

# MINUTE RECORD

## PAPILLION PLANNING COMMISSION MEETING NOVEMBER 15, 2023

The Papillion Planning Commission met in open session at the Papillion City Hall Council Chambers on Wednesday, November 15, 2023 at 7:00 PM. Chairwoman Rebecca Hoch called the meeting to order. Planning & Legal Clerk Tarja Koistila called the roll. Planning Commission members present were Herb Thompson, Leann Sotak, Michael Erdman, Raymond Keller Jr., Wayne Wilson, and Heather Bernady. Howard Carson, Craig Mielke and John Robinson III were absent. Planning Director Travis Gibbons, Planner I Kevin Pflager, and Assistant City Attorney Carla Heathershaw Risko were also present.

Chairwoman Hoch led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Sarpy County Times on November 8, 2023. Copies of proof of publication are on file at the office of the City Clerk.

Chairwoman Hoch announced that a copy of the Open Meetings Act is posted in Council Chambers.

### **Approval of Agenda**

**Motion** was made by Ms. Bernady, seconded by Ms. Sotak, to approve the agenda as presented. Roll call: Seven yeas, no nays. Motion carried.

### **Approval of the Planning Commission Minutes**

**Motion** was made by Ms. Bernady, seconded by Mr. Keller, to approve the October 25, 2023 minutes. Roll Call: Seven yeas, no nays. Motion carried.

### **PUBLIC HEARINGS**

**Affordable Housing Action Plan** – A request to approve the City of Papillion's Affordable Housing Action Plan required by Neb. Rev. Stat. § 19-5505. The applicant is the City of Papillion.

Chairwoman Hoch opened the public hearing and called for the applicant.

Amy Haase with RDG Planning & Design, 1302 Howard St, Omaha, stepped forward to deliver the presentation. Ms. Haase stated that her presentation would provide a high-level overview of the action plan, the market assessment, and the goals and strategies that were identified in the plan. She noted that the action plan is a state requirement as part of the missing middle housing legislation. She stated that the average new home sale price rose by about 20% between 2019 and 2022, while existing home prices rose by about 32%. She explained that Papillion will need about 2,800 affordable housing units for which the occupants are paying no more than 30% of their gross income on housing costs, including utilities. A household is considered cost burdened or house burdened if they spend more than 30% of their income on housing.

Ms. Haase stated that Papillion has a growing number of individuals over the age of 55 who are often empty nesters at retirement and living in the homes that they raised their families in. She noted that over 50% of new units in Papillion's jurisdiction are detached single family homes, which often leaves empty nesters and retirees with few options if they want to stay in Papillion. Ms. Haase explained that future needs will include an estimated 2,300 units priced below \$250,000 and almost 1,200 units with rents below \$1,000.

Ms. Haase stated that funding assistance can fill that gap between what it costs to produce a unit and what households can afford. She noted that Papillion's best source of affordable or lower price point homes are existing housing units, because builders are never going to be able to build that house today at what it cost in 1990. She also stated that Papillion has a need for greater housing variety that provides for housing at every stage of life. This includes housing for individuals who want to stay here in Papillion in a lower maintenance housing option as they age.

Ms. Haase discussed the impact of how individuals make housing choices and the desire for more options than a single-family home or an apartment complex. She explained that the Affordable Action Housing Plan has three key goals: create mechanisms for sharing some of the risk as development is very risky, encouraging a variety of housing products to address the need for affordable units that will be needed over the next, and streamlining the City's approval process. She provided an overview of ways to achieve the goals, which could include partnering with non-profit organizations, preserving the existing attainable housing, creating incentives for missing middle density housing, having approved prepackaged site plans, and updating the City's municipal code items.

Chairwoman Hoch called for proponents and opponents.

Seeing no public input, Chairwoman Hoch closed the public hearing and called for Commission Discussion.

Ms. Sotak inquired about pre-packaged site plans. Ms. Haase stated this is usually done on a smaller scale. She stated that the approval process for using a pre-packaged site plan would be administrative, which is a quicker process. She noted that this type of process is well suited to in-fill development.

Mr. Erdman expressed concern with investors purchasing affordable housing units and refurbishing them to be rentals. He asked about the strategies that other communities use to control or manage this issue. Ms. Haase acknowledged that investors are purchasing affordable homes in the Omaha metro area. She provided a summary about national level discussions on how to set up non-profit organizations to purchase affordable homes to protect them on a more local level. Ms. Haase acknowledged the challenge of capitalizing those programs. She advised that purchase rehab resale programs can be successful and noted that there are great examples in Nebraska.

Mr. Erdman inquired about programs that assist a first-time home buyer who qualifies based on income and credit rating but does not have funds for a downpayment. Ms. Haase stated that lending practices got a bit stricter with the downpayments after 2008; however, downpayment