires, permanently shuts down, or substantially alters or reduces the base load capacity of a base load unit before the end of its contract life to pay a severance to permanent employees terminated because of such action. The bill would also require such supplier to make payments in lieu of taxes to the political subdivisions who would have received tax money from the project for either a period of 10 years or a total of \$50,000,000, whichever is greater. On January 20, 2022, the Legislature referred this bill to the Natural Resources Committee. The committee will hold a hearing on January 28, 2022.

LB 1060 (Briese)

LB 1060 proposes to amend the Community Development Law to require a redevelopment plan's findings are supported by clear and convincing evidence, include the governing body's reasoning, include an analysis on the project's return on investment with and without tax-increment financing, and are supported by at least two affidavits from experts in the field of public finance. The bill would also require anyone bringing suit, action, or proceeding involving the validity or enforceability of an agreement for a redevelopment plan that includes tax-increment financing file said suit, action, or proceeding within 30 days of the signing of the agreement. On January 20, 2022, the Legislature referred this bill to the Urban Affairs Committee.

LB 1065 (Groene)

LB 1065 proposes to amend the Community Development Law. Under this bill, redevelopment plans that receive expedited review would no longer have a 10-year restriction on tax-increment financing.

This bill would also expand expedited review to include redevelopment plans involving a vacant lot inside a substandard and blighted area located within the corporate limits of a municipality for at least sixty years and platted at least sixty years ago. On January 20, 2022, the Legislature referred this bill to the Urban Affairs Committee.

LB 1070 (Williams)

LB 1070 proposes to appropriate \$20,000,000 of federal funds to the Department of Economic Development to award grants for infrastructure related to rural workforce housing authorized by the Rural Workforce Housing Investment Act. This money comes from federal dollars allocated by the American Rescue Plan of 2021. On January 20, 2022, the Legislature referred this bill to the Appropriations Committee.

LB 1071 (Williams)

LB 1071 proposes to appropriate \$30,000,000 from the General Fund to the Department of Economic Development to fund the workforce housing grant program. On January 20, 2022, the Legislature referred this bill to the Appropriations Committee.

LB 1073 (Wayne)

LB 1073 proposes to amend sections of Chapter 58 to establish a Department of Housing and Urban Development as an executive department of state government to address state housing needs. This bill would also create a Housing Advisory Commission who would provide an annual report on the status of housing in the state. On January 21, 2022, the Legislature referred this bill to the Urban Affairs Committee.

LB 1099 (Bostelman)

LB 1099 proposes to create the Hydrogen Hub Industry Work Group.

The Director of Economic Develop would appoint members from the manufacturing or industry, agriculture, transportation, and energy industries.

The Work Group then would apply to the U.S. Department of Energy for designation as one of the four regional clean-hydrogen hubs authorized under the federal Infrastructure Investment and Jobs Act. On January 21, 2022, the Legislature referred this bill to the Natural Resources Committee.

LB 1100 (Bostelman)

LB 1100 proposes to appropriate \$1,000,000 of federal funds to the Department of Economic Development. The money would come from the federal American Rescue Plan Act of 2021 and would go toward studying the feasibility of more nuclear energy in Nebraska. Only a political subdivision that already owns or operates a nuclear plant in Nebraska could use the money. On January 21, 2022, the Legislature referred this bill to the Appropriations Committee.

LB 1101 (Bostelman)

LB 1101 proposes to limit the Public Service Commission's discretion in awarding funds from the Nebraska Telecommunications Universal Service Fund. Section 86-330 presently gives the Commission discretion in determining whether to withhold funds due to an internet service provider's failure to serve underserved areas. This bill would mandate the withholding of those funds. It would also require the Commission to consider certain factors in considering whether to open a docket based on such internet service provider's failure to serve. Under this bill, if more than 10 percent of active subscribers in an area receive less than 25 megabits per second of internet speed, there would be a rebuttable presumption of underservice. On January 21, 2022, the Legislature referred this bill to the Transportation and Telecommunications Committee.

LB 1102 (Bostelman)

LB 1102 proposes to adopt the Environmental Response Act. Under the Act, the Department of Environment and Energy would receive funding and authorization to clean up releases of pollutants in the state. The Department could also elect to issue orders requiring any persons responsible for the release to clean it up.

If a responsible person failed to pay as required under the Act, the Department could issue administrative penalties. The Department could also issue a lien on the responsible person's property. Exceptions to liability would apply, however, for releases caused by acts of God, acts of war, or acts of an independent third party. A responsible party could also avoid liability by voluntarily remediating the contamination in accordance with Remedial Action Plan Monitoring Act.

In many respects, this Act would resemble the federal Comprehensive Environmental Response, Compensation, and Liability Act. On January 21, 2022, the Legislature referred this bill to the Natural Resources Committee.

LB 1118 (Wayne)

LB 1118 proposes amend the Cities Airport Authorities Act to provide for the election of members of an airport authority board in a city of the metropolitan class. Such members elected under this bill would serve four year terms. On January 21, 2022, the Legislature referred this bill to the Urban Affairs Committee.

LB 1119 (Wayne)

LB 1119 proposes to amend the Cities Airport Authorities Act to limit any authority established by a city of the metropolitan class from making rules and regulations that allow any rentals, fees, or other charges established and collected by the authority to be assessed as a percentage of gross receipts. On January 21, 2022, the Legislature referred this bill to the Urban Affairs Committee.

LB 1134 (Morfeld)

LB 1134 proposes to amend statutes relating to political accountability and disclosure to include a member of a board of directors or an employee of a corporation organized under the Electric Cooperative Corporation Act. On January 21, 2022, the Legislature referred this bill to the Government, Military and Veterans Affairs Committee.

LB 1135 (Murman)

LB 1135 proposes to amend statutes relating to conservation or preservation easements. This bill would require the appropriate governing body to send a letter stating its approval or denial of a conservation or preservation easement to the land owner and the holder of the easement. It would provide a process to protest any decision of the governing body. This bill would extend the planning commission's review period from 60 days to 90 days and change the presumption of approval to a presumption of denial. It would also clarify when to record a conservation or preservation easement.

The bill also proposes to require the applicant of a conservation or preservation easement to state the duration of the easement. It would limit the duration to 99 years with the possibility of an extension. Finally, this bill would require the termination of the entire conservation or preservation easement if a governing body condemns the land for public use. On January 21, 2022, the Legislature referred this bill to the Judiciary Committee.

LB 1139 (M. Hansen)

LB 1139 proposes to amend statutes relating to political accountability and disclosure. This bill would limit 501(c)(12) corporations from making a contribution or expenditure, including any in-kind, or provide personal services to a campaign for or against the nomination of an election of a candidate, a campaign for or against the qualification, passage, or defeat of a ballot question, or in support or opposition to the introduction, enactment, or executive approval of any legislation or legislative resolution.

On January 21, 2022, the Legislature referred this bill to the Government, Military and Veterans Affairs Committee.

LB 1142 (Vargas)

LB 1142 proposes to appropriate \$25,000,000 of federal funds to the Nebraska Investment Finance Authority to support the development of affordable housing units through the four percent and nine percent federal low-income housing tax credit programs. This money comes from federal dollars allocated from the American Rescue Plan of 2021. On January 21, 2022, the Legislature referred this bill to the Appropriations Committee.

LB 1146 (Friesen)

LB 1142 proposes to amend the Interlocal Cooperation Act to require only members of the governing bodies of the public agencies party to an agreement to comprise the membership of any separate legal or administrative entity. The bill would require eligible voters of the public agencies to approve the creation of a joint entity. It would also require eligible voters of the public agencies to approve bonds issued for any building or infrastructure project. On January 21, 2022, the Legislature referred this bill to the Government, Military and Veterans Affairs Committee.

LB 1176 (Bostar)

LB 1176 proposes to amend the Affordable Housing Tax Credit Act to require any member of an entity receiving an affordable housing tax credit to have been admitted as partners or members, or to have acquired their shares, on or prior to February 15 of the year in which they file their tax return or amended return. This bill would also allow an insurance company to receive a credit on the tax imposed in the Act. On January 21, 2022, the Legislature referred this bill to the Revenue Committee.

LB 1185 (Morfeld)

LB 1185 proposes to amend the Electric Cooperative Corporation Act which would limit the application of the Act to those corporations engaged in the sale of electricity at retail to end users. On January 21, 2022, the Legislature referred this bill to the Natural Resources Committee.

LB 1205 (McKinney)

LB 1205 proposes to create the Ernie Chambers History-Arts-Humanities Museum Assistance Fund. Money from this fund would go towards construction of the Ernie Chambers History-Arts-Humanities Museum in honor of the legacy of Nebraska's longest serving state senator and educate the public on the legacy of the unique Nebraska Unicameral Legislature. The Nebraska State Historical Society would administer the fund. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1226 (Wayne)

LB 1226 proposes to amend statutes relating to real estate sold for delinquent property taxes. This bill would provide updated notice and purchase requirements for real property not legally occupied and deemed vacant and abandoned. It would also provide a list of factors for consideration when determining whether a property is vacant and abandoned. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1227 (Wayne)

LB 1227 proposes to amend the Nebraska Municipal Land Bank Act to allow land banks to receive federal funds allocated to the state from the federal Coronavirus State Fiscal Recovery Fund to demolish buildings. This money comes from federal dollars allocated from the American Rescue Plan of 2021. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1234 (Friesen)

LB 1234 proposes to grant telecommunications carriers an expedited approval process to cross railroad carriers' rights of way. Under this bill, if a railroad carrier did not respond within 30 days of a written application to cross, the Public Service Commission could enter an order granting a permit to that effect. The permit would entitle the telecommunications carrier to reasonably install its line, wire, or cable across the railroad's right of way absent the railroad's approval. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1252 (Vargas)

LB 1252 proposes to appropriate \$20,000,000 of federal funds to the Department of Economic Development to support the development of middle-income housing in urban areas authorized by the Middle Income Workforce Housing Investment Act. This money comes from federal dollars allocated from the American Rescue Plan of 2021. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1255 (Bostar)

LB 1255 proposes to appropriate \$150,000 to the University of Nebraska to conduct climate-change research. The money would come from the federal American Rescue Plan Act of 2021. It would go toward updating the 2014 Assessing Climate Change report and hiring a third-party organization to recommend responses to the updated report. Both the updated report and recommendations would be due to the Legislature and Governor by December 1, 2024. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1257 (Bostar)

LB 1257 proposes to appropriate \$10,000,000 to the Department of Transportation to expand electric-vehicle charging stations. The money would come from the federal American Rescue Plan Act of 2021.

The Department would use the money to administer a competitive grant program in which it provided matching funds to entities for installation of a comprehensive statewide network of fast-charging stations for electric vehicles. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1258 (Bostar)

LB 1258 proposes to adopt the Peer-to-Peer Vehicle Sharing Program Act. The Act would regulate peer-to-peer vehicle sharing programs in the state. It would also require that any such program assume liability for its vehicles and adequately insure such vehicles. As of publication, the Legislature has not yet referred this bill to a committee.

LB 1275 (Groene)

LB 1275 proposes to adopt the Medicinal Cannabis Act. The Act would legalize the possession and use of cannabis for medicinal purposes. A qualified patient under the Act could possess any amount of cannabis containing no more than a gram and a 15 percent concentration of delta-9 tetrahydrocannabinol. But a patient could only possess up to 2.5 ounces of cannabis containing more than that concentration of delta-9 tetrahydrocannabinol. To acquire cannabis, a person would first need a written certification from a licensed health-care practitioner.

Practitioners could only issue such certifications to patients with whom they have a bona-fide practitioner-patient relationship and after completing a thorough evaluation for a qualifying medical condition. Qualifying medical conditions would include stage IV cancer, uncontrolled seizures, severe or persistent muscle spasms caused by multiple sclerosis or muscular dystrophy, and terminal illnesses with a probable life expectancy of less than one year. A health-care practitioner's certification would allow the patient to enroll in a cannabis registry program. That enrollment would be the patient's license to acquire and use cannabis from a dispensary.

It would also protect the patient from certain criminal and civil prosecution for possession of a controlled substance under state law. The Act would not allow patients to themselves grow cannabis. To administer these provisions, the Act would create the Cannabis Enforcement Department. Overseen by a Medicinal Cannabis Board of appointed representatives, the Department could register up to five dispensaries in each congressional district. Dispensaries would apply in a competitive process and remain subject to various restrictions. As of publication, the Legislature has not yet referred this bill to a committee.

Other Legislation

All bills are available on the Nebraska Legislature's website at <http://www.nebraskalegislature.gov/bills/>. Please contact us if you have any questions about these bills or any others the Nebraska Legislature is currently considering. Thank you,

David C. Levy
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MISSING MIDDLE HOUSING - INTERIM STUDY

BY: KURT ELDER, AICP

“Public hearings are an important part of the legislative process. In Nebraska, every bill that is introduced must have a public hearing. The hearings allow every citizen the opportunity to provide insight and expertise to legislators, as well as give voters the chance to voice opinions on legislation directly to senators...Hearings on interim study resolutions are underway. You can find the list of the public hearings on the Nebraska Legislature website.

Interim study proposals are introduced by senators or standing committees during the legislative session. Designated with the “LR” prefix, each study is referred to one of the standing committees using the same criteria when referencing legislation. Following adjournment of the legislative session, legislative staff and committees begin working on various study topics. Committee chairs prioritize the resolutions assigned to their committee and determine whether a public hearing will be held... A full list of the interim study resolutions and their full text is available on the homepage of the Nebraska Legislature’s website.”¹

In 2020, the Legislature passed LB866, which adopted the Municipal Density and Middle-- Missing Middle Housing Act. Among the requirements in the act was a requirement that on or before July 1 of this year and every two years thereafter, each city of the metropolitan class, city of the primary class, and city of the first class with a population over 20,000 persons, must submit a report to the Urban Affairs Committee regarding its current effort to address the availability of and incentives for affordable housing. Since this was done for the first time, cities have filed their reports.

1. Kuehn, J. (2019, July 24). Legislature needs input for interim studies. Kearney Hub. Retrieved January 9, 2022, from https://kearneyhub.com/opinion/legislature-needs-input-for-interim-studies/article_fddde96c-b5e2-11e8-958b-5fef304e1935.html

Senator Wayne introduced LR69 to provide a forum for the committee to hear firsthand from the cities the challenges they face in addressing the shortage of affordable housing.

The broader purpose behind LB866 was to explore the role that municipal zoning requirements play in making it more difficult to build affordable housing, and examine the way the Legislature can continue to provide tools to the locals to help them with affordable housing development.

On Aug 6th, 2021 a hearing was held where the committee received invited testimony from five cities: Grand Island, Hastings, Kearney, Norfolk, and North Platte, and it was opened up for public comment.

The full transcript is found [here](#). I wanted to share and highlight the testimony of Chad Nability from Grand Island. I think it’s important to explore how other communities approach policy, reporting and change. I highly recommend reading through other sections of the full report and ask yourself if I was in charge what would I have done differently, what market forces exist for X as compared to my Z, or how my zoning constraints are similar or different. Here is part of the transcript:

HUNT: Next I’ll invite Chad Nability from Grand Island.

CHAD NABILITY: I am the planning director for the city of Grand Island and Hall County and have been for the last 21 years. I do have prepared comments and you have a copy of my prepared comments in front of you so you can kind of follow along, and I’ll be happy to take any questions when we-- when I’m done. Thank you for the opportunity to testify and represent the city of Grand Island. I know that you have all had the opportunity to review the report submitted to the committee on July 1 of this year.

I'd like to take some time to point out what I believe to be salient points from our report, as well as a review of our housing needs, recent changes to our zoning and subdivision regulations, and how those relate to the history of housing development in Grand Island. I'm not sure what the correct mix of housing types is, but what I do know and would like to point out is that in the last five years, prior to the passage of the Municipal Density and Missing Middle Housing Act, one in five housing units built in Grand Island meet the statutory definition of missing middle, and that is fourplex or less, attached single family.

So we did use fourplex as opposed to sixplex, which I think some of the others used, and that may be something that you would want to clarify so that you're comparing apples to apples. 20.751 percent have been townhomes, duplexes, or three- or fourplex buildings; 38.76 percent have been detached single-family dwell-- homes; and 37.1 percent were apartment buildings with five or more units. We also have issued permits for 31 mobile homes, or 3.43 percent of the new units in Grand Island between 2016 and 2020. Even without mandates from the state to mix the housing-- to-- the mix of housing is spread among all types.

Another part of the study asked the city to identify zoning districts within the city that allow missing middle housing as a matter of right. In the study, and within this testimony, I have included a map-- it's on page 3-- showing the-- I've included a map showing the areas that allow missing middle housing as a matter of right. Grand Island has 24 zoning districts and housing of any type is permitted in 15 of those districts. I do need to correct that. Mobile homes-- single-wide mobile homes are not permitted in all of those districts. But other than single-wide mobile homes, housing of any type, whether apartments, missing middle, or single-family, are permitted in 15 of those districts. Missing middle housing is permitted by right in 12 of those 15 districts that allow for any type of residential construction. The three districts that only allow single-family development are our AG1, AG2, and transitional agriculture zones located in the two-mile extraterritorial jurisdiction of the city. We do allow farmer-owners to build a house on their farm. The other nine districts are commercial and industrial districts. Grand Island regulates the density of housing in our residential districts.

In some districts, the minimum lot size allowed would permit only a single-family home to be built. In other districts, the minimum lot size would permit a duplex, triplex, quadplex, or even a multistory apartment building.

We have two districts that allow unlimited density and buildings up to 165 foot tall. In those cases, the only real limitation to density is our requirement for two parking spaces to be provided for each dwelling unit, and even that can be reduced for apartments that are meant for senior living.

The city of Grand Island has recognized for years that housing and housing development of all types is an issue within the community. Every 5 years we do an extensive housing study, and for the 20 plus years that I have been with the city of Grand Island we have always had a deficit in the number of housing units. With vacancy rates across the city that have not exceeded 3 percent for both rental and owner-occupied units during that 20-year period, it is extremely difficult to catch up.

Our developers, contractors, and citizens never manage to build as many units during that-- those five-year periods as the plan predicts are needed. To address the need for more and more affordable housing, the city of Grand Island has made numerous changes to our regulations to encourage new and different types of development and to lower the cost of development. We created and approved a new zoning district, the R3-SL medium-density small lot district, that has a minimum lot size of 3,000 square feet for single-family homes and as low as 2,100 square feet for row houses. We have also changed our street width standards to allow development of narrower streets in certain circumstances.

The first lots plotted in Grand Island by the railroad and early city fathers were all grid-pattern blocks with standard lots of 66-foot by 132, with a 16-foot alley between the lots and 80 foot of right-of-way around each block.

Each block plotted in early Grand Island occupied a rectangle of 344 feet by 360 feet with eight lots and adjoining right-of-way. That is 2.84 acres, more than three football fields. For eight lots, that would typically have provided space for eight housing units. The streets that were built in that 80-foot right-of-way were almost always 37 foot wide, curb and gutter.

They did not start out that way, but when the improvements were made, that is what city officials, citizens, and property owners chose to pay for. Much of that development occurred more than 80 years ago. I checked the 1938 photographs of my childhood neighborhood, and it had paved curb-and-gutter streets with sidewalks in front of the house on the property I grew up on in 1938. There are many challenges to the issue of increasing the number of housing units in the city of Grand Island and every community across the state of Nebraska.

These challenges relate to the economics of housing, including the cost of materials and property to build, on the prevailing wage of workers in the community, the expectation of both new and long-term residents of the city regarding what development should look like, and the history of the community. Despite the long-term investment in and defined community character that traditional development patterns provide, the city of Grand Island is open to and is making changes in what is allowed in an attempt to close the gap between the number of housing units that we have and the number of housing units that we need. It is in the best interest of the city to encourage diverse development strategies and types. We don't need just missing middle housing, but all types of housing. And I believe that the actions of the Grand Island city staff, and especially the elected officials, demonstrate our commitment to encouraging and enabling the private market to meet those needs.

Thank you for the invitation and the time to present. As many of you know, I've spoken before you on this topic previously and am a strong advocate of local control. If you would like, I'm happy to volunteer to assist as needed if you choose to consider changes to the current Municipal Density and Missing Middle Housing Act. What questions do you have regarding my testimony or housing in Grand Island?

HUNT: Thank you for your testimony, Mr. Nabity. Any questions from the committee? Senator Lowe.

LOWE: Thank you, Vice Chair. And thank you, Mr. Nabity, for coming to Kearney today.

CHAD NABITY: Certainly.

LOWE: You had stated that single-wide mobile homes were not permitted in those 15 districts.

CHAD NABITY: They-- correct, they are permitted in a mobile home—

LOWE: In a mobile home—

CHAD NABITY: --in a mobile home park, mobile home overlay district, yes.

LOWE: OK. Are-- are double-wide or double-wide modular homes permitted in--

CHAD NABITY: A manufactured home that meets the standards as defined by statute: 18 foot wide, 900 square foot, two-and-a-half 12-pitch roof on a permanent foundation is considered a house.

LOWE: A house, OK. All right, thank you.

HUNT: Thank you, Senator Lowe. Senator Briese.

BRIESE: Thank you, Vice Chairman Hunt. Thank you for your testimony here today. I-- I assume that Grand Island has a percentage of-- an amount of vacant properties, developed and undeveloped. Have they-- has Grand Island adopted a vacant property registration ordinance?

CHAD NABITY: We have not. Two years ago, we did do an extensive survey of our utility records and had our meter readers identify houses that were not drawing electricity, and so we knew what those vacant houses were. There are approximately 20,000-- little over 20,000 dwelling units in the city of Grand Island, and there were under 300 that met that criteria.

And some of those certainly are people that are in nursing homes and the family is just not ready to--

BRIESE: OK.

CHAD NABITY: --move on with that property yet.

BRIESE: Has Grand Island considered adopting a vacant property registration [INAUDIBLE]

CHAD NABITY: We've looked at it, but we're not sure if it's really solving a problem that we have.

BRIESE: OK.

CHAD NABITY: And that's really the position that we've taken at this point--

BRIESE: Fair-- fair.

CHAD NABITY: --is, does it add more bureaucratic overlays into the issue when less than-- you know, right at 1 percent of our properties potentially fall into that?

BRIESE: OK, fair-- fair enough. Thank you.

HUNT: Thank you. Any other questions? Senator Wayne.

WAYNE: So we're hearing about \$40,000 a lot to develop basically the sewer, utilities, infrastructure. I'm assuming that's probably around the same for you. And for those who were testifying earlier, if you could find me aft-- afterwards and give me an answer on this, that'd be great too. Is that one of the bigger hinderances-- it can't be for infill, so we got to be talking outside the site--

CHAD NABITY: Right.

WAYNE: --because infill, it's kind of already there. If that's one of the bigger hinderances, is there a way for you to pinpoint those exact costs?

Let's say in a hypothetical world, there's a whole bunch of federal dollars coming to Nebraska and we were to create a grant for cities just for that purpose.

CHAD NABITY: If you were to create a grant for cities to extend sewer and water infrastructure throughout those developments, that would cut a significant cost off of the cost of the lots if that would not need to be repaid.

But the cost of that infrastructure-- and we do have some areas inside the city of Grand Island that do not have sewer or water at this point because they were annexed 30 years ago and the people that live there have not approved an assessment district to actually pay for those things. And they point to the older areas of town and say, well, they didn't pay, they just bought that house, they didn't pay for sewer and water. Somebody did. The city didn't pay for the sewer and water that's in-- on an 80-year-old lot. The developer paid for it and sold it or the property owner paid for it and sold it with those improvements in place, and they're still there. That investment was made a long time ago, so that would certainly help and would be one of the things that could be done to help lower the cost of housing and properties.

I'll get to this in my next testimony, but when I was doing housing research for the Department of Economic Development back in 1997, I had a banker tell me that, yeah, lots are selling for \$25,000 and we won't let you put a \$60,000 house on a \$25,000 lot, the idea being that they want a house that is worth four to five times the cost of the property to go on that lot. If the residential lot cost \$50,000, that puts the minimum house that a bank is willing to finance at \$250,000 to \$300,000. So it's a numbers game and if you can lower those costs, that certainly helps.

WAYNE: It wouldn't be too burdensome, that type of grant, would it be? Because that's going to be the argument that I hear.

CHAD NABITY: It depends on how it's done. I mean, we do grants all the time.

Missing Middle Housing - Interim Study - Continued

Depending on what the reporting-- reporting requirements are, depending on what the-- what the strings attached are, maybe it would be too burdensome. WAYNE: I just want it to go to the lower cost.

CHAD NABITY: If it goes to lower the cost, I think there's some ways that we could make that work.

WAYNE: Thank you.

HUNT: Thank you, Chairman Wayne. Any other questions from the committee? Seeing none, thanks for your testimony today.

CHAD NABITY: Thank you.

"While legislative resolutions and their associated interim studies do not result in a change in policy or law, they are worthy of public attention. Interim studies frequently are cited in bill hearings and during floor debate of bills. The scope and topic of studies provide insight into the interests of individual senators, as well as the priorities of committee chairs. Most importantly, interim study topics frequently appear as bills in subsequent sessions." (Kuehn, Legislature needs input for interim studies 2019)

In closing, I encourage you all to stay informed, be present and share your stories. Housing is a multifaceted issue and crafting solutions going forward will require your input.



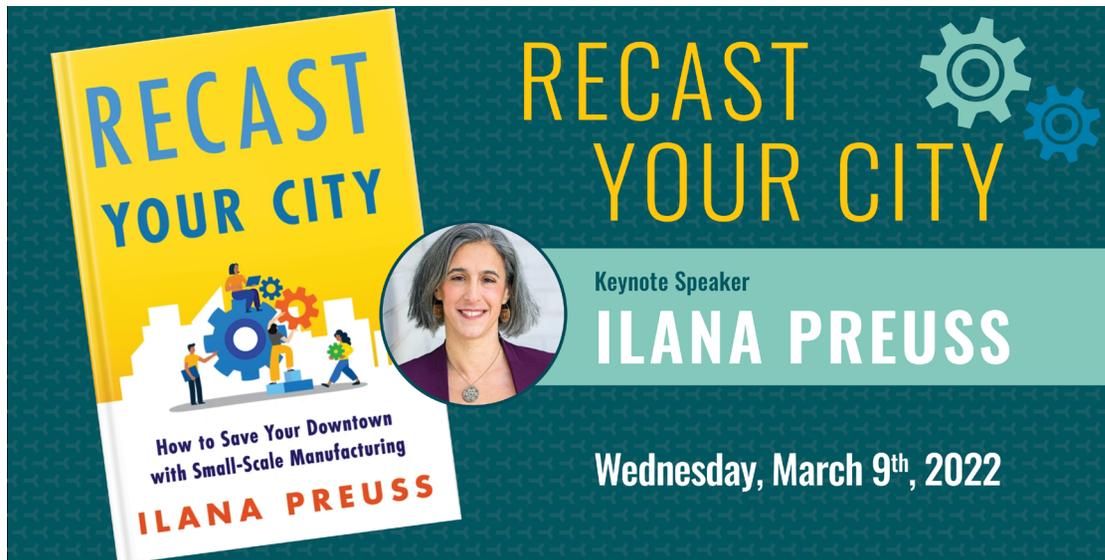
Pictured: Duplexes; one example of a missing middle housing type

RECAST YOUR CITY SPRING WORKSHOP



Join us for an all-day workshop with keynote speaker Ilana Preuss, author of “Recast Your City, How to Save Your Downtown with Small-Scale Manufacturing”. The day will include an interview with Ilana, panel discussion, luncheon keynote, and a hands-on workshop where you will apply the concepts learned throughout the morning to your own community. Details of a networking event afterward will be coming soon!

Register at the following link: <https://www.eventbrite.com/e/recast-your-city-spring-workshop-tickets-251683180167>.



Date & Time

Wednesday, March 9, 2022
8:30 AM - 3:00 PM

Location

The Living Room
111 North 13th Street
Omaha, NE 68102

Schedule

- 08:30-09:00 Registration
- 09:00-09:15 Introductions/Ice Breaker
- 09:15-10:00 Podcast Interview/Q&A
- 10:00-10:15 Break & Networking
- 10:15-11:15 Panel Discussion
- 11:15-01:00 Lunch and Keynote
- 01:00-02:15 Roundtable Discussions/Worksheets
- 02:15-03:00 Report Out and Debrief

NPZA SPRING WORKSHOP - SAVE THE DATE



On March 18th NPZA will hold its second annual Spring Workshop. The NPZA Board is continuing its commitment to reach those who normally cannot make it to the annual Nebraska Planning Conference in Kearney. However, as the annual conference moved to the fall last year, we have therefore moved the virtual workshop to spring! A one-day group of planning and zoning sessions held in a Zoom Webinar environment to hold you over until we are hopefully able to meet in person once again this September.

This year we have a variety of topics including:

- Planning Fundamentals
- Conservation Easements
- Agritourism
- Accessory Dwelling Units
- Board of Adjustment
- Business Improvement Districts
- Annexation
- Legislative Updates

It is a diverse selection of subjects that we believe will be helpful to everyone in attendance. Additionally, as always, we will have a question and answer session that many feel is helpful in resolving specific issues through the help of fellow planners and zoning administrators.

Much like the virtual Fall Workshop a few months ago, the cost of the workshop is only \$20 per person in an organization up to a maximum of \$100. Hence, if your entire planning commission and city council wishes to attend the workshop, the cost would still be only \$100. Keep an eye out for the workshop flyer coming soon!

Registration: The online registration will be available soon on the NPZA website at www.npza.org.

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The Nebraska Chapter of the APA would like to thank our annual sponsors for supporting our chapter and professional development programs. These sponsorships support Emerging Planners Group events, our Mentor Match Program, and allow us to provide a quality Spring Workshop and other educational and professional development opportunities throughout the year. If you are interested in learning more or to become a sponsor today, please email Stephanie at rouseplanning@gmail.com.

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RECAST YOUR CITY WORKSHOP - APA NE SPRING WORKSHOP

All day workshop focused on reviving downtowns and commercial nodes. Featuring Recast Your City author Ilana Preuss.

Wednesday, March 9, 2022 - 8:30 AM - 3:00 PM

Location: The Living Room, 1111 N 13th Street, Omaha, NE 68102

Register at: <https://www.eventbrite.com/e/recast-your-city-spring-workshop-tickets-251683180167>

NPZA SPRING WORKSHOP

Full day workshop with sessions on a wide variety of topics.

Friday, March 18th

Location: Zoom

The online registration will be available soon at www.npza.org.

UPCOMING EVENTS

HYDE LECTURES - SPONSORED BY UNL COLLEGE OF ARCHITECTURE

1. Cleo Andris, Friendly Cities Lab - Georgia Tech
[Zoom Webinar](#) - January 28 | Starts at 4:00 PM CT
2. Verda Alexander, o+a
[Zoom Webinar](#) - February 18 | Starts at 4:00 PM CT
3. Andres Jaque, Office for Political Innovation
Location: Swanson Auditorium, City Campus Union
April 1 | Starts at 4:00 PM CT

OHIO CHAPTER WEBINAR SERIES

1. February 4th: [Responding to Climate Change](#) at 12:00 PM CT
2. February 18th: [Climate Science & Planning-the Basics](#) at 12:00 PM CT
3. February 25th: [Climate Science & Planning-Intermediate](#) at 12:00 PM CT
4. March 11th: [Public Heath Series](#) at 12:00 PM CT
5. March 18th: [Public Heath Series](#) at 12:00 PM CT
6. March 25th: [Digital Planning in a Digital World](#) at 12:00 PM CT

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SUBMIT YOUR CONTENT!

The NE Planner welcomes readers and associates to submit articles for publication within the newsletter. We are also happy to include RFP/RFQ's, new job postings, and upcoming events. For your content to be included in the next newsletter, please email rouseplanning@gmail.com.

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