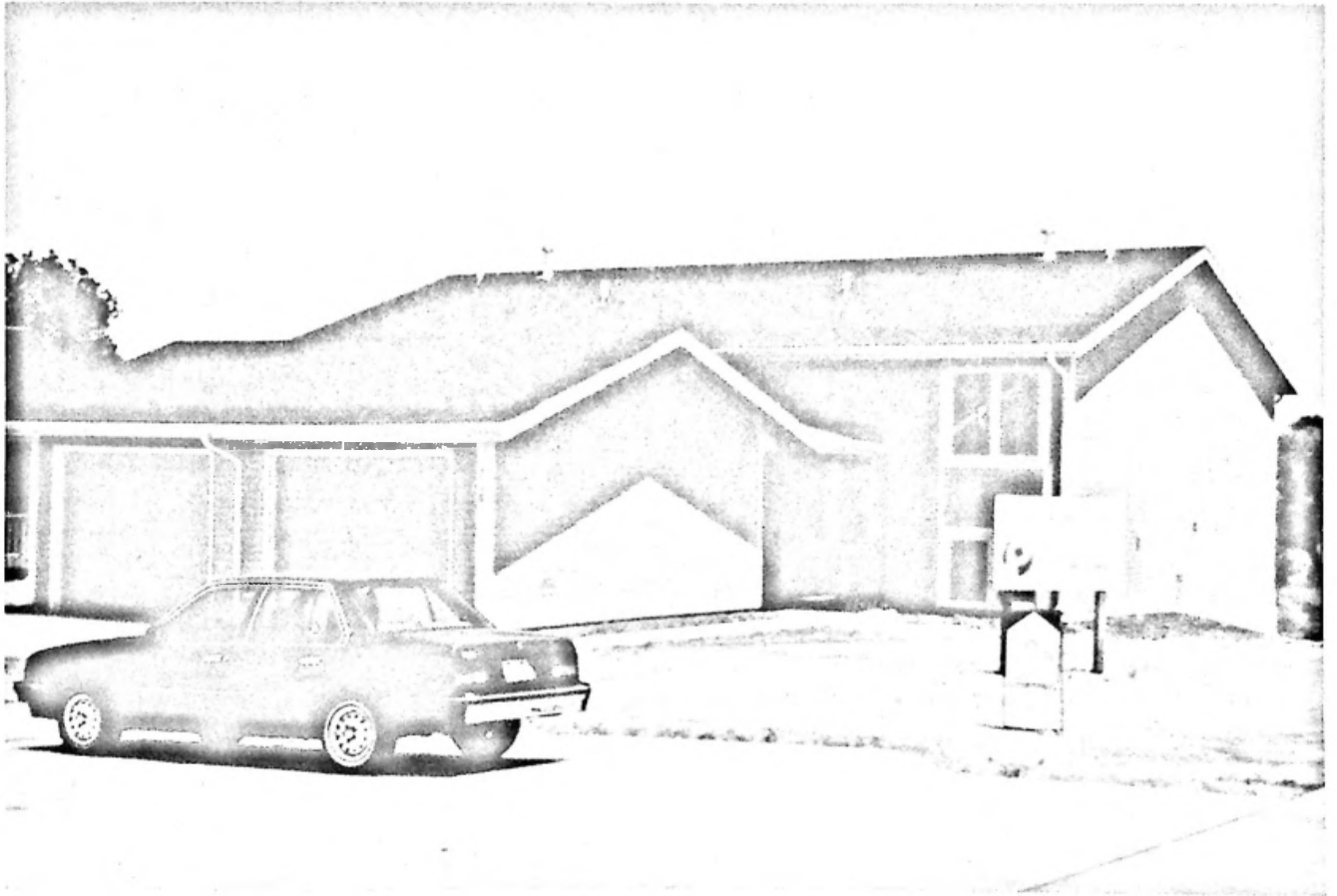




The U.S. Department of Housing and
Urban Development
The Office of Policy Development
and Research

**THE AFFORDABLE HOUSING DEMONSTRATION
CASE STUDY - LINCOLN, NEBRASKA**



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CASE STUDY - LINCOLN, NEBRASKA**

PREPARED FOR

U. S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT

BY

NAHB RESEARCH FOUNDATION, INC.
UNDER #H-5523-CA

OCTOBER, 1982

The findings and conclusions of this report are those of the contractor and do not necessarily reflect the policies or views of the U.S. Department of Housing and Urban Development.

THE AFFORDABLE HOUSING DEMONSTRATION AN INTRODUCTION TO THE PROGRAM

In the Spring of 1982 the U.S. Department of Housing and Urban Development (HUD) launched a Demonstration to show that housing could be made more affordable; that the American Dream of homeownership could become a reality for more people. Initially, twelve teams were selected from across the nation. An additional 8 teams were chosen in the Fall, because the program was so successful. (The map identifies the twenty locations.)

The demonstration objective was to create partnerships, headed by a local developer and local government officials to examine local requirements and processing time; to streamline and simplify all the pieces of building a subdivision. A subdivision concept was chosen to allow the greatest flexibility in "experimenting" with mixed housing types, land planning concepts and construction techniques and materials.

Each of the demonstration teams invited all the local players normally involved in building a subdivision to take an active part in this project. Builders, architects, engineers, designers, planners, landscape architects, building code officials, inspectors and other city staff were all actively involved. Each of these people had an area of expertise which was an important part of the whole process. They were asked to contribute technical advice, past experiences - - good and bad - - and any innovative suggestions. Increased communication and better understanding of the total process was seen as a key to reducing costs.

The demonstration tried to change the following stereotypes:

Often people don't work together as a unit to look at the overall picture of development and construction. They each see the process only as it relates to their job - - a small piece of a large puzzle.

Builders may see the city officials as obstructions to getting the job done, as bureaucrats who are inflexible and responsible for too much red tape.

City officials may see builders as uninformed on flexible development processes, unprepared or late in submittals and presentations and unaware of assistance which is available from the city.



LOCATION OF THE FIRST TWENTY DEMONSTRATION SITES

- | | |
|----------------------|----------------------|
| ● Birmingham, AL | ○ Springfield, MA |
| ○ Marion, AK | ● Ann Arbor, MI |
| ● Phoenix, AZ | ○ Blaine, MN |
| ● Riverside, CA | ● Lincoln, NE |
| ● San Diego, CA | ● Manchester, NH |
| ● Mesa County, CO | ○ Newark, NJ |
| ● Broward County, FL | ● Tulsa, OK |
| ○ Boise, ID | ○ Sioux Falls, SD |
| ○ Elkhart, IN | ○ Virginia Beach, VA |
| ● Wichita, KS | ● Everett, WA |

- 1st round sites
- 2nd round sites

Each demonstration was considered a "local experiment" which took advantage of all possible cost saving techniques - in planning, design, development and construction - - developed by HUD, National Association of Home Builders (NAHB) and the NAHB Research Foundation over years of intensive research - - and combines them with knowledge and experience of each builder in the local market.

FINANCIAL ASSISTANCE

THERE WAS NO FINANCIAL ASSISTANCE in the Affordable Housing Demonstration. Unlike other Federal housing demonstrations which have shown many things are possible with additional money, this program was intended to show that costs can be controlled without Federal funding or incentives.

THE PARTNERS

Each demonstration team worked closely with HUD, NAHB and the NAHB Research Foundation to identify all the possible ways to reduce housing costs, WITHOUT AFFECTING QUALITY OR MARKETABILITY.

These are the partners in the Affordable Housing Demonstration and their responsibilities. Their specific involvement in the Lincoln Demonstration is shown on pages 6 & 7.

BUILDER/DEVELOPER

- Identified cost saving ideas in planning, developing and building a subdivision.
- Architects, planners, engineers worked closely with city staff counterparts.
- Built the subdivision to demonstrate these cost saving techniques.
- Marketed and sold the homes.

CITY/COUNTY OFFICIALS

- On a demonstrations basis, reviewed all the processes and approvals that relate to subdivision plan review and construction.
- Appointed a city "contact" or "task force" to oversee this project.
- Elected officials considered variances requested by builders.
- Staff-level architects, planners, engineers worked closely with builder/developer counterparts.

COORDINATORS/ADVISORS/RECORDERS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, CENTRAL OFFICE IN WASHINGTON, D. C. (HUD)

- Selected the cities.
- Acted as day-to-day coordinator.
- Provided technical assistance.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, REGIONAL AND LOCAL OFFICES

- Reexamined FHA/VA regulations and approval processes.
- Waived M.P.S. requirements.
- Reexamined FHA inspection processing and time.

NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB)

- Provided innovative land planning ideas and development concepts.
- Provided innovative unit design concepts.
- Assisted in the selection of builders.

LOCAL HOME BUILDERS ASSOCIATIONS

- Supported and publicized the project through news letters and meetings.

Defining "AFFORDABLE"

The term "affordable housing" has been almost overused lately. It is a complicated concept which varies widely across the nation depending on local conditions. Within the context of the Affordable Housing Demonstration, some general assumptions were made to help define affordability.

AFFORDABLE HOUSING IS RELATED TO THE FOLLOWING:

- Available, buildable land
- Land costs
- Land development requirements
- Infrastructure requirements
- Available building materials
- Local labor costs
- Available financing options

Sensitive design, amenities and curb appeal are intangible elements - but they are extremely important to home buyers in determining perceived value of their home.

AFFORDABLE HOUSING IS NOT --

- LOW-QUALITY
- SUBSIDIZED OR "PROJECT HOUSING"
- TICKY-TACKY BOXES

THE JOINT VENTURE FOR AFFORDABLE HOUSING

The Affordable Housing Demonstration is just one part of the total Joint Venture for Affordable Housing. There are five other segments which are part of an overall coordinated effort to reduce housing costs nationwide. The other participants are:

- The International City Management Association
- Council of State Community Affairs Agencies
- The National Governor's Association
- The National Association of Counties
- The National Conference of Mayors

Each of these associations work closely with their constituents to encourage the public and private sectors to work together to solve the Nation's housing problems.

Further information on each of these programs is available from: Product Dissemination & Transfer, Room 8106, HUD, Washington, D.C. 20410

HIGHLIGHTS IN LINCOLN

- LAND DEVELOPMENT COSTS REDUCED BY 25%.
- CONSTRUCTION COSTS REDUCED BY 15%.
- STREET WIDTHS REDUCED BY 30%.
- DELETED 80% OF THE CURBS AND GUTTERS.
- INCREASED DENSITY BY 63.8%.
- A LITTLE EXTRA MONEY SPENT BY THE BUILDER TO REFINE HIS SITE PLANS AND HOUSE PLANS INCREASED MARKETABILITY.
- A TOP-NOTCH PUBLIC RELATIONS CAMPAIGN HELPED SELL HOUSES EVEN IN A DEPRESSED MARKET.
- COMMUNICATIONS BETWEEN THE DEVELOPER AND THE CITY'S REVIEW OFFICIALS WERE BETTER THAN EVER BEFORE. THAT SAVED EVERYBODY'S TIME.
- THE BUILDER SAVED THREE MONTHS IN PROCESSING TIME.
- SOLD THE FIRST HOME IN THE DEMONSTRATION.

These accomplishments - although small or modest in their individual savings - represent a significant saving when added together; for both the builder and the home buyers.



"We are very proud to be working on the Lincoln Demonstration project of Affordable Housing. It's an exciting experience to be a partner in this type of innovative project - that we know will be good for Lincoln."

LOOKING AT LINCOLN

Lincoln, Nebraska's capitol city, is located in Lancaster County, in the south-eastern part of the state. The corporate area of the city is 58.78 square miles and its elevation is 1,167 feet above sea level.

The 1980 Census placed the population of Lincoln's corporate area at 171,932. The Lincoln SMSA population was 192,884.

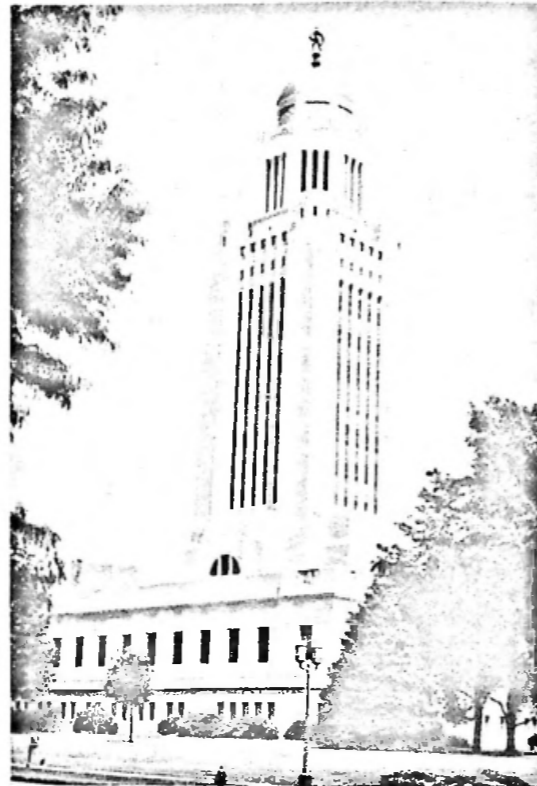
Lincoln's average yearly temperature is 51.0 degrees. Annual rainfall averages 28.61 inches.

The city utilizes a Mayor-Council form of government. The mayor and seven council members are elected for four-year terms on a non-partisan ballot. The administration of the city government is divided among seven departments: finance, law, public works, planning, personnel, public utilities, and parks and recreation. The directors of the departments are appointed by the mayor with the approval of council.

Employment opportunities of all types exist. The city's major industries are meat processing, railroad car building, pharmaceuticals, electronics and electrical components, food processing, rubber products and recreational vehicles. Other major employment areas include retail and wholesale trade, finance, insurance, real estate, construction, government, educational institutions, transportation and utilities, and the service industry.

Lincoln was experiencing record residential construction until 1978. The permit record since then in single family and multi-family is as follows:

Year	Single-Family Permits	Multi-Family Permits
1978	1402	593
1979	947	454
1980	805	246
1981	394	268
1982 (thru 8/82)	91	42



A LOOK AT THE BUILDER

In January, 1982, Karl Witt was selected as the builder for Lincoln's Affordable Housing Demonstration. He took personal charge of the project and coordinated all the design, planning, public relations work and sales of a 52-unit subdivision called Parkside Village.

Witt, President of Empire Homes, Inc., has been building in the Lincoln area for almost 30 years. He is a Home Owners Warranty (HOW) builder who has been building "affordable homes" for many years through the use of sound construction materials and techniques. The Affordable Housing Demonstration gave him still another opportunity to work closely with the city staff to identify items in Lincoln's development standards and building code that add extra costs to land development and house construction.

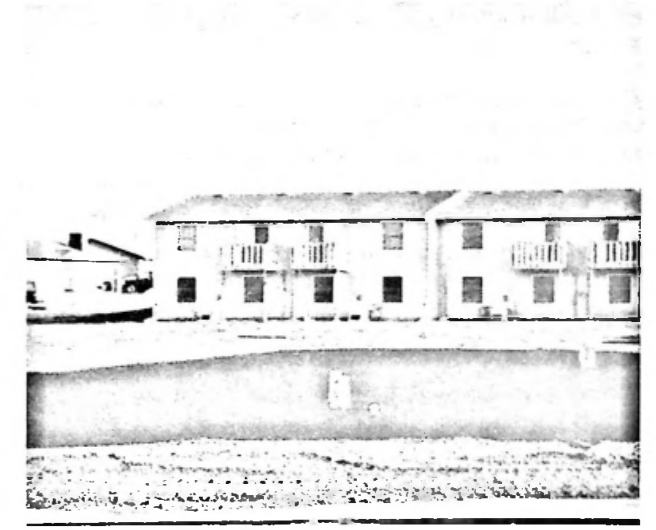


Quoting Karl Witt: "Normally they (the city) just give us a "yes" or "no" with no additional information. This time we all talked first and they suggested improvements so we could get a "yes".

NORMAL PRACTICE

Empire Homes, Inc. is primarily a development company. All construction is subcontracted; local engineering firms do plat and surveying work, architects are used for site planning and house plan design. Roads, storm water management, sanitary sewers and water supply plans are all prepared by engineering consultants. A staff draftsman and a project superintendent from Empire Homes assist in the coordination of all subdivisions.

To give some perspective, in 1979, Witt built 25 homes in the \$40,000 range, three small apartment buildings, and did some light commercial work. In contrast, in 1981 he built one single family home which sold for \$55,000, 30 apartment units, and one small commercial add-on. His only project in 1982 was the 52-unit Parkside Village Development, selling for \$39,950 to \$46,000.



HOMEOWNER'S ASSOCIATIONS

Karl Witt uses the FHA Standard (1401, 1402, 1403) Rulebook for establishing and maintaining the homeowner's associations. Witt is considered unusual in his area because, when asked, he remains committed and involved with his associations after the homes are sold and the management has been turned over to the homeowners.

Parkside Village residents will join the Homeowner's Association already established in the adjoining neighborhood.

THE PARTNERS IN THE DEMONSTRATION

Each of the following organizations played a substantial part in the Lincoln Demonstration. Their individual responsibilities are outlined here.

THE HUD ROLE

HUD selected the City of Lincoln as a participant in the Affordable Housing Demonstration because of an expressed willingness to examine and streamline the city review processes for planning and building subdivisions. HUD's Division of Building Technology served as the day-to-day coordinators of all the partners in the project and provided technical assistance. HUD staff stayed "in the background" essentially and let each builder/city team take the lead on their own project.

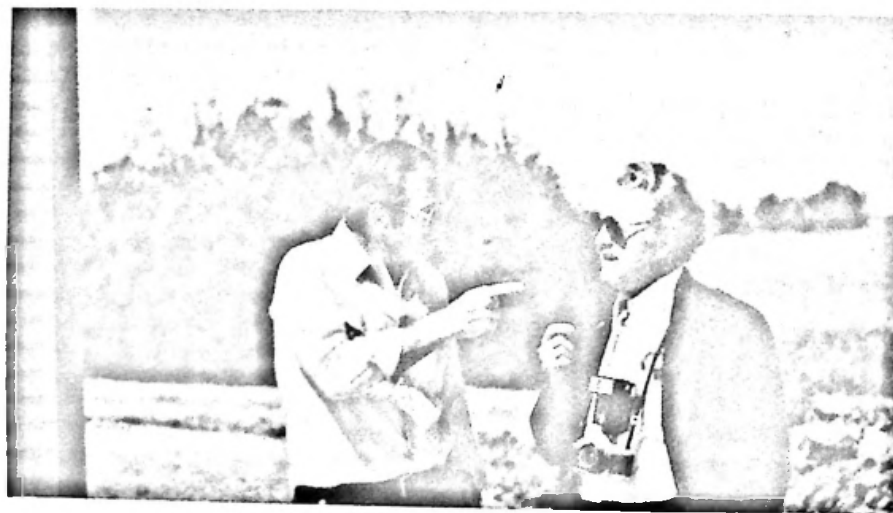
THE NAHB ROLE

The National Association of Home Builders offered site planning consultation to Karl Witt and publicized the accomplishments of his Demonstration.

While the site plan was still in its early stages, Karl Witt accepted NAHB's offer to send their Director of Land Use, Mike Shibley, to consult on the project. Discussions with Witt and his architect/land planner, Michael Bott, centered around:

- organization of green space;
- changes in units types and unit orientation; and
- provisions for visitor parking.

Shibley also met with staff from the City Planning Department to field questions on the proposed changes.



THE HOME BUILDERS ASSOCIATION OF LINCOLN

In cooperation with the Mayor's Office, the Home Builders Association (HBA) solicited local builders/developers as possible participants in the Affordable Housing Demonstration.

Because of Karl Witt's long history as a quality residential builder and his commitment to building "affordable" homes, he was a natural selection for the job.

Prior to the start of HUD's Affordable Housing Demonstration, the HBA was involved in their own study to look at where and how the costs of government regulations affect the local home building industry.

The Demonstration was a logical extension of their efforts and gave them an opportunity to identify cost saving items and helped show which local regulations should be improved.

Shortly after the sale of the first house in Parkside Village, the HBA set up a Task Force to evaluate how well the city and the builder worked together. They are also identifying regulations and innovative techniques and materials which can be accepted by the city for all other builders in the Lincoln jurisdiction. This information will be available in the Spring of 1983.

THE NAHB RESEARCH FOUNDATION ROLE

The NAHB Research Foundation, Inc. (NAHB-RF) is a corporation established by the National Association of Home Builders to conduct applied research and testing for the home building industry. Under contract to HUD, the NAHB-RF monitored Lincoln's Affordable Housing Demonstration, Parkside Village. The monitoring was accomplished through site visits, personal interviews, continued telephone contact and correspondence. The two aspects of the project monitored by NAHB-RF were, first, the costs related to all planning, land development, construction and sales and, second, the approval processes through which the project passed relative to zoning, subdivision and building permits.

During the first site visit, NAHB-RF's industrial engineers met with Karl Witt to discuss overall project concepts and to review a set of sixteen research reports called the Technical Assistance Package. These sixteen reports were selected for the package because they included some of the more recent cost reducing innovations in land development and home construction techniques. As a result of reading and discussing the material, one innovation Witt offered was a treated wood foundation in one of his model homes. (This is discussed in detail on page 25).

Another subject covered during the first site visit was the cost records that Witt would keep for the Demonstration. Forms were designed by the NAHB-RF staff to insure easy and complete cost recording so that the final cost savings of this project could be reported to other builders. Some of the cost data actually recorded on the forms were collected by using conventional time-and-motion study techniques on site. Much of the data, however, came from Witt and his staff. Other cost data were computed from invoice files from subcontractors which showed material and labor charges. The time-and-motion studies examined activities such as wait time, rework time, nonproductive time and fatigue. These results were returned to Witt to help him analyze his total job costs and to better understand worker efficiency.

The NAHB-RF documentation staff was responsible for preparing a written, historical record of who was involved in the Affordable Housing Demonstration, what was accomplished and how the accomplishments were made possible. Developing this documentation of the process required that all events and schedules be carefully recorded. The documentation staff also conducted fact finding interviews with Karl Witt, the heads and staff members of various city departments, the staff of the public relations firm employed by Witt and the Administrative Assistant to the Mayor of Lincoln. During these interviews, the documentation staff collected photos, site plans, copies of correspondence exchanged by the city staff and the builder, meeting notes, technical review comments prepared by the city staff and modifications to the Uniform Building Code adopted by the City of Lincoln. These records, facts, schedules and photographs were subsequently assembled and organized to form the basis for this report.

The technical assistance from HUD, NAHB and NAHB-RF ranged from broad concepts in land development to specific building technology items. Karl Witt and city staff were asked to consider the following:

- Increase density
- Reduce street and sidewalk width
- Reduce parking area
- Reduce or eliminate curbing
- Curvilinear sewers
- The use of flexible development procedures like the Community Unit Plan (CUP), the Planned Unit Development Plan (PUD) or the Planned Residential Development (PRD)
- Zero lot lines
- Treated wood foundations
- Common utility trenching
- Plastic pipe
- Mixed housing types within the subdivision
- Manufactured housing

WORKING TOGETHER

After an initial contact with HUD representatives and the commitment to support and promote the goals of the Affordable Housing Demonstration, Mayor Helen Boosalis set the Lincoln project in motion. Her encouragement and personal interest were vital to the program. Mayor Boosalis selected Administrative Assistant, Elaine Carpenter, to act as the overall coordinator and troubleshooter for the city's part of the Demonstration. It was essential that the staff understood the overall purpose of the Demonstration and precisely what part they each played. This openness and increased communication aided Witt tremendously in furthering the flexibility of the Community Unit Plan (CUP). Because even though he had already done several CUP's, he was unsure of its full extent. The Planning Department staff was able to make the following cost saving suggestions, after discussions with Witt:

1. Consider expanding an old CUP from the property adjacent to Parkside Village. (Witt had developed this property three years before.) This would provide the opportunity to "average the density" over the total piece of land. (See the Neighborhood Map on page 13.)

Lincoln Zoning Regulations require an average 5000 sq. ft. building lot: including green space and recreational space. Since the old project had lots larger than the required 5000 sq. ft., "a transfer of density credits" would be allowed and would provide the high density being requested.

2. The expansion of the old CUP would also provide the opportunity to mix housing types. The earlier project included town-houses and single family detached units. The duplexes and triplexes requested for Parkside Village would be accepted.
3. Eliminate the proposed parking lot on Fairfield Street (shown as open space) and transfer parking spaces to the interior of the site.
4. Eliminate the west north-south roadway between Lots 16 and 17 and provide a turn-around at the west end of the east-west roadway. (See site plan page 14.)
5. Reduce the cut along the easterly portion of the site.



Builder, Karl Witt, Mayor Helen Boosalis, and Wally Poure, American Wood Council

PREPARING A "WISH LIST"

After reviewing the Technical Assistance Package, Karl worked with representatives from NAHB, HUD, NAHB-RF and design consultants to develop a list of proposed changes to the Lincoln subdivision and building code approval process. The items requested were known to be acceptable practices in other areas, and would lower the costs of the houses without affecting quality, safety or marketability.

These proposed changes were taken to the city in the form of Wish List, shown on page 10. During an informal meeting, each item was discussed with the appropriate technical staff member from the city for clarification, suggestions, explanation of some items which were not considered for change, and open question and answer sessions.

After the informal discussion, a preliminary plat and CUP were submitted.

The city staff stated that Witt might be called upon to provide calculations or back-up research to support his requests for changes. This was another area where the Technical Assistance Package was extremely valuable.

ANOTHER EXCEPTION

Karl Witt wanted to offer non-FHA approved carpeting in his homes as an option. In this case the exception was not a "cost saver" . . . it was a question of marketability.

Most carpet mills generally test only one or two of their lower price carpets for FHA labeling, since the test is expensive and the demand for labeled carpeting is relatively small. Witt wanted to upgrade the carpet offered to his customers above the FHA standards.

At Witt's request, the HUD Central Office contacted the HUD Omaha Area Office to recommend this exception. The Area Office agreed. Without the exception, Witt's homes would not have passed an FHA inspection.

GETTING RESULTS

After preliminary approval of the plat and CUP, the city made its first "exception" by issuing a building permit for the three groups of models; two duplexes and one triplex. Ordinarily Witt would have waited an additional three months for the final plat approval before he could start construction.

The three model homes were completed and furnished in time for Lincoln's Parade of Homes on June 6th. The first house sold on June 18, 1982, for just over \$40,000. It was FHA insured.



Shown here: Builder Karl Witt and Mayor Helen Boosalis at the wall raising/press conference.

THE WISH LIST

The following items are those which the builder thought would require special approval by the City.

PROPOSAL	Always Acceptable Under CUP	Acceptable for the Demonstration Only	Not Acceptable	COMMENTS
Building Permits Issue building permits for model units, only, before approval of final plat		X		
Density Request 52 units (11.3 per acre) instead of initial 32 units (6.9 per acre)		X		"Averaged density" with two adjoining sites.
Parking Allow the garage of each unit to count as one of the two required parking spaces.			X	Not acceptable because that space does not have direct access to the street.
Sidewalks Dedicated to Home Owners Association, private Include steps One side of the roadway only 3' wide (vs. 4' requirements)	X X X		X	City took out all steps in "Public Sidewalks". Required 4' wide public sidewalks. Permitted 3' wide private sidewalks.
Water Meter Request one meter for all 52 units			X	Will discourage water conservation.
Recreation Plan Request no recreation equipment on site Request use of the nearby park to substitute for a recreation area actually on site		X X		The city allowed this development to use recreational facilities on an adjacent development if they shared maintenance cost.

THE WISH LIST

(continued)

PROPOSAL	Always Acceptable Under CUP	Acceptable for the Demonstration Only	Not Acceptable	COMMENTS
Roadway Thickness Request 5" of concrete (vs. 6") reinforced with welded wire mesh			X	Not considered adequate. Durability and maintenance were questionable.
Roadway Dedicated to Home Owners Association, private Allow a 12% slope (vs. the 8% allowed in the design standards) Request a 30' platform at a 2.7% slope (vs. 2% slope on a 50' platform required by the design standards)	X	 X X		City allowed because of an alternate access the platform as required was not necessary.
Roadway Width Request a 20' street (vs. 26' requirement) in some places		X		City agreed if the distance between the street area and adjacent garages was increased to facilitate turning.
Curbs Request deleting curbs and gutters on the major street Request use of inverted crown		X		
Street Lighting Request lights be mounted on the buildings (vs. 20' above ground on an ornamental pole required by the design standards)	X			The design standards were not waived. However, if the required lighting level was met with the lights mounted on the buildings, this was acceptable.

NOTE: Witt was planning to request the use of plastic pipe for all the interior plumbing in Parkside Village. He asked the local plumbing contractors for their opinion first, which was so negative he never brought the issue to the city officially.

Witt estimated a savings of \$600 per duplex using plastic pipe.

UNDERSTANDING THE PROCESS

Ray Hill, Planner:

"City Hall is a great source of information for our developers. Handouts are readily available and easy to understand; staff members are open to informal questions on proposed projects. We wish more builders would talk over their projects with us in the early stages."

Because of his involvement in the Affordable Housing Demonstration, Karl Witt had several informal visits with the Lincoln Planning Department staff before he ever submitted anything in writing. It was agreed that the Parkside Village Demonstration could be fast tracked through the approvals, that each item requested on the Wish List would be considered separately, and that a CUP was the most flexible mechanism available to develop this property. The CUP provides a number of options in land development and, at the same time, adheres to some regulations required for the standard subdivision.

ITEMS OF INTEREST IN LINCOLN'S SUBDIVISION PROCESS

1. Preliminary Plat Review and the special permit application for a CUP are submitted to the Planning Department at the same time. All technical reviews from offices such as General Services, Traffic, Fire, Health and Parks are coordinated for the developer by this department. They are forwarded to the Planning Commission for review. If approved, the city council has final review authority.
2. If the developer chooses, he can also submit his final plat at the same time.
3. The subdivider can choose to "walk through" the review by going to each office personally. This provides an opportunity for explanation of any special items or request for fast-tracking to speed up the process.

DEFINING A CUP

Lincoln Design Standards for Zoning Regulations say:

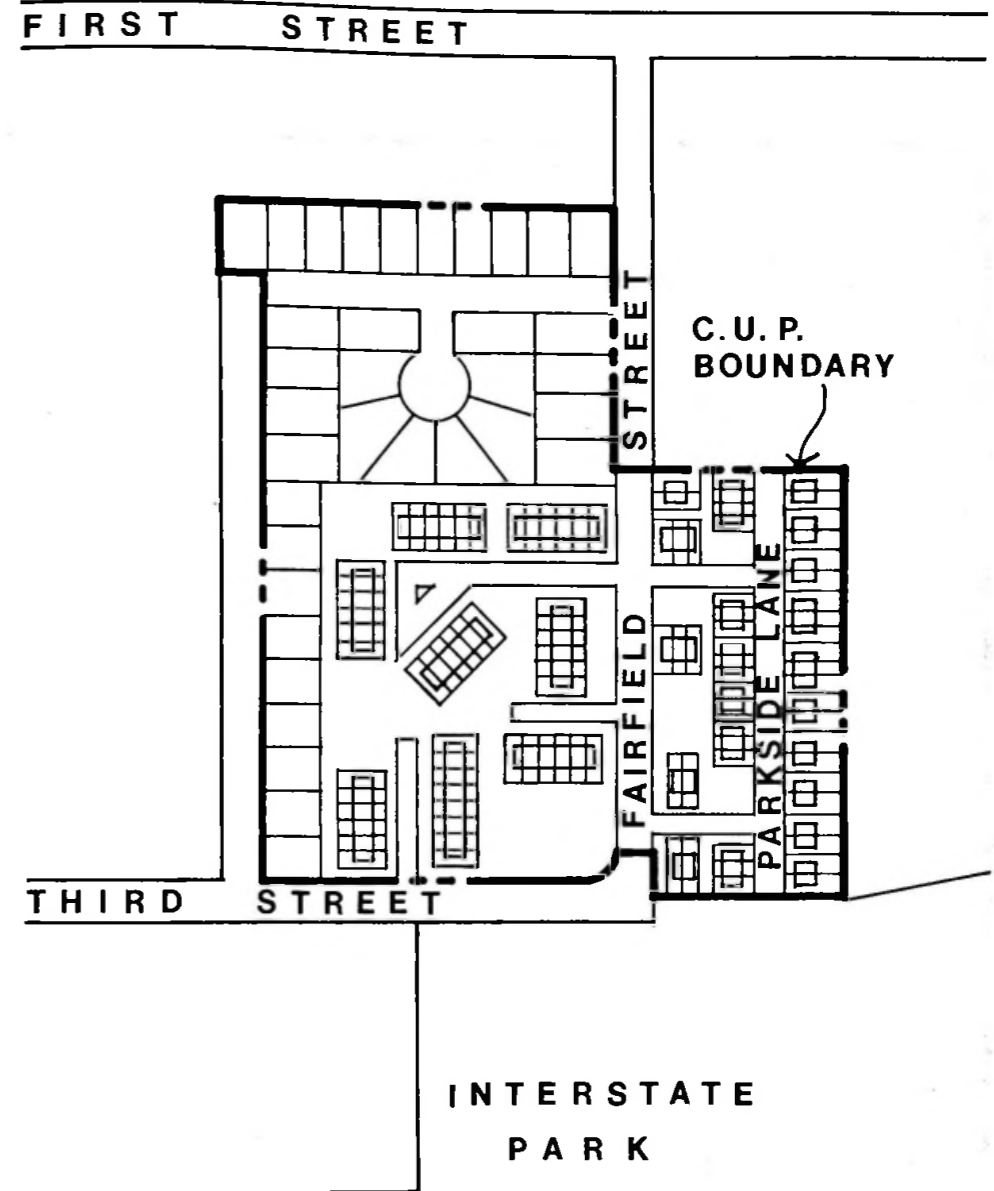
The CUP is available to any Lincoln builder or developer who wishes to take advantage of its flexibility. It is a performance-type standard which is less explicit on "how" individual development standards are accomplished. It concentrates on the end result instead.

The purpose of the CUP is ". . . to encourage the creative design of new living areas, as distinguished from subdivisions of standard lot sizes and standard street systems, and in order to permit such creative design in buildings, open space, and their inter-relationship while protecting the health, safety and general welfare of existing and future residents of surrounding neighborhoods."

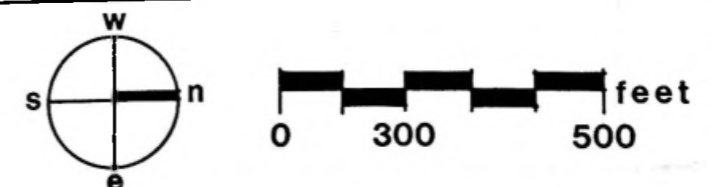
"If all of the dwelling units constructed within a community unit plan are of one housing type, the design standards relating to shape, size, and location of buildings and siting of open space may be waived or modified to provide the most advantageous siting for such a development."

Items which cannot be waived by using a CUP, and which must conform to the Design Standards are: recreational facilities, parking, utilities, street trees, easements for public utilities, and easements for public use of private roadways. Witt challenged some of these issues which are shown in the Wish List.

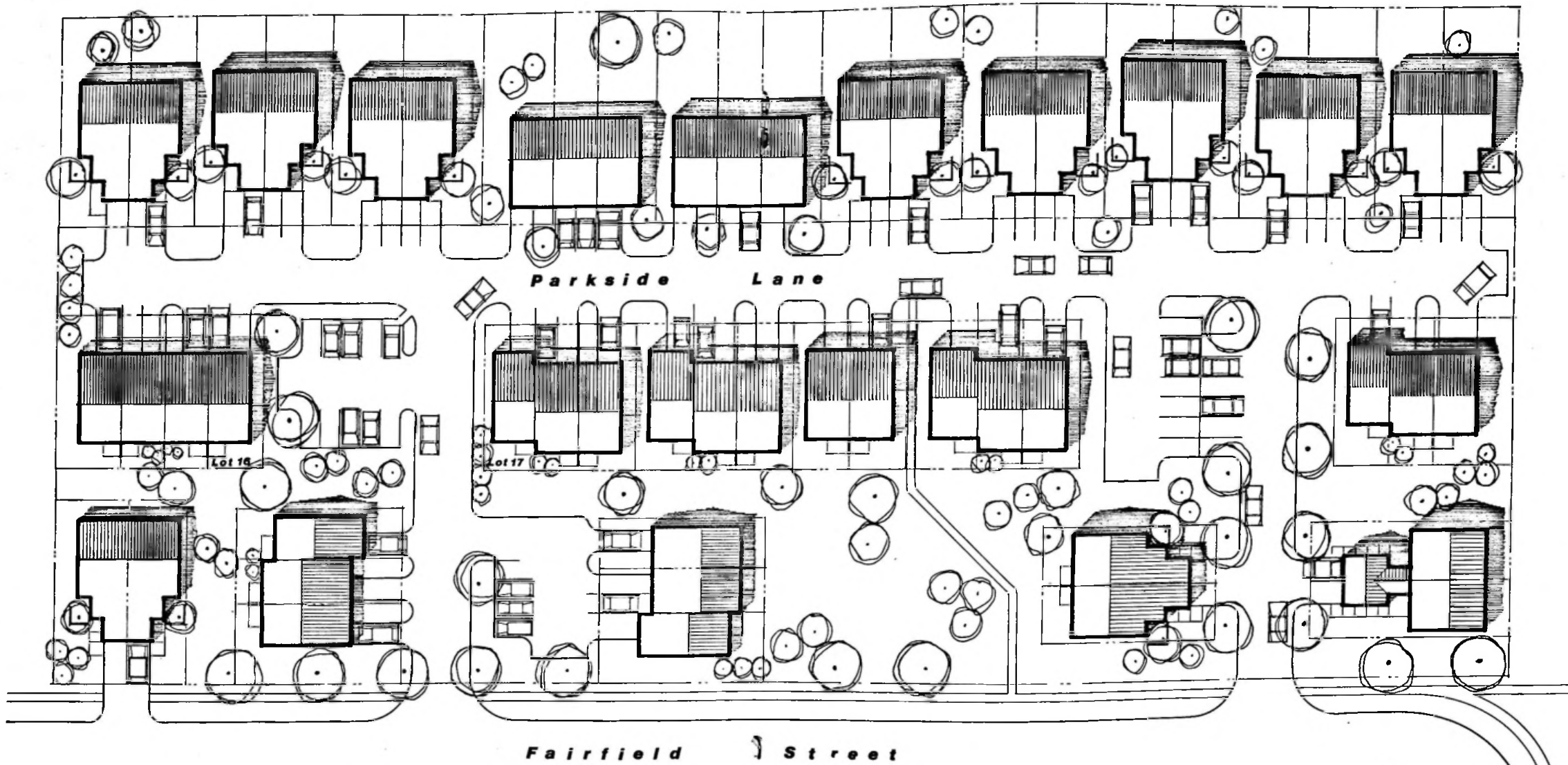
Witt had an advantage in that he had developed two adjacent pieces of property 3 years earlier, and had used a CUP. The city staff recommended expanding the old CUP to include Parkside Village. These three pieces of property now comprise the total CUP. Refer to the Neighborhood Map for details.



INTERSTATE HIGHWAY 180

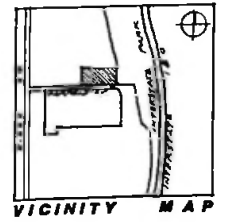


NEIGHBORHOOD MAP



PARKSIDE VILLAGE
SITE DEVELOPMENT INFORMATION

- 4.6 ACRES
- 52 UNITS
- MINIMUM LOT SIZE 1440 sq ft
- MAXIMUM LOT SIZE 3451 sq ft
- BASE PRICE RANGES \$38,450 - 46,450
- EAST SIDE OF DEVELOPMENT ABUTS CITY-OWNED PARK
- PUBLIC TRANSPORTATION READILY AVAILABLE
- 15' SLOPE ACROSS THE TOTAL SITE
- NO UNUSUAL SOIL CONDITIONS
- NO UNUSUAL DRAINAGE REQUIREMENTS
- UNIT TYPES
- DUPLEX - GARAGE ATTACHED
- DUPLEX - GARAGE DETACHED
- TRIPLEX
- FOURPLEX



APPROVAL PROCESS SCHEDULE

Several meetings between Witt and the City staff	2/1/82 -2/16/82
Formal submission of the preliminary plat	2/19/82
Formal submission of the CUP	2/19/82
Meeting at City Hall attended by: Witt; Morony, the HUD Project manager; Bott, Architect/Site Planner; Carpenter, the Mayor's Administrative Assistant; and the city technical staff; to discuss the goals of the Affordable Housing Demonstration	2/22/82
An informal briefing (by Witt and Morony) for the City Council to enlist their support	2/22/82
Public hearing before the Planning Commission (and approval)	3/17/82
Preliminary plat and CUP approved by the City	3/29/82
Building permits for the three groups of models were issued	3/29/82
Wall Raising Ceremony/Press Conference attended by Karl Witt, Mayor Boosalis, and representatives from the American Wood Council and the HUD Area Office	4/22/82
Formal submission of the final plat to the City	6/9/82
Sale of the first house	6/18/82
Final approval by the City	8/2/82

Readers who are interested in the details of Lincoln's development approval process will find the actual city handouts in the section of this case study called "The Approval Process - Further information".

**THE APPROVAL PROCESS -
FURTHER INFORMATION**

The following four pages are the actual handouts of the procedures and flow charts developers pick up from Lincoln's Planning Department.

These documents and handouts dictate the submittals, details and schedules required for land subdivision; including preliminary and final plat approval. Builders submitting a Community Unit Plan associated with subdivisions follow the procedures outlined in the "Preliminary Plat Approval" handout.

Three additional documents are available as information sources:

1. Title 27 - Lincoln Municipal Code
ZONING
Lincoln, Nebraska, June 15, 1981
2. Title 26 - Lincoln Municipal Code
LAND SUBDIVISION
Lincoln, Nebraska, June 29, 1981
3. DESIGN STANDARDS FOR ZONING REGULATIONS
Adopted by City Council
October 8, 1979

To aid the builder through the building permit process, the city has prepared a 26 page code size book, entitled "Procedure for Application, Review and Issuance of Building Permits in the City of Lincoln and Lancaster County". The city uses the 1979 Uniform Building Code with a few technical modifications. The Department of Codes Administration coordinates all reviews for the developer and issues building permits.

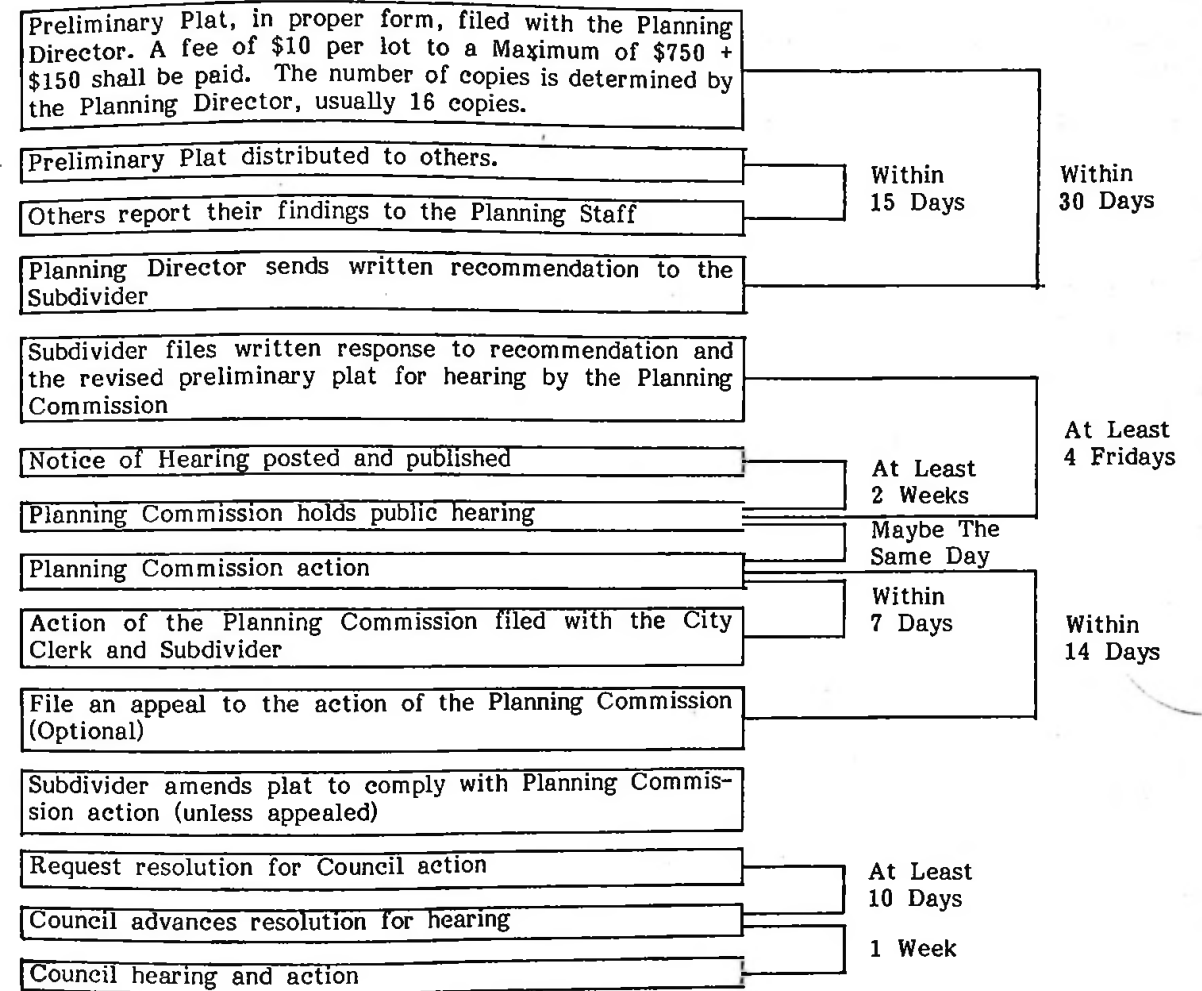
PRELIMINARY PLAT PROCEDURE

City of Lincoln
January 4, 1982

1. The subdivider files with the Planning Department copies of the preliminary plat.
2. The Planning staff distributes copies of the preliminary plat to other city departments and governmental agencies.
3. Within 15 days each department or governmental agency files with the Planning Director its findings from reviewing the preliminary plat.
4. Within 30 days from the filing of the preliminary plat, the Planning Director notifies the subdivider, in writing, of the recommendations on the preliminary plat.
5. At least 4 Fridays prior to the Planning Commission meeting, the subdivider files a written response and a revised preliminary plat.
6. The revised preliminary plat is submitted to other departments for their review and comment.
7. At least two weeks in advance of the Planning Commission's public hearing notice of the time and the place of the Planning Commission's hearing is placed in the newspapers and a sign is posted on or near the property.
8. The Planning staff prepared a recommendation to the Planning Commission.
9. On either the 3rd or 4th Wednesday of the month, which are the regularly scheduled meetings, the Planning Commission holds a public hearing and may act on the preliminary plat on the same day.
10. Within 7 days of the action of the Planning Commission, the findings shall be filed with the City Clerk.
11. Within 14 days of the Planning Commission's action, any aggrieved person may appeal any action of the Planning Commission to the City Council.
12. Revisions required by the Planning Commission are made by the subdivider, if not appealed.
13. A request for a resolution approving the Planning Commission's action is made by the Planning staff.
14. A resolution is prepared by the Law Department.
15. The preliminary plat is presented to the City Council for their review and action.
16. Action by the City Council on the preliminary plat.
17. The subdivider may proceed to install improvements and prepare the final plat.
18. Following the approval of the subdivision by City Council, the preliminary plat shall only be effective for a period of ten years. If any final plat on all or a portion of the approved preliminary plat is submitted five years or more after the effective date of the preliminary plat, the City may require the submittal of a new preliminary plat if the rules and regulations of the Subdivision Ordinance have changed.

This process takes approximately 3 months depending on how soon the subdivider responds.

FLOW CHART FOR PROCESSING A PRELIMINARY PLAT



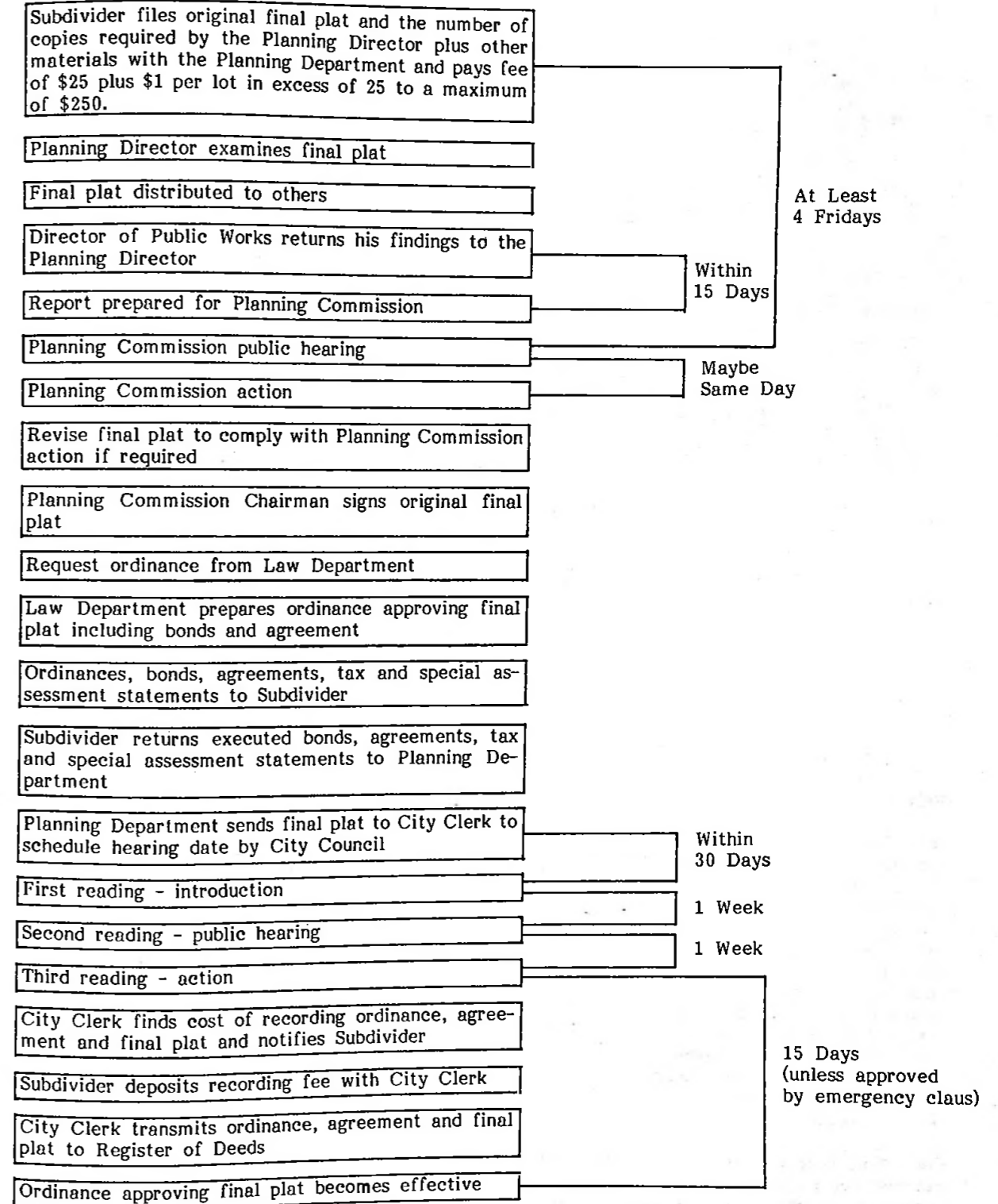
FINAL PLAT PROCEDURE

City of Lincoln
January 4, 1982

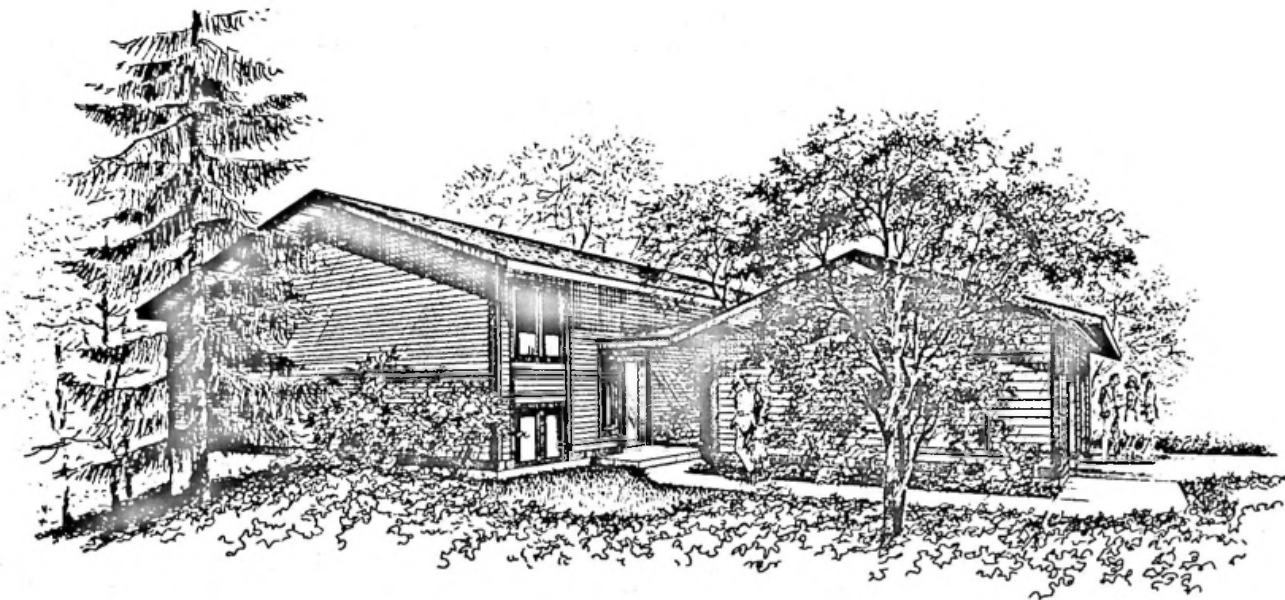
1. At least four Fridays prior to a Planning Commission meeting (the 3rd and 4th Wednesdays of the month) the subdivider files the final plat at the Planning Department.
2. The Planning staff examines the final plat for conformity and compliance with the approved preliminary plat and the requirements for approval of the final plat.
3. Copies of the final plat are transmitted to other departments.
4. Within 15 days, other departments review the final plat and submit their reports to the Planning staff.
5. Planning staff prepares a report and a recommendation to the Planning Commission.
6. Hearing by the Planning Commission and action.
7. Revisions required by the Planning Commission are completed by the subdivider.
8. A request for ordinance is submitted by the Planning staff to the Law Department.
9. Ordinance approving and accepting the final plat is prepared by the Law Department.
10. Following the subdivider completing all the requirements set forth by the Planning Commission, the ordinance and final plat are presented to the City Council for their review and action. City approval of final plats is by ordinance which requires three readings by the City Council.
11. Following the approval of the final plat, the plat ordinance and other documents are then filed with the Register of Deeds. This concludes the processing of a final plat which allows the transfer of ownership of the individual lots.

This process will take approximately three months depending on how soon the subdivider responds. The subdivider can now apply for building permits through Codes Administration.

FLOW CHART FOR PROCESSING A FINAL PLAT



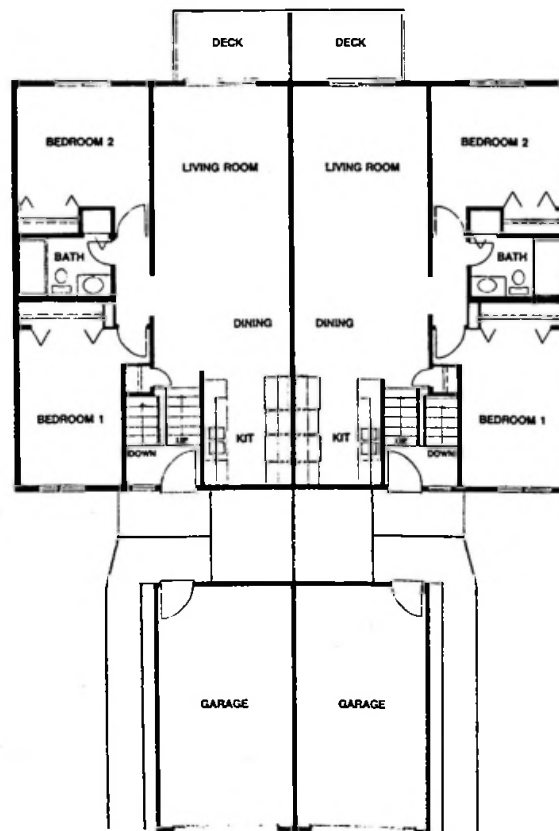
DUPLEX



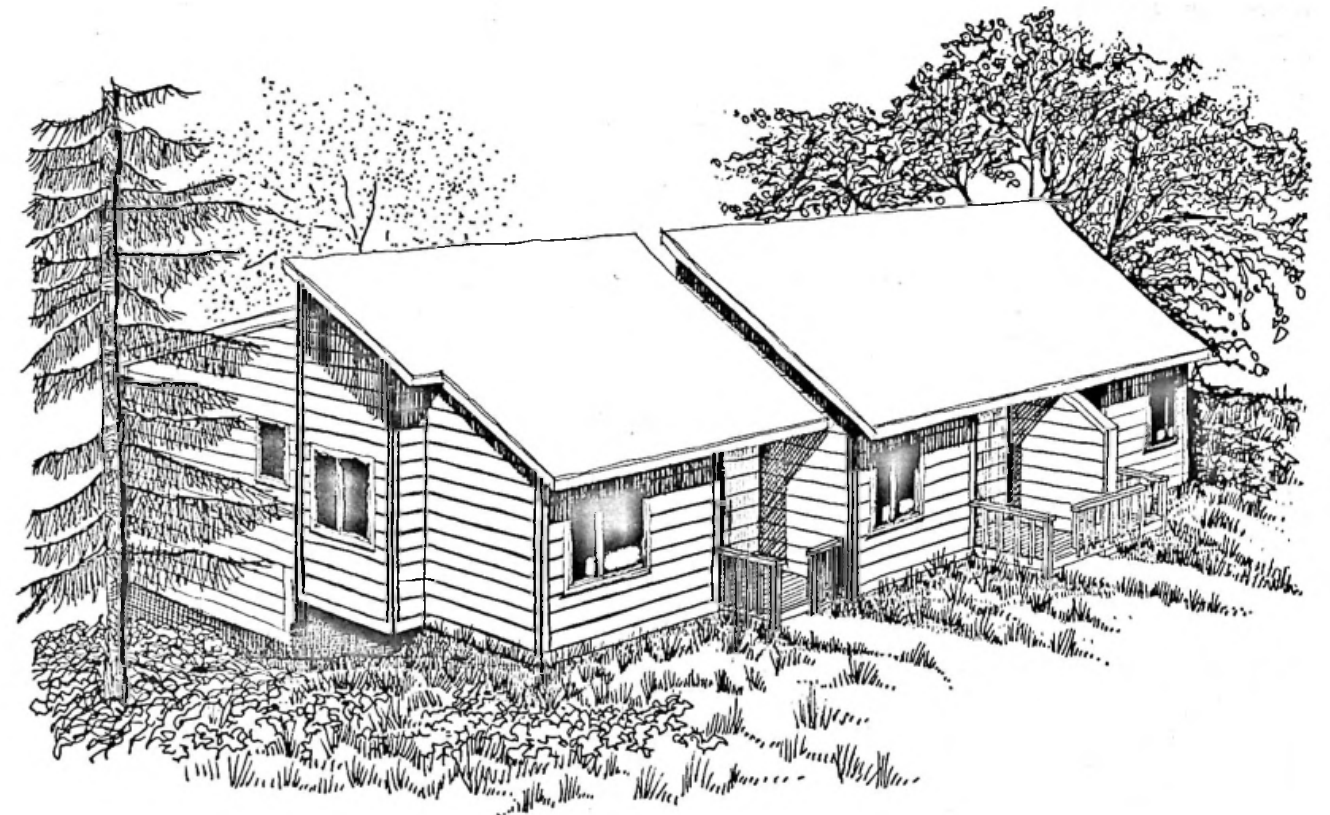
FEATURES

- 848 sq.ft. finished floor upper level
- pressure treated wood foundation (optional)
- expandable lower level
- 3/4 bath
- family room
- standard or vaulted ceiling
- double glazed windows
- insulated doors
- walls R-19 insulation
- ceilings R-30 insulation
- high efficiency gas furnace
- high efficiency air conditioner
- conserving water heater
- HOW insured

Units that face east and west utilize clerestory windows for passive solar gain. Three of the interior walls have a second layer of drywall for increasing mass for heat storage.



TRIPLEX



FEATURES

- 880 sq.ft. of finished floor space.
- pressure treated wood foundation (optional)
- expandable lower level
- 3/4 bath
- family room
- standard or vaulted ceiling
- double glazed windows
- insulated doors
- walls R-19 insulation
- ceilings R-30 insulation
- high efficiency gas furnace
- high efficiency air conditioner
- conserving water heater
- HOW insured

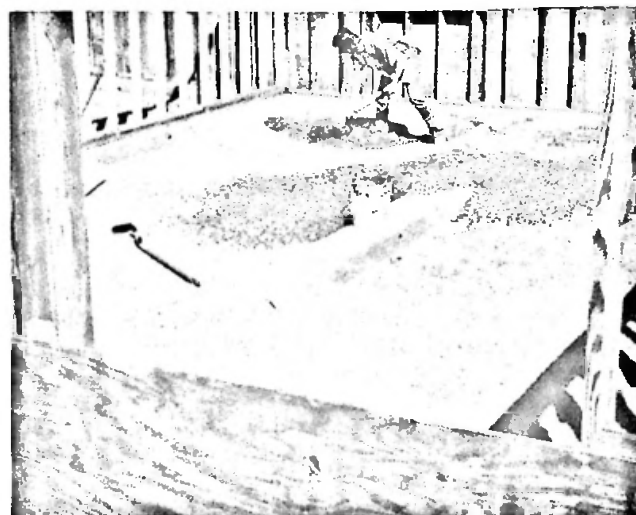
Units that face east and west utilize clerestory windows for passive solar gain. Three of the interior walls have a second layer of drywall for increasing mass for heat storage.

INNOVATIONS

For purposes of this document, "innovations" are those items which are normally acceptable under Lincoln's development regulations and building codes - but are not widely used. These items came from the Technical Assistance Package and conversations during the site visits, and are a direct gain from increased communications between all partners in the development process. Each of these items represents a "FIRST" for Karl Witt.

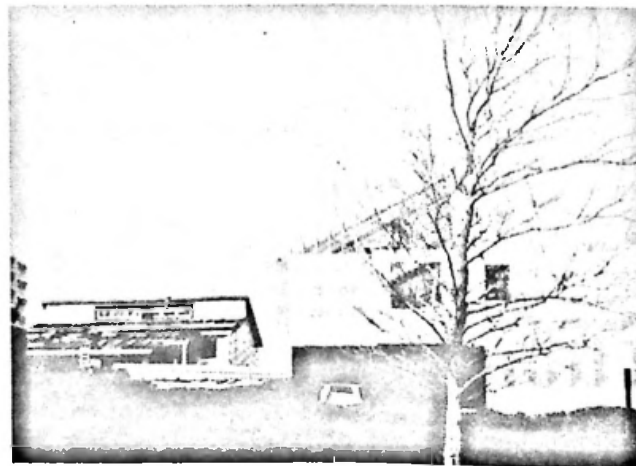
Construction Items

- The use of a treated wood foundation in two of the units, (as an alternative to his normal poured concrete foundation) with the use of batt insulation in the stud cavity.
- 2" of extruded polystyrene insulation on the exterior basement walls.
- The use of drywall back-up clips.
- The use of 2 stud corners.
- Studs on 24" centers.
- Consideration of some solar gain; site orientation and clerestory windows.



Development Items

- "Averaged the density" of Parkside Village and two adjoining sites (which were built under a CUP three years earlier by Witt) and, therefore, was able to build on lots as small as 1,440 sq. ft. and increase the density.
- Increased the number of units from 32 to 52 on 4.6 acres - a 63.8% increase.
- Increased the density from 6.9 to 11.3 per acre.
- Common trenched cable TV and telephone.
- Used an inverted crown in the roadway for storm water collection.
- Used different widths and cross sections.
- Recreation facilities on adjoining property substituted for the on-site recreation equipment required ordinarily.



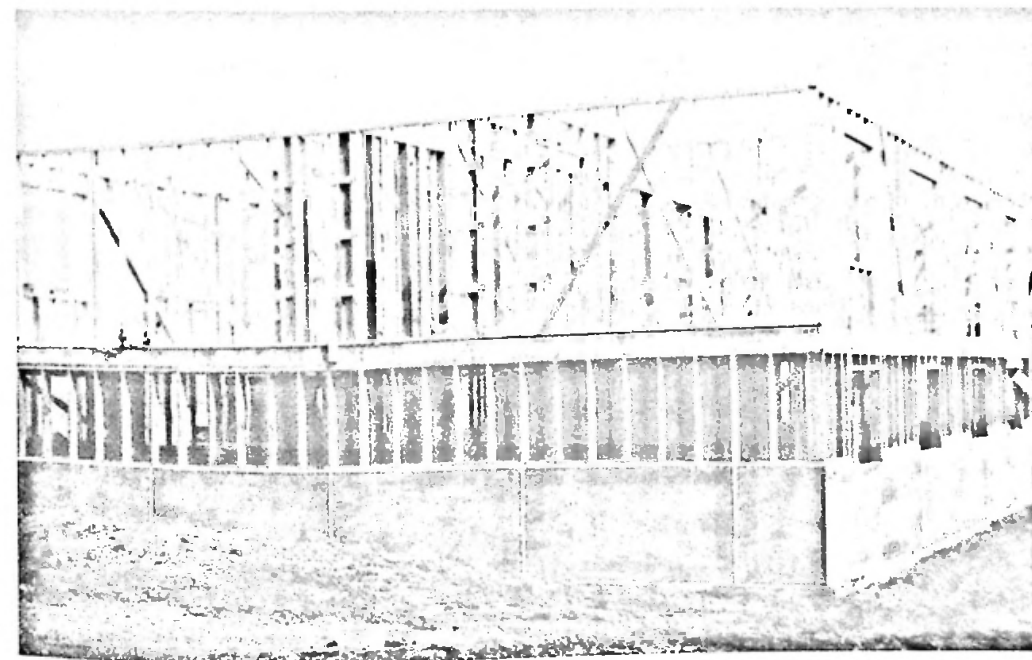
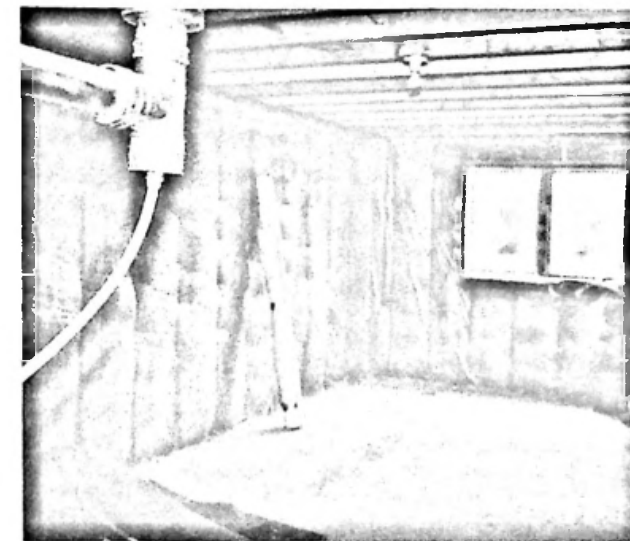
ALL-WEATHER PRESSURE TREATED WOOD FOUNDATIONS

The first two buildings constructed in Parkside Village were identical duplexes, except one had a traditional concrete foundation, while the other had a treated wood foundation on concrete footings.

The lumber and plywood walls below ground were framed the same as typical wood construction but they were pressure treated with a chemical preservative to prevent decay and termites. Framing members were engineered to withstand house and earth loads.

Stud walls were erected by carpenters who had no previous experience with the system. Interior finish materials were easy to apply as they fasten directly to the studs. Masonry or concrete systems, on the other hand, required furring strips. The wood foundation stud cavities were fully insulated, providing a more comfortable basement area that conserves energy.

Several publications on this system are available. For additional information, write to American Wood Preservers Institute, 2600 Virginia Avenue, N.W., Washington, D. C. 20037.

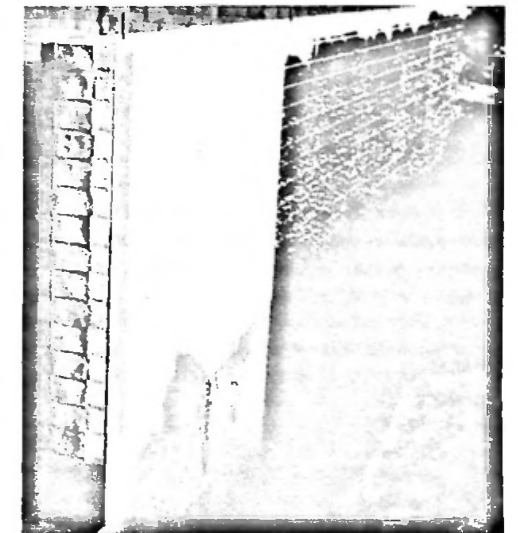
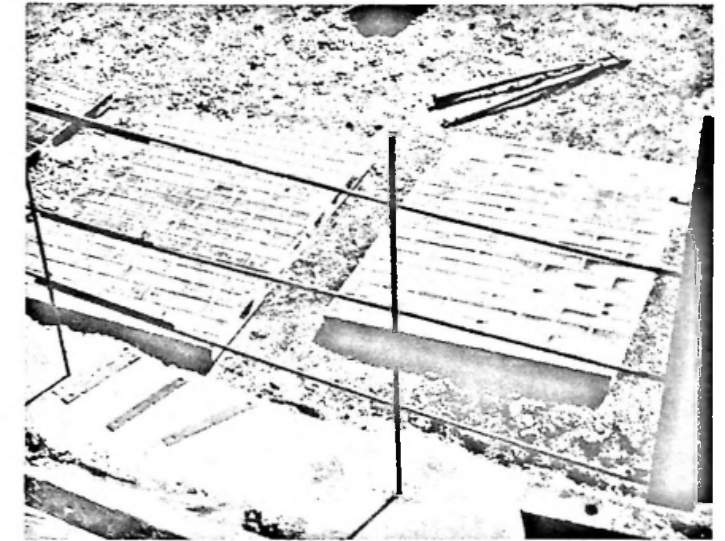
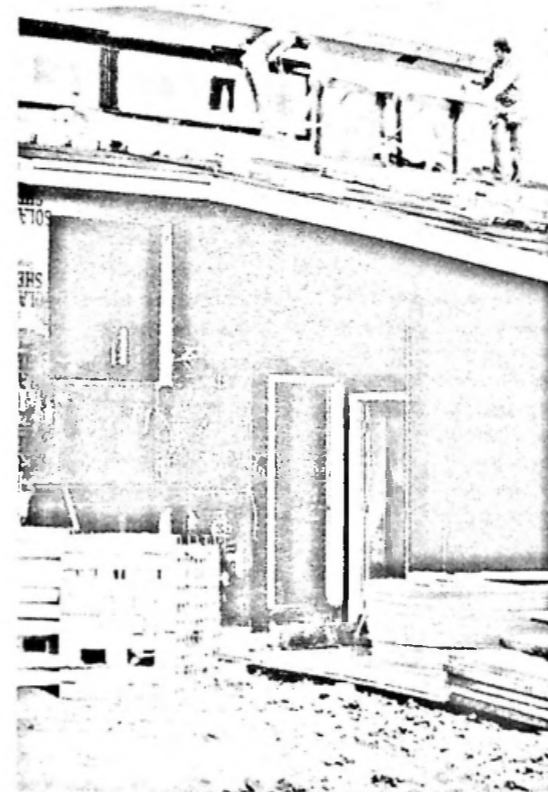


DEVELOPMENT NOTES

There is an agreement between the developer and the city on the concept and the schedule for building the subdivision. This agreement takes the form of "Development Notes," which are typed directly onto the plat. The approved Development Notes for Parkside Village are shown here.

1. All main sewer lines within the CUP shall be owned and maintained privately.
2. All C.I. water lines within the CUP shall be owned and maintained by the City of Lincoln, a dedicated easement shall be given that is in compliance with the City of Lincoln Design Standards.
3. Minimum cover over all water lines shall be 5'0".
4. The private roadway shall be 6" poured concrete.
5. Driveways and parking slabs shall be 4" poured concrete with 6x6-10/10 welded wire fabric.
6. Drive approaches shall be 5" concrete as per City of Lincoln Standards.
7. The Developer agrees to provide an area lighting plan and calculations for the City of Lincoln for driveways and public walks in accord with the City of Lincoln Standards prior to issuance of building permits.
8. By mutual agreement of the developer and the utility companies, a blanket easement for electrical distribution, telephone and T.V. cable shall be granted throughout the described area of outlot "A".
9. The developer agrees to provide easements for public use of private roadways, driveways, and sidewalks, only where indicated by shaded area.
10. The developer agrees to maintain yards, plant materials, trees, shrubs, roads, walks and draining structures in accord with the requirements and approval of the City of Lincoln, and shall be incorporated into the articles of the Homeowner's Associations.
11. The developer agrees to comply with the Design Standards of the City of Lincoln for erosion control and sedimentation, during and after land preparation, and further to submit a seeding and maintenance schedule before the site grading is started.
12. The developer agrees to supply a development and occupancy schedule for approval by the Planning Director, prior to issuance of building permits.
13. Walks within the CUP shall be 3' wide, 4" thick concrete with welded wire mesh, unless shown otherwise.
14. All townhouse dimensions assume a brick veneer on front and sides. If brick veneer is omitted on any side, reduce dimension of unit by 4". Buildings shall generally be as dimensioned. In no case shall buildings extend beyond the Lot lines or Perimeter Setback lines.
15. Building heights shall not exceed the maximum heights allowed in R-3 zoning.

BUILDING THE HOUSES



Be a part of Parkside Village



52 innovative, affordable townhouses

Owner: Empire Homes, Inc.
 Developer: Empire Homes, Inc.
 General Contractor: Belmont Construction

VA: no down payment
 FHA: minimum down payment

476-0315

Typically Karl Witt participates in Lincoln's Parade of Homes, prints sales brochures, and uses a local realty firm to sell his homes.

For the first time, in his career as a builder, he hired a public relations firm to market his houses in Parkside Village. Their advertising campaign included:

- Design of a logo for the subdivision which was used in all printed media.
- Newspaper ad preparation and placement.
- Target radio spots - preparation and placement.
- Creation and placement of 10 billboards advertising the concept and the location of the project which shows the logo.

The public relations firm sponsored a press conference during the wall raising ceremony, which included Mayor Boosalis and Wally Poure from the American Wood Council.

In exchange for Witt building a model home using a pressure treated wood foundation, the American Wood Council contributed approximately 25% of the total cost for marketing.

In exchange for local recognition and some promotional consideration, a local department store did the interior design of the Parkside Village models.

Other information on the Affordable Housing Demonstration came from the HBA of Lincoln, who referred a story to US News and World Report - Mid-America Edition, and through press releases to AP and UPI from NAHB.


Special attention was given to the real estate sales people to insure their understanding of the high quality and the unusually low cost of the homes.

When is a basement not a basement?




When it's built with an all-weather wood foundation.

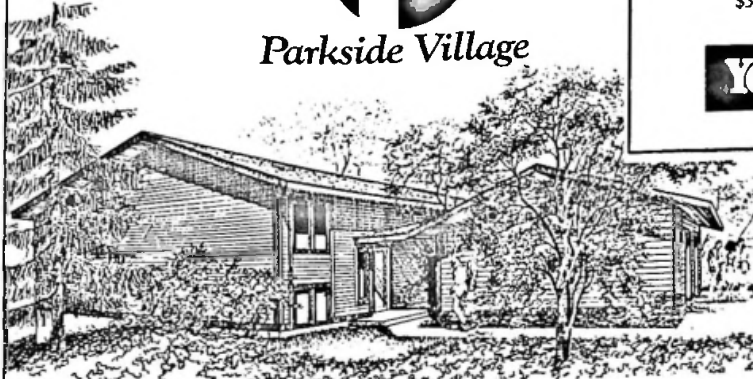
Stop by and see the Design Idea House, featuring imaginative wood uses from foundation to roof peak. It's sponsored by the American Wood Council and is on display now in Parkside Village.



Parkside Village
 266/268 Parkside Lane
(Go north on First Street to Fairfield, east on Fairfield two blocks to Parkside Village.)



Parkside Village



266/268 Parkside Lane
 "An Idea House" Sponsored by the American Wood Council

Your wishes just came true:



Parkside Village Townhouses

Imagine Getting All This in a New Two-Bedroom Townhouse:

- Vaulted ceiling
- Microwave oven
- Carpeting and vinyl flooring with parquet wood floors optional.
- All Whirlpool appliances including a range, dishwasher, refrigerator, microwave oven, garbage disposal
- Attached garage
- Partial brick exterior optional
- Oak cabinets
- Energy efficient insulation, passive solar windows, high-efficiency gas furnace, high-efficiency air-conditioner, and conservationist water heater.

Imagine Finding a Financial Package Like This:

- As little as 3% down with qualifying credit. That could be less than \$2,000.
- A purchase price as low as \$39,000.
- Conventional, V.A. and F.H.A. financing. Plus you may be able to qualify for other innovative finance plans.

You don't have to imagine...

Housing plan under way

With the "wall raising" Thursday for one of the first all-wood foundations in Lancaster County, construction of "affordable housing" in northwest Lincoln got under way for a projected early June completion.

Part of a Housing and Urban Development demonstration project under way in 12 locations throughout the country, the 52 homes being built in Parkside Village near First and Fairfield by Lincoln builder Karl Witt will provide homes in the \$38,000 to \$45,000 price range.

The project, endorsed by the city of Lincoln and HUD, demonstrates how city planning and code officials can work with a builder to combine innovative and cost-saving engineering concepts to build affordable homes without unnecessary government "red tape," officials point out.

Mayor Helen Boosalis, on hand for the "wall-raising" said the city is hopeful other builders will see what can be done and will be interested in putting such projects together to help in reaching the goal of "decent, safe and affordable housing."

Wednesday, June 23, 1982 Lincoln, Neb. Journal

Parkside Village to receive award

Parkside Village, a northwest Lincoln townhome project of Belmont Construction Co. and Empire Homes, will receive the "design for better living" award of the American Wood Council on Thursday.

Recognized for innovative wood uses was architect Michael S. Bott.

The homes, at Third and Fairfield streets, are in one of 12 demonstration projects endorsed by the federal Housing and Urban Development Department. A goal of the project is to demonstrate how innovating engineering and the use of all-weather wood foundations can trim construction costs.

Let's hear it for . . .

• Parkside Village, a Lincoln townhome project of Belmont Construction Co. and Empire Homes, recipient of the "design for better living" award of the American Wood Council. And for architect Michael S. Bott, recognized for innovative wood uses.

Saturday, June 26, 1982

Lincoln, Neb. Journal

Lincoln, Neb. Journal

lincoln

Monday, June 28, 1982

Awards to Lincolnites

Karl Witt, president of Empire Homes-Belmont Construction of Lincoln, and Michael S. Bott & Associates, Lincoln architects, have received the American Wood Council's Design for Better Living Award for their use of wood in the Parkside Village community. The award is one of 10 similar awards throughout the nation.