

Nebraska Commission on Housing and Homelessness (NCHH)

**Nebraska Investment Finance Authority (NIFA) Board Room
1230 'O' Street, 2nd Floor
Lincoln, NE 68508**

Minutes of Tuesday, September 26, 2017 1:30 p.m.

Notice Published: Nebraska Public Meeting Calendar
NCHH 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

Pamela Otto called roll.

Eight of fifteen Commissioners were present:

Suzanne Brodine; Lee Ann Heflebower; Kathy Mesner; Roger Nadrchal; Judy Pederson; Judy Petersen; Sara Tichota; and John Turner.

Absent Commissioners: Nancy Bentley; Charles Coley; Ryan Durant; Paul Hamelink; Thomas Judds; Carna Pfeil; and Brent Williams.

Guests present were: Jeanne Leick, Nebraska Chapter of Association of Housing and Redevelopment Officials; Reggie Robinson, U.S. Department of Housing and Urban Development; Joel Anderson, Excel Development Group; Kaleb DeCora, University of Nebraska – Lincoln; Amber Marker, Nebraska Housing Developers Association; Bill Lukash, City of Omaha; Nikki Swope, Nebraska Homeless Assistance Program; Lara Huskey, Midwest Housing Development Fund; Paula Rhian, Horizon Bank; Brian Gaskill, B Three G Consulting Group; and Dan Curran and Pam Otto, DED.

II. Call meeting to order:

Chair Turner declared a quorum and called the meeting to order at 1:32 p.m.

Chair Turner indicated the Opening Meetings Act was on the table by the sign in sheet.

III. Introductions

IV. Public Comment

None

V. Approved June 22, 2017 meeting minutes.

Motion: Commissioner Brodine moved that the June 22, 2017 meeting minutes be approved.
Commissioner Nadrchal seconded the motion.

Roll call vote:

YES – Suzanne Brodine, Lee Ann Heflebower; Kathy Mesner; Roger Nadrchal; Judy Petersen; Sara Tichota; and John Turner.

NO – None

ABSTAINED: Pederson

Motion carried with a 7-0-1 vote.

VI. Executive Committee

Commissioner Turner asked the Commissioners to review their Bios on the NCHH website and get any changes to Pam Otto at DED. Commissioner Turner announced the new Commissioners. Commissioner Turner stated that Brian Gaskill would like to be on the Policy and Issues Committee.

Motion: Commissioner Pederson moved that Brian Gaskill be added to the Policy and Issues Committee. Commissioner Heflebower seconded the motion.

Roll call vote:

YES – Suzanne Brodine, Lee Ann Heflebower; Kathy Mesner; Roger Nadrchal; Judy Pederson; Judy Petersen; Sara Tichota; and John Turner.

NO – None

ABSTAINED – None

Motion carried with a 8-0 vote.

VII. Report from Standing Committees

1. Continuum of Care Committee

Commissioner Heflebower discussed the annual meeting for Statewide members on November 14th. Commissioner Heflebower discussed the MVRT (Most Vulnerable Review Team) list for all housing that the University of Nebraska – Lincoln Center on Children, Families, and Law is working on, in order to have one application. Lincoln will be having An All Doors Lead Home Event October 2nd, Chadron has one scheduled for October 3rd, and Grand Island's Event is scheduled for October 6th. HUD CoC Funding of \$8.5 million for housing for those experiencing homelessness application is being turned in by the due date of September 29, 2017.

2. Education and Awareness Committee

Commissioner Pederson reported on the phone conference the committee had to discuss the Proclamation for the Governor's Office for Hunger and Homeless Awareness week in November. The tentative date for the Proclamation is November 8th at 10:30 a.m. Commissioner Pederson reported the group discussed to create a generic version of the Proclamation for local communities to hold their own events on November 8th.

3. Policy and Issues Committee

Lara Huskey reported to the Commission that Commissioner Williams asked her and Paula Rhian to report, and Brian Gaskill could help if Lara and Paula forget something. Lara Huskey reported that the committee met on September 18, 2017. Huskey stated they talked about LB 518, HTF, and Legislation. Huskey reported that the committee wants to see how the balance will be presented to the Legislature and the Committee. The committee would like to work with DED on creating a report to provide to the Legislature.

Huskey reported that they discussed the Match requirement for the Nebraska Affordable Housing Trust Fund (NAHTF) and that the timing of the Match requirement was not great timing. Huskey stated that Brian Gaskill gathered some history for the Match for the NAHTF. Stated that the Legislature left it to the Department to determine Match and that the Legislation does not explain what Match is and DED Needs to be more flexible. Brian Gaskill reported that the initial Bill in 1996 did not mention Match and that an amendment provided for a match requirement for for-profit developers. Leverage or match is broad in nature for funding, as it is a way to alleviate costs

associated with projects. Paula Rhian stated that not all of the NAHTF Funds were allocated because of the match requirement and now there is a correction period. Huskey stated that it was hard for the projects to be awarded due to not meeting the match requirements and she hopes that the response for clarification round is successful, so more money can be awarded as it is important to award the money. Huskey stated the interest in continuing to work with the Department on match.

Huskey reported that the Department is working on the Housing Trust Fund application and forms and it should be ready soon.

Huskey reported that the Department stated that the LB 518 guidelines should be out this month for review for a 15 day public comment period. Huskey stated that the regulations are not clearly defined currently.

Huskey stated that the Committee does not have any Legislation for the Legislature and would like the Department to work on keeping track of the balance.

Commissioner Nadrchal stated that the Annual Report could be used to advocate for the NAHTF and Commissioner Petersen stated that the report is important to use keep the funding for NAHTF and showing the importance of the funding. Huskey stated one-pagers for program funding would be useful in advocating for funding as well. Commissioner Turner stated that this would be a great way for the committees to work together. Huskey asked about a map of where the dollars have gone across the state through the year would be helpful from the Department. Huskey stated that the Statewide and Regional grants can get complicated and it is important to track the leverage by grants. A discussion regarding the CDBG brochure that is put out for the CDBG Week, and a similar document is needed for NAHTF and HOME. It is important that everyone talks to their Legislatures now to educate them on the current programs.

Commissioner Petersen stated she would like to Chair the Policy and Issues Committee.

VIII. Reports from Agencies and Organizations

Department of Economic Development – Pam Otto and Dan Curran

DHHS, Nebraska Homeless Assistance Program – Nikki Swope

FHL Bank Topeka – Lara Huskey

Midwest Housing Development Fund – Lara Huskey

Nebraska Chapter of Association of Housing and Redevelopment Officials – Jeanne Lieck

Nebraska Housing Developers Association – Amber Marker

Nebraska Investment Finance Authority – Sara Tichota

U.S. Department of Housing Urban Development – Reggie Robinson

IX. Other Business/Next Meeting

Pam Otto stated that the next meeting would more than likely be held on November 30, 2017, at a location to be determined.

X. Adjourn

Chair Turner adjourned the meeting on September 26, 2017 at 3:03 p.m.