The Nebraska Planner

A joint publication of APA Nebraska and NPZA

October 2024

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ANNOUNCEMENTS

NEBRASKA PLANNING CONFERENCE CALL FOR PRESENTERS!

The Nebraksa Planning Conference will take place March 5-7, 2025 at the Younes Conference Center North in Kearney, NE, and we are looking for presenters! To learn more and to submit a proposal, please visit https://npza.org/2025-call-for-presenters-sessions/. Proposals are due by December 1.

PINTS WITH PLANNERS EDUCATION SERIES: LEAD SAFE LINCOLN ON 11/14

Join us in Lincoln on Thursday, November 14th at 4:30pm for this Pints with Planners education series event. We will learn about the Lead Safe Lincoln program, and receive a tour of JEO's downtown office in the LEED Gold Certified Assurity Building. The event will be from 4:30-6:30, but the program begins at 5:00. Register for free here.

SEEKING MENTORS FOR THE CRPL MENTORSHIP PROGRAM!

APA NE is proud to support the UNL CRPL Mentorship Program which is officially underway! This mentorship program is designed to offer students valuable guidance from experienced professionals in the field of planning. The program is a low-commitment way for mentors to share their knowledge while helping students navigate career development, networking, and skill-building. We'll offer continuous support to ensure a positive and rewarding experience for all involved. Contact Dr. Jaime Lopez to learn more, or sign up here.

APA & NPZA

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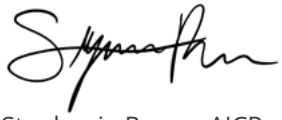
PRESIDENTS' UPDATES

In September, Nebraska planners and allied professionals came together to learn about Omaha's downtown development projects at the annual Fall Workshop. The combination of presentations with walking tours of local projects is proving to be a good model for the workshops.

This year, attendees walked the new Gene Leahy Mall, then over the Bob Kerry Bridge to the riverfront development in Council Bluffs for the annual board meeting during lunch. The day wrapped with a talk about the development taking place and planned for Council Bluffs and a happy hour at Hot Shops Art Center.

These types of in person learning and networking events offer opportunities to connect with other planners in the state and pick up ideas to take back to our communities or to just commiserate with other fellow professionals. In this vein, the APA Board is organizing our first winter social event for early 2025 to bring together professionals to celebrate 2024 and bring in a new year of planning progress. More details will come in the monthly e-blast but we hope you will be able to join.



Stephanie Rouse, AICP - APA NE President

The Holiday Season is approaching fast. This is a time to get together with family and friends to celebrate and reflect on the previous year, and look forward to the new year filled with dreams of the future.

2024 has been a great year for the Nebraska Planning and Zoning Association and as we all are aware, planning for the future never ends. On October 11, 2024 NPZA held its annual virtual Fall Workshop. This workshop offered a "snip it" of our annual, face-to-face, spring conference, and provided another avenue for those engaged in planning to have a time to connect with others in the field and educate themselves on some of the staples of planning along with the new ideas presented. The workshop had a great attendance, and we are looking forward to the annual pring conference in March.

The Nebraska Planning and Zoning Association (NPZA) and the Nebraska Chapter of the American Planning Association (APA-NE) have scheduled the 2025 Nebraska Planning Conference for March 5-7 at the Younes Conference Center North, in Kearney, Nebraska. Keep an eye out for save the date emails and other information on the upcoming conference that will be available soon through the newsletter, email blitz or on the NPZA Website. We are looking forward to another great conference with a broad ranges of sessions with topics that are sure to appeal to everyone.

Hope everyone has a fantastic holiday season.For more information on the annual conference, or on NPZA itself, please check out the NPZA website or follow our activities on Facebook and Twitter as well.

Judy Clark, MPA - NPZA President

AFFORDABLE HOUSING CREATION IN OMAHA

BY: GRANT DAILY, AICP

Omaha's work to increase the supply of housing, especially affordable housing via public-private partnerships, was recently highlighted in the July issue of the APA's Planning Magazine. In the article, Jon Deapaolis describes the critical role played by Front Porch Investments, which has awarded $33 million through the organization's Development and Preservation fund since 2022, drawing from $20 million in philanthropic support and $20 million in American Rescue Plan Act (ARPA) dollars from the City of Omaha. The majority of these funds have been distributed as loans to finance the creation of housing. As awarded projects are constructed, this partnership will create or preserve over 1,500 units of affordable housing.

In addition to the partnership with Front Porch Investments, the Omaha Planning Department is leveraging partnerships to implement a variety of projects and funding tools to increase the supply of affordable housing throughout the city, as described below. These efforts implement Omaha's Housing Affordability Action Plan (HAAP) and the Consolidated Plan; the guiding document for Omaha's use of entitlement funds (CDBG, HOME, ESG, etc.) from the Department of Housing and Urban Development (HUD).

Choice Neighborhoods

The cover photo for the Planning Magazine article featured a "Coming Soon" banner depicting the upcoming first phase of redevelopment at Southside Terrace Garden Apartments. The redevelopment of one of Nebraska's oldest public housing sites is being accomplished through one of Omaha's two active Choice Neighborhoods Implementation (CNI) Grants. Both CNI Grants apply a comprehensive approach to neighborhood and public housing transformation, which is focused on three areas: Housing, People, and Neighborhood.

Construction activity for the Southside Terrace project.

In addition to Housing goals, which aim to replace distressed public housing with high-quality mixed-income housing, the People goals aim to improve health, employment, income, and educational outcomes of residents, and the Neighborhood goals aim to create the conditions necessary for public and private reinvestment in the neighborhood.

The Southside Terrace - Indian Hill Choice Neighborhoods Implementation (generally referred to as "Choice South") is a collaborative partnership between the City of Omaha (Lead Grantee and Neighborhood Lead); the Omaha Housing Authority (Co-Grantee and People Lead); Brinshore Development (Housing Lead); Canopy South (Principal Education Partner); and the Simple Foundation (Anchor Institution). Heartland Workforce Solutions and the University of Nebraska Medical Center are also key partners, as they employ workforce and health navigators, respectively, to help improve the health and employment outcomes of residents.

Though the $50 million Choice South grant was awarded in 2022, work between project partners began in 2019 with the award of a Choice Neighborhoods Planning & Action (CNP) grant. A key deliverable of the CNP grant was the Indian Hill - Southside Terrace Transformation Plan. The Indian Hill - Southside Terrace Transformation Plan, developed with partner organizations and neighborhood and Southside Terrace residents, set the direction for Choice South efforts.

The newly constructed housing will include five on-site phases (an estimated 580 housing units) and four off-site phases (an estimated 160 housing units). Approximately 360 of the nearly 750 total housing units will be project-based voucher units and the remaining units include a mix of affordable and market-rate units. Lease-compliant public housing residents who are relocated have the "right to return" to the redeveloped housing. The unit sizes and amenities will not vary by unit cost; all units will be built to the same high-quality standards. The first phase of demolition of Southside Terrace was completed in September. All housing phases will be complete by the end of 2029.

The "Choice North" effort is located along North 30th Street and includes the former Spencer Homes public housing site. Choice North is a partnership between the City of Omaha, the Omaha Housing Authority, Brinshore Development, and Seventy Five North Revitalization Corporation. The $30 million implementation grant for Choice North was awarded in 2019, building on the community engagement, planning, and development efforts already completed by the nonprofit Seventy Five North (construction of the Highlander Accelerator and 101 units of mixed-income housing). Since the grant award, Nobility Point (a 60-unit senior development), The Overlook (a 47-unit townhouse and duplex development), and Burdette & Wade (a 61-unit mixed-use multifamily and townhouse development) have been constructed and leased. Work is currently underway on Malcolm's Place (a 95-unit mixed-use multifamily, townhouse, duplex, and single-family development), Davis Ridge (41 units across 7 small multifamily buildings), and MLK Square (a 39-unit mixed-use multifamily building).

Construction activity on the MLK Square multifamily building.

Malcom's Place, a mixed-use multifamily housing development.

All housing phases are mixed-income developments (including project-based voucher, affordable, and market-rate units) and are scheduled for completion by the end of September 2026. In the Spring of 2024, a groundbreaking event and project-wide tour was held to highlight the transformation of the area as well as the final phases of new construction.

Other accomplishments from this project include:

- Traffic calming strategies along N 30th Street, including a "road diet" from 5 lanes to 3 lanes and the addition of bike lanes; with street trees, pedestrian crossing signs, and bollards, at certain locations.
- A total of 18 single-family homes have been constructed and 3 homes have been rehabilitated within the neighborhood. Over 50% of the new and all the rehabilitated homes will be sold to households earning up to 80% of the Median Family Income.
- Seventy Five North offers classes, community events, and programs at the Highlander to support wellness, economic vitality, and educational outcomes for residents.
- Twelve homeowners residing along key streets have already received "Curb Appeal" Grants and exterior improvements were made to their homes. A total of 18 additional homes have been approved for improvements in 2024.
- The Community Wellness Collaborative (located in Burdette & Wade) operated by UNMC and NE Medicine, opened in 2023. The space offers room for collaboration, wellness programming, and guidance for people interested in careers in health care.
- The Highlander Accelerator Greenhouse opened in 2023, is operated by No More Empty Pots, and is used for year-round vertical fresh produce farming.

With both Choice Neighborhoods efforts, all public housing residents who were relocated during the construction, and are in good standing with the Omaha Housing Authority, will have the choice to return to the new development once construction is complete. They can also choose to take a housing choice voucher and live elsewhere. These households also receive relocation assistance and case management services throughout the grant process.

Accessory Dwelling Units (ADUs)

On March 5, 2024, the Omaha City Council passed a change to the zoning code to remove obstacles to the construction of ADUs. ADUs are now a permitted use in the R5, R-WRN, R6, R7, R8, MH, NBD, CBD, DS, and TOD (higher density residential and commercial) districts. A conditional use permit is required for an ADU in the DR, R1, R2, R3, R4, LO, GO, LC, CC, and GC (lower-density residential/commercial and office) districts.

With support from the AARP and other partner organizations, the City of Omaha hosted the "An ADU for U" design competition, to raise awareness of the potential for ADUs to provide age-friendly housing options, as well as create ADU designs. A total of 20 designs were submitted, with three winners and one honorable mention selected.

The City is developing a website that will host ADU reference plans, including a variety of pre-approved plans. Some plans will be offered for free, while others (such as the ones submitted during the design competition) will be available for purchase from the designer. Currently, the City has eight pre-approved ADU plans. The website and available plans will help provide an easier, potentially cheaper, process for property owners interested in constructing ADUs.

The Sale of City-Owned Property

In June 2024, the City of Omaha approved the sale of 50 City-owned parcels of land for the construction of housing. Thirty-seven of the parcels were sold for one dollar and will result in a minimum of 19 housing units sold or leased to households earning up to 120% of the Median Family Income and 12 housing units sold or leased to households earning up to 80% of the Median Family Income.

To lower the barrier of purchasing City-owned parcels, the City created a searchable map of City-owned properties indicating the sale status, potential sale price, zoning, and several other factors. An online application platform, application cycle, and scoring rubric was also established and shared with the public to increase transparency.

HOME-ARP

HOME-ARP is a grant provided to the City through the American Rescue Plan (ARP) and distributed with the regular Home Investment Partnerships Program (HOME) formula. The approximately $8.2 million award is intended to assist households throughout the Omaha-Council Bluffs Metropolitan Area who are homeless, at risk of homelessness, fleeing domestic violence, sexual assault, stalking, or human trafficking, or requiring assistance to prevent homelessness.

Through engaging with the homelessness service providers in the Continuum of Care, as well as hosting public meetings and outreaching to people with lived experience of homelessness, the project evaluation criteria were finalized in 2023. In 2024, applications were received in the Spring and conditional award letters are anticipated to be sent to selected projects within October.

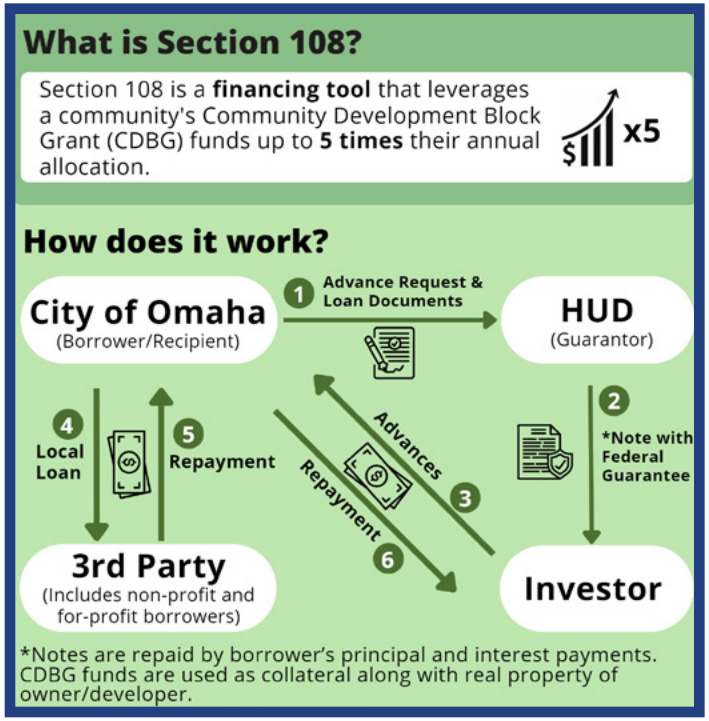
In alignment with the approved Allocation Plan, the funding is intended to create 21 units of rental housing, 22 units of non-congregate shelter, and support 3 case workers.

Section 108

In 2023, the U.S. Department of Housing and Urban Development (HUD) approved Omaha's application to establish a $20 million affordable housing loan pool via the Section 108 Loan Guarantee Program. Essentially, Section 108 allows communities to leverage their annual Community Development Block Grant (CDBG) allocation to provide financing up to 5 times the value of their annual CDBG allocation. This process involves an investor securing a note with a federal guarantee, which uses the developer's assets, and the city's annual CDBG allocation, as collateral. The funding is then advanced to the City, which will be offered through local loans to affordable housing developers. The federal guarantee minimizes risk for the investors, resulting in lower interest rates for the City (and thus, the affordable housing developers receiving the local loans) which helps to increase the production of affordable housing.

The program has enabled Omaha to establish an affordable housing loan pool for projects located within the City's Neighborhood Revitalization Strategy Areas (NRSAs). The funding will help both nonprofit and for-profit borrowers, as eligible, to fund pre-development, property acquisition, housing rehabilitation, and Community Based Development Organization (CBDO) Activities. The City aims to start accepting Section 108 funding applications in early November.

All of these tools show the value of partnership. The City of Omaha is not creating affordable housing alone, but relying on partners for implementation. Recognizing the shared community, the City of Omaha is refining and providing tools for the creation and preservation of affordable housing.

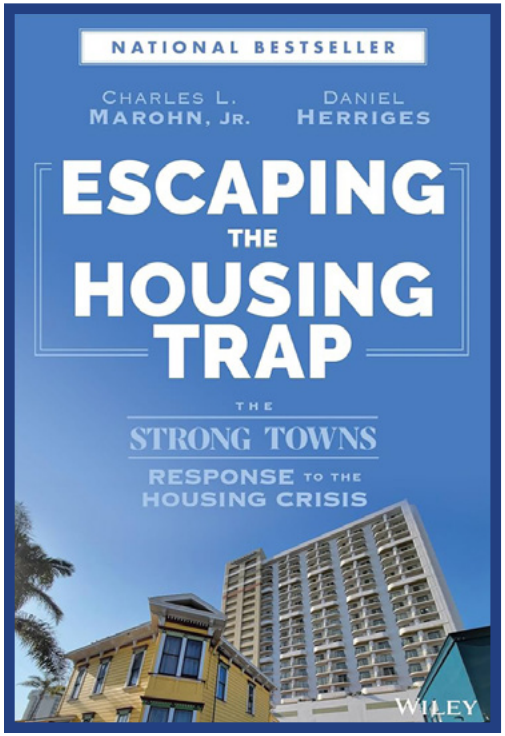


NEBRASKA PLANNERS BOOK CLUB REVIEW: ESCAPING THE HOUSING TRAP

BY: BRENT LUCKE

"If you asked a hundred people what the housing crisis is, you'd get about a hundred answers." In Strong Town's newest book, Escaping the Housing Trap, authors Charles L. Marohn Jr. and Daniel Herriges approach the topic of America's housing crisis through the lens of "Strong Towns." Similar to Chuck Marohn's previous two books released under the Strong Town's label, Escaping the Housing Trap begins with a tone-setting anecdote speaking to the significance of housing to the human experience and presents the dichotomies of the lived experience of housing and the financial, regulatory, and other systems which, Marohn and Herriges argue, set the trap which we are now stuck in. Comparing America's housing market to other goods, the authors describe the industry of housing to a shoe industry which produces only two options: luxury loafers (large, single-family suburbs) and "Jordans" ("luxury", 5-over-1 apartments of dozens to hundreds of units), with a huge breadths of lifestyles, incomes, and preferences underserved.

From this perspective of a market constrained from reacting to and serving the needs of most people, the majority of Escaping the Housing Trap is dedicated to providing an explanation of how the housing industry in the United States has become so detached from housing's individual and community role as the home and shelter. From the creation of federal financing tools in response to economic crises of the 20th century, to the roots of the utopian mindset of post-war developers, the authors suggests that, with public support, those with power in housing development enshrined a top-down approach to building our cities through legal and public policy measures like fire codes, covenants, zoning, and parking requirements that suppresses the ability of individuals and communities to adapt our neighborhoods to any change in needs and desires from our homes.



The homogeneity of housing "products" in the market produces the conditions for federally-backed mortgages to be bundled and sold as commodities in the financial industry, creating a profit incentive for developers and financiers to not building housing as shelter well-suited to place and context, but instead for the creation of mortgages on a known, relatively fixed, and effectively guaranteed-to-appreciate asset.

Through these diagnoses of the housing crisis's causes, the authors paint a holistic picture of what they describe as "the housing trap".

Painting a full picture of America's housing crisis and the driving systems behind it, Marohn and Herriges offer up no one-size fits all solution. Akin to the first Strong Towns book by Chuck, the authors posit that individual towns, neighborhoods, and communities need not a pre-prescribed set of solutions, but a new mindset around housing to begin to tackle this crisis.

They dedicate a chapter to the shortcomings and complexities of both the "NIMBY" (Not in my backyard) phenomenon that followed the late-20th century period of "urban renew", explaining that while often the villains of more housing advocates narratives, NIMBYs are the outcome neither ill-intent or utopian thinking, but instead rational actors responding to the overwhelming development pressure for non-single family housing which was only legal in older neighborhoods in or near our cities' cores following the introduction of restrictive zoning and covenants in America's post-war developments. The more recent "YIMBY" (yes in my back yard) counter-movement of the last decade, while certainly well-intentioned, often prescribe a simple solution of "build build build" without regard for implications for who will own new housing, how fixed the target demographic of new units will be, and how the resulting incentives for property owners around new projects will impact the housing accessibility, investment, and equity of the pre-exiting urban fabric.

If Marohn and Herriges were to provide any specific solutions to the housing trap, it is that local governments need to create simply navicable pathways for individuals to "by right" increase the density of land use on their own property to the next "stage of development". Wether through streamlining permitting through pre-approved plans, creating locally-tied financial products, and/or guaranteeing expedited review processes, those who own a home should be able to add a rental unit, split their home into a condo, or add a duplex or triplex onto a previously single-family lot without needing to play the same game as professional developers. This stands in contrast to the current norm of density only increasing drastically after land is "assembled" by a developer (often to a drop in land-value) and developed to the "best and highest use" through tools and partnerships with public entities that require a professional developer. The authors also analyzed moves made by large and small cities across the U.S., from legalizing ADUs to removing parking minimums.

While there's no evidence provided in Escaping the Housing Trap that these solutions do harm towards the vision of more dynamic and adaptable housing markets, they do state that these are only steps towards freeing up local communities to address housing needs without the need for top-down, large developer-led, projects. If we are to escape this trap, the authors argue, we need to "release the swarm" of small and local non-professional developers, contractors, and financial products that allow neighborhoods to incrementally thicken up and adapt to the great diversity of housing needs all of our communities have.

Our discussion of the book was largely on considering the local reflection of the "housing trap", and what is already being done to address some of the causes the authors assert. The discussion group, which was primarily non-professionals from local Strong Towns Conversations, asked those that are working in the profession how progress on ADU legalization (and the policies restricting their construction) is going. In short, we have work left to do, and likewise few financial institutions in Nebraska have developed more locally-oriented processes to facilitate non-professional developers to add ADUs, convert their homes into multiple units to retain owner occupancy, etc. Though, the Omaha arena has seen some experimentation with non-traditional development by a few groups. It seemed that readers of the book had less criticisms for a lack of clear calls to action or solutions than with the previous Strong Towns book that we read, though many of us noted we got a bit lost and confused in the portion of the book explaining the financialization of housing through the multitude of federal programs, agencies, and quasi-governmental organizations that set "the trap" in response the the economic crises around housing policy.

NEBRASKA PITCHED AS POSSIBLE DESTINATION FOR CLIMATE MIGRANTS

BY: PAUL HAMMEL; JULY 29, 2024; REPRINTED FROM NEBRASKA EXAMINER

For much of its history, Nebraska has been seen as a challenging place to set down roots. From its early frontier description as "The Great American Desert" and a place only "bugeaters" could love, to now being lumped together with other "flyover" states of the Great Plains, the state has lacked the soaring mountains, sandy beaches and mild winters of other states.

The result? Many one-time Huskers have moved on, and it's difficult to convince people from other states to move here.

But earlier this month, a group of 25 people gathered in a noisy corner of Morrill Hall to discuss what they see as an opportunity for revitalization and resettlement of the small towns and cities of Midwestern states including Nebraska.

The impetus? A predicted wave of "climate migrants" seeking new homes away from flooded coastal cities impacted by climate change.

"We need to be thinking ahead," said Hillary Brown, a professor emeritus of architecture and former director of the Urban Sustainability Program at the City College of New York.

'Managed retreat'

Brown and Daniel Brooks, a University of Nebraska-Lincoln graduate and now professor emeritus of ecology and evolutionary biology at the University of Toronto, were the featured speakers at the July 18 symposium.

They co-authored an article in 2021 entitled, "How managed retreat from climate change could revitalize rural America."

Dina Lewis rescues items from her home after it was destroyed by Hurricane Ida on Aug. 30, 2021, in Laplace, Louisiana. (Scott Olson/Getty Images)

One of the participants, Bruce Johnson, a professor emeritus of agriculture economics at UNL, said the event was an appropriate "conversation starter" about something that could be "a regeneration of homesteading."

"We have a very genuine opportunity to turn the corner on population decline in a majority of our counties," said Johnson, who grew up in the northeast Nebraska farm town of Wausa.

Climate change is real, Brooks and Brown said, and rising sea levels, increased wildfires, drought and other extreme weather will force a mass migration of people that Nebraska's small towns and cities could capitalize on.

A projected 1.2 billion displaced

By 2050, the United Nations' refugee agency is projecting that 1.2 billion people worldwide will have been displaced by climate-related changes and disasters.

Brooks said a sudden collapse of the melting ice caps in Greenland and Antarctica could raise sea levels by as much as 10 feet, forcing a panicked wave of climate migrants, who may have lost everything and must seek emergency shelter.

He and Brown, however, said that a more managed and orderly retreat from the coasts and climate-impacted areas — by rebuilding in safer areas before disaster hits — is much preferable. Nebraska communities, they said, should begin planning and preparing for a possible new wave of homesteaders by providing amenities they will need.

Brown said between 4 million and 13 million people living in coastal cities will need to seek new homes in "climate havens" such as Nebraska.

Climate-related migration is already happening in the U.S., and Brooks said the rate of climate-related problems is expected to accelerate in coming years, increasing the migration.

Hurricane Katrina displaced 800,000 people from New Orleans in 2005 and 2006 who sought new homes elsewhere in the United States, Brown said.

According to the U.S. Census Bureau, natural disasters in 2022 displaced 3.2 million people, of whom 500,000 had not returned to their homes by the end of 2023.

Since most climate refugees find new homes within their own country, that provides a great opportunity for rural places, Brooks and Brown maintained, because they predict such refugees will want to live outside of "crowded and stressed urban areas."

Not all agree

To be sure, not everyone agrees with their dire warnings of a mass migration. And a map that predicted the top "receiver" counties in the U.S. that Brown displayed during her presentation didn't list any in Nebraska. Instead, it showed areas of North and South Dakota, northwest Iowa and Minnesota as top destinations, along with portions of northern Michigan and Wisconsin, the Appalachians, northern New England and the Pacific Northwest.

Some authorities predict that while there will be climate migrants, they will more likely move within their own region — not across the country — so they can be near family members and continue to take advantage of the amenities and good jobs in coastal areas.

Others maintain that the prediction of 1.2 billion climate migrants by 2050 is inaccurate. Still others point to surveys that indicate economic factors, rather than climate, as the main drivers of migration.

The map that bypassed Nebraska as a top "receiver" area for climate migrants was developed as a project by the environmental group Proactive Leadership Advocating for Climate and Equity.

The map was based on whether an area had a low risk of such factors as extreme heat, reduced crop yields, wildfires and economic damages.

Nebraska had its second-worst wildfire season in recent history in 2022, and last month, 14 inches of rain caused devastating floods in northwest Iowa and along the Missouri River. By 2100, Brooks said, average temperatures in Nebraska are predicted to rise by 4 to 9 degrees, with up to 25 days with temperatures over 100, and heavy precipitation events increasing by 16%.

Brooks and Brown downplayed the map, saying that it is only one opinion and is not "the last word" on where such migration might occur.

Johnson, the UNL emeritus professor, also disputed the map. He said climate migrants fleeing drought and shortages of drinking water will be looking for places with abundant water resources such as Nebraska, which sits on top of two-thirds of the resources of the Ogallala Aquifer.

"It's unmatched," he said of the state's abundance of water.

During the symposium, Chuck Hibberd, a board member at the Nebraska Community Foundation, asked those present to list what climate migrants might want in a new home and what might attract or deter them.

He pointed out that Nebraska has an estimated 72,000 unfilled jobs, so employers are looking for new workers. Amenities listed by those attending included good housing, schools and medical facilities, affordable homes and safe communities.

Brown said people also will be looking for places that have low risk for climate-related disasters, entrepreneurial opportunities and innovative leadership that has taken steps to address climate change. Migrants may also want access to cultural activities, such as an orchestra, ballet or music venue, she said.

Towns urged to get 'more interesting'

Another participant, Chuck Hassebrook, the former longtime head of the Center for Rural Affairs, said it is important to make small towns "more interesting." He mentioned development of historical and cultural assets, hike/bike and kayak trails and other local recreation opportunities.

Brooks, who earned bachelor's and master's degrees from UNL, said communities seeking to capitalize on climate migration need to decide what steps are needed to make their area more attractive to new settlers.

"You need to make your town more interesting and with a quality of life that will help attract people," he said.

The first-ever symposium celebrated the 100th birthday of Mary Louise Hanson Pritchard, the founding curator of the H.W. Manter Laboratory, Division of Parasitology at the State Museum. Brooks was a student of Pritchard's.

APA NE CHAPTER ANNUAL SPONSORS

The Nebraska Chapter of the APA would like to thank our annual sponsors for supporting our chapter and professional development programs. These sponsorships support APA NE's events, our Mentor Match Program, and allow us to provide a quality Fall 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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JOB POSTINGS

PLANNER I OR II, CITY OF LINCOLN

The City of Lincoln, Nebraska is looking to hire a Planner to be part of the Urban Development Department's Economic Opportunity Division. The Urban Development Department encourages and incentivizes redevelopment and private reinvestment in projects and programs that strengthen Lincoln and its neighborhoods primarily through the use of tax increment financing. To learn more about the open position, and to apply, click here.

Looking to hire? Visit https://nebraska.planning.org/career-center/job-announcements/ to post your job description , or find job openings today.

FOR MORE JOB POSTINGS VISIT:

» https://npza.org/resources/careers

» https://iowa.planning.org/career-center/job-announcements/

» https://www.lonm.org/classifieds/careers.html

UPCOMING EVENTS

OHIO CHAPTER PLANNING WEBCAST SERIES

1. November 8, 2024 with Guest Host APA Nevada Chapter: Cash for Grass: Nevada's Plan for a Sustainable Future at 12:00 PM CT
2. November 15, 2024 with guest hosts APA ENRE Division and APA Water and Planning Network: Maintaining Public Green Stormwater Infrastructure: Municipal Case Studies at 12:00 PM CT
3. November 18, 2024 with guest host APA Planning and the Black Community Division: Accessory Dwelling Units & Equitable Land Use Policies at 12:00 PM CT

PINTS WITH PLANNERS EDUCATION SERIES: LEAD SAFE LINCOLN

- Thursday, November 14th from 4:30-6:30pm
- Event will include a brief presentation about Lincoln's Lead Safe Program, then a tour of JEO's downtown offices in the LEED Gold Certified Assurity Building
- 2000 Q Street, Lincoln, NE 68503
- This event is free!
- Learn more and register here.

RESOURCES

APA NE Board Members

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- Cailtin Bolte, PLA, ASLA – Allied Professionals Liaison
- Ruva Tsoka– Student Planning Association of Nebraska (SPAN) Liaison
- Yunwoo Nam, Ph.D. – UNL Planning Faculty Liaison

APA NE Subcommittees

- Outreach Committee; Chair: Chad Bunger, AICP
- Events Committee; Chair: Cale Brodersen, AICP
- Legislative Committee; Chair: Jennifer Hiatt
- Finance Committee; Chair: Jesse Poore, AICP
- Awards & Accreditation Committee; Chair: Cailtin Bolte, PLA, ASLA, AICP
- Communications Committee; Chair: Kristen Ohnoutka, AICP

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- Daniel Bennett – Vice President
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- Barb Barnett - At Large Member
- Bruce Fountain, AICP - At Large Member
- Melissa Doughtery-O'Hara - At Large Member
- Chris Solberg, AICP – Past President
- Char Carpenter – Recording Secretary
- Steve Charleston – Membership Sec/Treasurer
- Dave Ptak – Legal Counsel
- Stephanie Rouse, AICP – NE APA Liaison
- Zhenghong Tang, Ph.D. – UNL Liaison

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SUBMIT YOUR CONTENT!

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

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