



# OMAHA

## HOUSING AFFORDABILITY ACTION PLAN

Heartland 2050 Regional Planning Advisory Committee Meeting

6/3/2022

## LEGISLATIVE BILL 866

Approved by the Governor August 17, 2020

Introduced by Wayne, 13; Hunt, 8; Hansen, M., 26; Vargas, 7.

A BILL FOR AN ACT relating to cities; to amend sections 14-403 and 15-902, Reissue Revised Statutes of Nebraska, and sections 19-901 and 19-902, Revised Statutes Supplement, 2019; to adopt the Municipal Density and Missing Middle Housing Act; to provide zoning regulation requirements for certain cities; to adopt the Middle Income Workforce Housing Investment Act; to create a fund; to provide a civil penalty; to appropriate and transfer funds from the General Fund; to harmonize provisions; to provide a duty for the Revisor of Statutes; and to repeal the original sections.

Be it enacted by the people of the State of Nebraska,

Section 1. Sections 1 to 6 of this act shall be known and may be cited as the Municipal Density and Missing Middle Housing Act.

Sec. 2. The Legislature finds and declares that:

(1) Residential density is beneficial in making better and more cost-effective use of municipal resources and services;

(2) There is a need for affordable housing in municipalities of all sizes in Nebraska. Affordable housing contributes to economic growth by providing housing options for workers of all levels;

(3) Following World War II, municipal zoning codes, ordinances, and regulations in Nebraska and throughout the United States prioritized detached single-family homes and mid-rise to high-rise apartment buildings over other forms of housing stock;

(4) In addition to zoning restrictions, the historic practice of redlining in Nebraska communities has contributed to a lack of affordable housing in many Nebraska municipalities;

(5) Housing stock known as middle housing, while prominent in the early 1900s, has been largely missing in the construction of new housing in the United States since the mid-1940s; and

(6) Examining and updating municipal zoning codes and ordinances to permit varied types of housing stock will provide greater availability of affordable housing, increase residential density, promote more efficient and effective land use, and create conditions for successful mass transit, bikeability, walkability, and affordability in residential neighborhoods.

Sec. 3. For purposes of the Municipal Density and Missing Middle Housing Act:

(1) Accessory dwelling unit means an interior, attached, or detached residential structure that is used in connection with, or that is an accessory to, a single-family dwelling and is located on the same lot or parcel as such single-family dwelling;

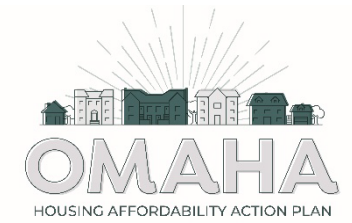
(2) Affordable housing means residential dwelling units affordable to a household earning not more than eighty percent of the income limit as set forth by the United States Department of Housing and Urban Development under its Income Limits Documentation System, as such limits existed on January 1, 2020, for the county in which the units are located and for a particular household size;

(3) City means any city of the metropolitan class, city of the primary



## The Municipal Density & Missing Middle Act

- A number of historical practices outlined
- Required to submit a bi-annual report (2021)  
(communities of 20,000 or more.)
- Required to adopt affordable housing action plan before January 2023  
(communities of 50,000 or more.)



City of Omaha



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# 2021 Affordable Housing Report

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City of Omaha  
Planning Department

Planning Report #322  
June 30, 2021



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### Affordable Housing Action Plan Must include:

- Goals for the construction of new affordable housing units, including multi-family housing and middle housing, with specific types and numbers of units, geographic locations, and specific actions to encourage the development of affordable housing, middle housing, and workforce housing;
- Goals for a percentage of areas in the city zoned for residential use which permit the construction of multi-family housing and middle housing;
- Plans for the use of federal, state, and local incentives to encourage affordable housing, middle housing, and workforce housing, including the Affordable Housing Trust Fund, the Local Option Municipal Economic Development Act, tax-increment financing, federal community development block grants, density bonuses, and other nonmonetary regulatory relief; and
- Updates to the city's zoning codes, ordinances, and regulations to incentivize affordable housing.



# CONSOLIDATED PLAN



A 5-year strategy that sets the City of Omaha's goals and priorities for addressing local housing and community development needs.

We use market analysis and engagement with communities to develop a strategy that leverages local resources and maximizes funding.

Other components include:

- Annual Action Plans
- CAPERs – Comprehensive Annual Performance and Evaluation Reports
- Public Meetings throughout process

A purple graphic titled "CITY OF OMAHA CONSOLIDATED PLAN A 2024-2028 COMMUNITY DEVELOPMENT STRATEGY". It includes logos for the City of Omaha, Omaha City Planning, and Equal Housing Opportunity. The graphic outlines a six-step process: 1. Needs Assessment & Market Analysis, 2. Set Priorities, 3. Determine Resources, 4. Set Goals, 5. Draft Plan, and 6. HUD Approval. A callout bubble points to step 1 with the text "YOU ARE HERE". Below the process is a timeline showing the 2024-2028 Consolidated Plan leading to annual Action Plans and CAPERs from 2024 to 2028. Text explains that each year, Annual Action Plans are created based on the Consolidated Plan, and CAPERs report on progress towards the Consolidated Plan goals.

**CITY OF OMAHA**  
**CONSOLIDATED PLAN**  
**A 2024-2028 COMMUNITY DEVELOPMENT STRATEGY**

Tonight you are giving input on the Consolidated Plan that will guide our investments from 2024-2028.

The Consolidated Plan is a five-year strategy that sets the City of Omaha's goals and priorities for addressing local housing and community development needs. We make the Consolidated Plan through market research and data analysis and through engagement with community members. The result is a data-driven, place-based strategy that leverages local resources and maximizes our funding from the Department of Housing and Urban Development (HUD).

- 1 Needs Assessment & Market Analysis
- 2 Set Priorities
- 3 Determine Resources
- 4 Set Goals
- 5 Draft Plan
- 6 HUD Approval

Each year, we will create Annual Action Plans based on the Consolidated Plan that detail how our funding that year will be used. CAPERs (Comprehensive Annual Performance and Evaluation Reports) then report out what we accomplished the previous year and track progress towards our Consolidated Plan goals. We hold public meetings throughout the year for each Annual Plan and CAPER.

2024-2028 Consolidated Plan → 2024 Action Plan (CAPER) → 2025 Action Plan (CAPER) → 2026 Action Plan (CAPER) → 2027 Action Plan (CAPER) → 2028 Action Plan (CAPER)

# AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)



## Affirmatively Furthering Fair Housing



Previous AFFH Goals were established in 2018.

You can find those goals by visiting: <https://bit.ly/3wFLNxG>

## Analysis to Impediments to Fair Housing

- Determine who lacks access to opportunity and address any inequity among protected classes (e.g. disability community)
- Promote integration and reduce segregation
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity

# DEFINING HOUSING TERMS



## **Fair Housing**

The Fair Housing Act protects people from discrimination when they seek to rent or buy a home. In Omaha, city code prohibits housing discrimination because of race, color, creed, religion, sex, sexual orientation, gender identity, marital status, national origin, age, disability/handicap or familial status.

## **Community Development**

The practice of taking on activities that provide basic services to communities to make them more livable and sustainable. It supports the development of strong communities and helps to improve the quality of life.

## **Economic Development**

A term used to describe concerted actions taken with the purpose of economic progress within a specific area. It is the process of generating and sustaining wealth within a community.

# TIMELINE



## **Phase I: Kickoff and Analysis of Current Conditions**

- Includes items like demographic summary, housing profile, analysis of past efforts, land use, and market assessment
- Ongoing efforts from March through June

## **Phase II: Outreach and Engagement**

- Hosted listening sessions, open houses, and other interviews for initial feedback on pressing housing issues throughout Omaha
- Currently in the middle of initial engagement efforts which we hope to wrap up around June 17th

## **Phase III: Strategies and Recommendations**

- Begin to craft the required documents and synthesize public input and quantitative data reports
- This will take place throughout July and August

## **Phase IV: Final Plan and Approval**

- The final draft will have a 30 day public comment period from September to October
- Plans need to go through planning board and council in November and December to be passed by January 1<sup>st</sup>, 2023



## Join our in-person Open Houses!

We would like to hear your ideas and experiences regarding housing in Omaha!



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MAY  
2022

### Council District #3 - Open House

**Time:** 6:30 - 8:00 p.m.

**Location:** CEC (Barbara Weltz Community Engagement Center) -6400 University Drive S, Omaha



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MAY  
2022

### Council District #2 - Open House

**Time:** 6:00 - 7:30 p.m.

**Location:** The Venue at Highlander - 2120 N. 30th Street, Omaha



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MAY  
2022

### Council District #1 - Open House

**Time:** 6:00 - 7:30 p.m.

**Location:** Benson High School - 5120 Maple Street, Omaha



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MAY  
2022

### Council District #4 - Open House

**Time:** 6:00 - 7:30 p.m.

**Location:** Livestock Exchange Building - 4920 S. 30th Street, Omaha



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MAY  
2022

### Council District #6 - Open House

**Time:** 6:00 - 7:30 p.m.

**Location:** Countryside Community Community Church - 13130 Faith Plz, Omaha



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MAY  
2022

### Council District #5 - Open House

**Time:** 6:00 - 7:30 p.m.

**Location:** Millard West high School - 5710 S 176th Ave, Omaha



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MAY  
2022

### Council District #7 - Open House

**Time:** 6:00 - 7:30 p.m.

**Location:** Saddle Brook Creek Community Center - 14850 Laurel Ave, Omaha

## What we have done so far...

- Hosted seven Open Houses (one in each council district throughout the City)
- Held 18 listening sessions with a variety of stakeholders and interest groups (e.g. Disability Advocates, Social Services, Developers, Finance professionals)
- Met with Council members and the Mayor's office
- Developed a survey for as many people as possible to take



# NEIGHBORHOOD ASSETS

Place a green sticker on assets you think your neighborhood should have.

diverse types of people

agricultural parks (wildlife, local floral fauna)

activities for kids

GROCERY STORE



DAY CARE



PARKS



COMMUNITY CENTER



TRAILS



TRANSIT



SCHOOLS



ENTERTAINMENT



OTHER:

All of the above!

LIBRARIES

Thinkscape to encourage early learning

Safe pedestrian / bike experience (esp. for kids)

Neighborhood swimming pool

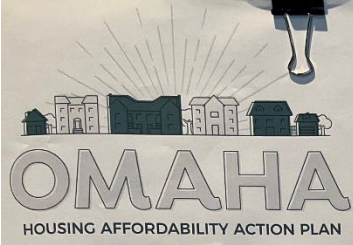
Skating rink











# WHAT IS THE FIRST THING WE SHOULD DO TO MAKE HOUSING MORE AFFORDABLE?

Share your opinion!

Assist private investors to buy properties that would not be affordable but through assistance rent could be affordable

WHAT DOES AFFORDABLE MEAN? (Create + speak in common language)

Build more quality affordable supply

Reparations

Adopt/revise Policy + Zoning codes to be more PRO BUILT!

Reduce barriers to private investors being able to supply affordable housing: grandfather codes, etc.

PROVIDE THE INFRASTRUCTURE TO SUPPORT IT!

Close proximity to neighborhoods + work places

Supply <sup>BR</sup> medical outlet + health fairs + doctors + herbs, supplements

Eliminate certain laws that oppress neighborhood And Reparations

Build more housing

Get rid of security deposits and 3x income requirements  
A community that is people first over CAR FIRST

Produce jobs in the Community

Affordable sales planning and development

Assist the seniors with sections

Provide deep subsidies for homeownership for historically discriminated populations

Income Base SE Affirm Diverse

ACCESS TO DEVELOPMENT FUNDS

Help Builders + Developers Build More Housing Stock - time/speed - financial incentives

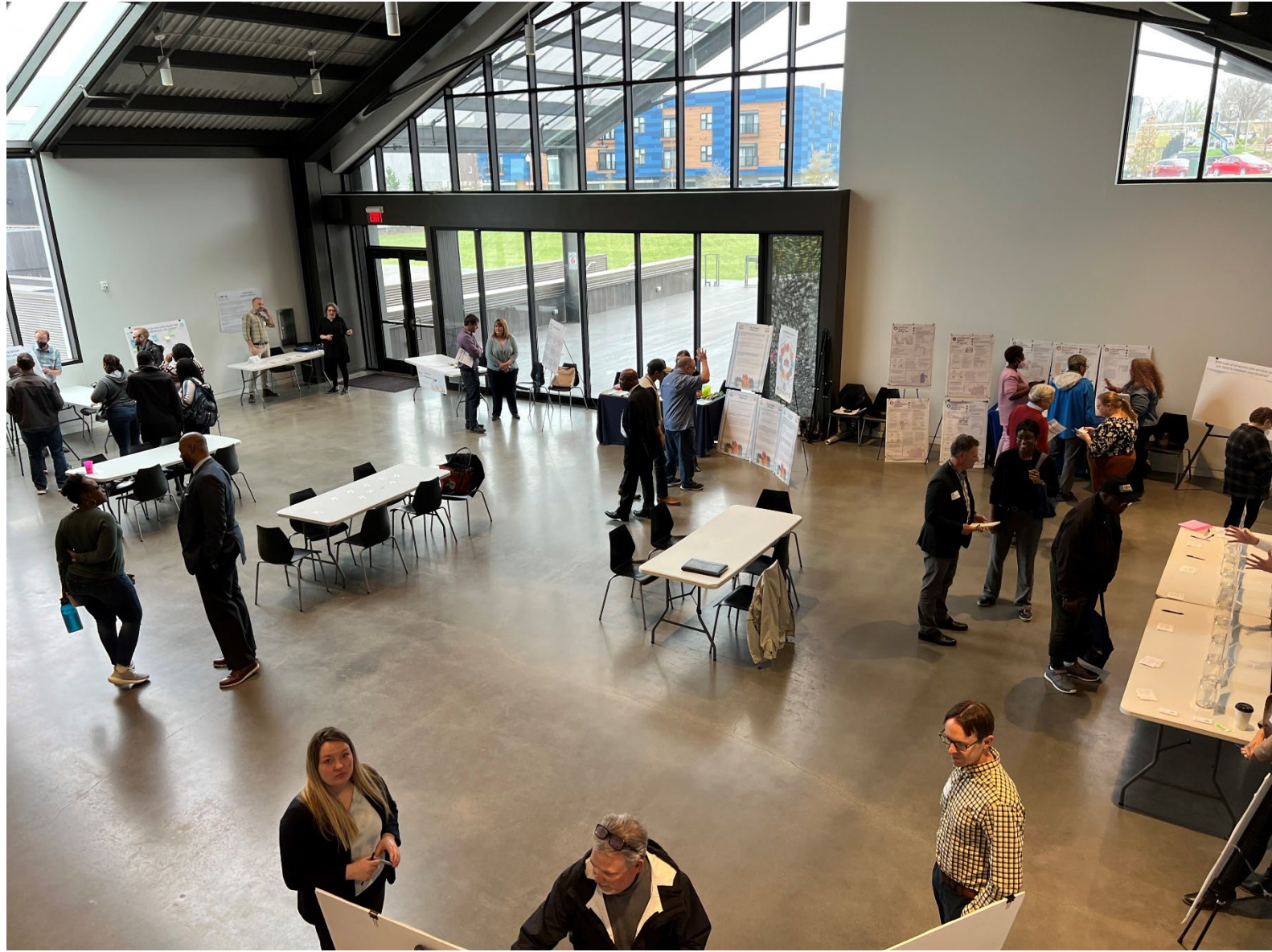
LOCALIZE MATERIALS, TRAIN LABOR, BUILD NATURAL

IMPLEMENT DISPLACEMENT POLICIES (to adjust for new housing developments of all kinds)

Increase wages!!

Allow smaller (+ therefore cheaper) housing.

Provide rehab assistance for Naturally Occurring Affordable Housing (NOAH) so affordable units are not lost.





# LISTENING SESSIONS

- What are the city's housing **goals**? This needs to be defined and articulated
- Affordable housing needs to be tied to **transportation**
  - Need to balance the location of affordable housing with locations throughout the city
- The Urban Core and TOD areas need to **intentionally include a mixed of unit sizes and price points**
- Need housing in **all sizes and types**
- **Accessibility** – more than just ADA
- Source of income discrimination

# LISTENING SESSIONS



- **Affordability requirement** with the use of TIF
  - Should be a level playing field
  - TIF and SID are both financing tools, should they be treated equally
  - Sense that there is a fear that if we require (affordable units, minimum maintenance) more builders will just stop building but the demand right now seems to be so great that it would be hard to justify developers and builders just stopping
  - If we make affordability of some kind a requirement in developments, then some burden is removed from the developer with regard to the NIMBY issue
  - Sense that builders will just stop building but the demand right now seems to be so great that it would be hard to justify developers and builders just stopping

# LISTENING SESSIONS

- City Processes, Programs and Codes
  - Renters need to be notified more about public meetings and hearings and not just property owners
  - Information on city agendas (Council and Planning Board) is not very accessible
- ADU's - the process is too challenging
- Need to amend the ordinance to allow for new construction on historically narrow lots
- Need to look at setbacks, impervious coverage and off-street parking with regard to different product types
- Additional inspectors to move the permitting process along faster would help

# LISTENING SESSIONS



- Lack of communication between Planning, Fire Marshal, Public Works, and other departments
- Need to look at ways that we accommodate new products and construction techniques
  - Codes can limit the ability to be innovative
- Need to review the impact of different requirements on density
- Allow different product types in the same development can take a series of waivers
- Process, such as waivers, are easy for the bigger and historic developers, but can make it very challenging for new builders and developers to enter the market

# WHAT IS NEXT

- Take our survey!
- There will be other opportunities to provide input throughout the summer.
- Data Analysis (Market, Demographic, Land Use, etc.)
- Goals, Strategies, and Metrics
- Housing Affordability Action Plan
- Consolidated Plan
- Analysis of Impediments to Fair Housing

