

**Nebraska Commission on Housing and Homelessness (NCHH)**

**Nebraska State Office Building  
301 Centennial Mall South  
Conference Room LLD  
Lincoln, NE 68509**

**Minutes of Tuesday, November 10, 2015 10:00 am**

Notice Published: Nebraska Public Meeting Calendar  
NEDED Website

Open Meetings Act – A copy of the Open Meetings Act was located on the table as you enter the room.  
All votes were taken by roll call of the members.

**I. Roll Call**

Shannon Fortney called roll.

Ten of fifteen Commissioners were present:

Ryan Durant; Thomas Judds; Paul Hamelink; Ardith Hoins; Kathy Mesner; Roger Nadrchal; Carna Pfeil; Judy Pederson; John Turner; and Brent Williams.

Judy Pedersen arrived at 10:09 a.m.

Absent Commissioners:; Charles Coley; Lee Ann Heflebower; James Kozal; Steve Kunzman; and Erin Porterfield.

Guests present were: Lara Huskey, Midwest Housing Developers Fund; Sara Tichota, Nebraska Housing Developers Association; Paula Rhian, Excel Development; Nancy Striebel, Lincoln County Community Development Corporation; Lisa Versaw. HOPWA; Teresa Brohimer, USDA Rural Development; Amber Hansen, Community Action of NE; Tammie Scholz, DHHS-NHAP; Robin Ambroz, NIFA; and Brian Gaskill, Kristi McClung, Bob Jones, Rachel Meredith, Pam Otto and Shannon Fortney, DED.

**II. Call meeting to order:**

Chair Judds declared a quorum and called the meeting to order at 10:02 a.m.

Chair Judds indicated the Opening Meetings Act was located on the table as individuals entered the room.

**III. Introductions**

**IV. Public Comment**

No Public Comment

**V. Approved August 5, 2015 meeting minutes.**

**Motion:** Commissioner Nadrchal moved that the March 17, 2015 meeting minutes be approved. Commissioner Williams seconded the motion.

Roll call vote: Durant – yes; Hamelink – yes; Hoins – yes; Judds-yes; Mesner-yes; Nadrchal – yes; Pfeil-yes; Turner-yes; and Williams - yes.

Motion carried with an 9-0 vote.

## **VI. Executive Committee—**

The Executive Committee met on October 15, 2015. Commissioner Judds reported that the committee discussed prospective nominees for the officer positions for both the Commission and for the Standing Committees: Continuum of Care (CoC); Policies and Issues (P&I); and Education and Awareness (E&A).

## **VII. Report from Standing Committees**

### **1. Continuum of Care Committee**

Commissioner Turner explained the background and current approach to the 10 Year Plan. Turner discussed the process for roll out, coordination and targeting of the 10 Year Plan as discussed at the September 15<sup>th</sup> meeting of the CoC and Howard Burchman.

Turner also discussed the approach and impact of the Coordinated Entry process being utilized across the state of Nebraska. He encouraged support and promotion of the program to those unfamiliar with it.

Turner reported the need of a statewide coordinator for the 10 Year Plan to end homelessness and explained a discussion with the Nebraska Investment and Finance Authority (NIFA) was underway to investigate the possibility.

Discussion followed regarding the appropriateness of NIFA in the role of providing a statewide coordinator versus the Department of Economic Development or the Department of Health and Human Services.

**Motion:** Commissioner Judds moved that the Commission draft a letter of support to NIFA for creating a State Coordinator to further Nebraska in our 10 Year Plan to end homelessness.

Commissioner Hoines seconded the motion.

Roll call vote: Durant – yes; Hamelink – yes; Hoins – yes; Judds-yes; Mesner-yes; Nadrchal – yes; Pederson – yes; Pfeil-yes; Turner-yes; and Williams - yes.

Motion carried with an 10-0 vote.

### **2. Education and Awareness Committee**

The Education and Awareness Committee met on October 30, 2015. Committee Chair Turner announced the upcoming November 14 - 21 National Hunger and Homelessness Awareness Week and the Proclamation Ceremony on November 18<sup>th</sup> at 10:00 am in the Warner Chambers of the State Capitol.

Turner spoke of the Committees efforts to promote the efforts of the Commission and of the CoC's Ten Year Plan and Coordinated Entry. It was discussed that the Coordinated Entry program would be appreciated by the housing management across the state and could be featured at NIFA's annual housing conference in March, 2016.

Finally, Turner discussed the need for a successor as Committee Chair and he advised that Carna Pfeil was interested in joining the committee.

**Motion:** Commissioner Turner moved that Commissioner Carna Pfeil be appointed to the Education and Awareness Committee.

Commissioner Durant seconded the motion.

Roll call vote: Durant – yes; Hamelink – yes; Hoins – yes; Judds-yes; Mesner-yes; Nadrchal – yes; Pederson – yes; Pfeil-abstained; Turner-yes; and Williams - yes.

Motion carried with an 9-1-0 vote.

### **3. Policy and Issues Committee**

The Policies and Issues Committee met on October 5, 2015. Committee Chair Williams reported that the committee discussed the following items at the meeting: current job opening for the Director position for the Nebraska Department of Economic Development (NDED); collecting of the Site and Building Fund balance at each quarterly meeting; NDED's grant application and scoring process; and a potential State Housing Tax Credit program.

The committee drafted a letter to the Governor for distribution, relating a desire for the new NDED director to have a background and commitment to Nebraska's housing needs and an understanding of how housing relates to Nebraska's economic growth and development in the state.

The committee discussed holding more frequent meetings with NDED in an effort to improve the application and scoring process. Then the committee discussed an alternative to the HOME funds that are currently placed in the Low Income Housing Tax Credit as gap funding, in the form of a "State Housing Tax Credit." This is a pro-active effort in response to the current threat of reduced federal HOME funds.

**Motion:** Commissioner Williams moved that following commissioners and interested parties be appointed to the Policies and Issues Committee. Commissioner Ryan Durant; Commissioner Steve Kunzman; Commissioner Paul Hamelink; Lara Huskey (MEGF); and Sara Tichota (NHDA)

Commissioner Nadrchal seconded the motion.

Roll call vote: Durant – abstained; Hamelink – abstained; Hoins – yes; Judds-yes; Mesner-yes; Nadrchal – yes; Pederson – yes; Pfeil-yes; Turner-yes; and Williams - yes.

Motion carried with an 8-2-0 vote.

## **VIII. Reports from Agencies and Organizations**

Community Action of Nebraska – Amber Hansen

Department of Economic Development—Brian Gaskill, Shannon Fortney, Kristi McClung

Department of Health and Human Services Agency – Tammie Scholz

FHL Bank Topeka – Brent Williams

Housing Opportunities for Person with HIV/AIDS – Lois Versaw

Midwest Housing Equity Group/ Fund – Lara Huskey

Nebraska Housing Developers Association - Sara Tichota

Nebraska Investment and Finance Authority – Robin Ambroz

U. S. Department of Agriculture, Rural Development – Teresa Brohimer

## **IX. New Business**

Elections for Commission officers and new Education and Awareness Committee chair were nominated and elected.

**Motion:** Commissioner Turner moved that Judy Pederson be elected as Chair of the Education and Awareness Committee.

Commissioner Durant seconded the motion.

Roll call vote: Durant – yes; Hamelink – yes; Hoins – yes; Judds-yes; Mesner-yes; Nadrchal – yes; Pederson – abstain; Pfeil-yes; Turner-yes; and Williams - yes.

Motion carried with an 9-1-0 vote.

**Motion:** Commissioner Mesner moved that Commissioner Turner be elected as Chair of the Commission and that Commissioner Durant be elected as Vice Chair, beginning the January 1, 2016.

Commissioner Pederson seconded the motion.

Roll call vote: Durant – abstain; Hamelink – yes; Hoins – yes; Judds-yes; Mesner-yes; Nadrchal – yes; Pederson – yes; Pfeil-yes; Turner-abstain; and Williams - yes.

Motion carried with an 8-2-0 vote.

## **X. Adjourn**

Chair Judds adjourned the meeting on November 10, 2015 at 11:45 a.m.