

Nebraska Commission on Housing and Homelessness – Annual Meeting

**Nebraska Investment Finance Authority (NIFA) – Conference Room
1230 O Street #200
Lincoln, NE 68508**

Minutes of Monday, November 25, 2019 1:00 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 entered the room.
All votes were taken by roll call of the members.

I. Roll Call

Evan Clark called roll.

Eleven out of fourteen Commissioners were present:

Nancy Bentley; Jeff Chambers; Ryan Durant; Thomas Judds; Kathy Mesner; Roger Nadrchal;
Judy Pederson (arrived at 1:15 p.m.); Judy Petersen; Sara Sunderman; Amy Thelander; and
John Turner.

Absent Commissioners: Charles Coley; Paul Hamelink; Lee Ann Heflebower; and Brent
Williams.

Guests present were: Alex Labenz, University of Nebraska – Lincoln; Paula Rhian, Horizon
Bank; Matthew Cavanaugh, Nebraska Housing Developers Association; Sara Tichota,
Nebraska Investment Finance Authority; Pamela Otto, Nebraska Department of Health and
Human Services; Lara Huskey, Midwest Housing Development Fund; Evan Clark and Sheryl
Hiatt, Nebraska Department of Economic Development.

II. Call meeting to order:

Chair Durant declared a quorum and called the meeting to order at 1:03 p.m.

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

III. Introductions

Motion: Commissioner Judds moved that Ryan Durant and Lee Ann Heflebower
continue their roles as Chairperson and Vice-Chairperson for a second term.
Commissioner Nadrchal seconded the motion.

Voice Vote was taken; all yeas, no nays.
Motion Carried.

IV. Public Comment

None

V. Approved September 9, 2019 meeting minutes.

Motion: Commissioner Bentley moved that the September 9, 2019 meeting minutes be approved.

Commissioner Petersen seconded the motion.

Voice Vote was taken: all yeas, no nays.

Motion Carried

VI. NAHTF Qualified Allocation Plan

Evan Clark and Sheryl Hiatt presented the 2020 NAHTF QAP to the Commission.

VII. Housing Industry Council

Commissioner Mesner requested to discuss this item during the Policy and Issues report.

VIII. Executive Committee

Commissioner Durant stated there is a draft in process for the Annual NAHTF Award. It will be open for 30 days in January and presented at the NIFA conference in March.

IX. Report from Standing Committees

1. Continuum of Care Committee (CoC)

Commissioner Turner provided an update on the 10 year plan. There will be a small working group working to update and revise the 10 year plan to follow the federal regulations. Alex Labenz updated the status of the Youth Demonstration Program. All are currently funded and have either hired or are in the process of hiring.

2. Education and Awareness Committee

Commissioner Pederson provided a final copy of the NAHTF flyer. A PDF will be shared and the flyer will be a “living document” for needed changes when necessary. DED is requesting input for training opportunities for grantees, such as grant writing and homebuyer or rental trainings from the National Development Council.

3. Policy and Issues Committee

Commissioner Petersen provided a synopsis of the meeting held during the morning. The Policy and Issues committee discussed the statewide Land bank bill (LB424) and that it is still alive with enthusiastic support. Members of the committee previously met with Senator Matt Williams about the possibility of continuing the Rural Workforce Housing Fund and increasing the doc stamp for NAHTF.

Motion: Commissioner Petersen moved to recommend the Commission write a letter to Senator Matt Williams encouraging him to pursue funding from the mortgage

Interest Funds for future Rural Workforce Housing Program activities; and to encourage legislation to increase the doc stamp fee for increased Trust Fund dollars, as a result of Senator Jim Scheer's encouragement. The letter should be cc'd to Senator Jim Scheer.

Motion was seconded by Commissioner Durant.

Voice Vote was taken; all yeas, no nays.

Motion Carried.

Commissioner Mesner provided five handouts regarding housing tracks from the Blueprint Housing Council. Commissioner Mesner stated that the council is no longer acting on the information and that there had been discussion for funding an organization to carry out this work. Mesner stated that defining the tasks should occur first, prior to determining funding or an organization.

Motion: Commissioner Petersen moved to recommend that the Commission create a Nebraska Housing partnership ad hoc committee to carry on the work of the Blueprint Housing Industry Council, and that the ad hoc committee be led by Kathy Mesner as Chair and Lara Huskey as Vice-Chair.

Motion was seconded by Commissioner Pederson.

Voice Vote was taken; all yeas, no nays.

Motion Carried.

X. Youth Homelessness Demonstration Program

Alex Labenz presented information regarding the Youth Homelessness Demonstration Program during the report from the Continuum of Care Committee.

XI. Reports from Agencies and Organizations

Department of Economic Development – Evan Clark
Department of Health and Human Services Agency – Pamela Otto
Midwest Housing Equity Group – Lara Huskey
Nebraska Ch. Association of Housing and Redevelopment Officials – Nancy Bentley
Nebraska Housing Developers Association – Matthew Cavanaugh
Nebraska Investment Finance Authority – John Turner

XII. 2020 NCHH Meeting Dates

Commissioner Durant requested that commissioners begin to consider and look at specific days to schedule all NCHH quarterly meetings for 2020. The next Quarterly NCHH meeting will be scheduled in conjunction with the NIFA Housing Conference, March 17th and 18th, 2020.

XIII. Other Business

Commissioner Durant updated commissioners that will be expiring in June 2020: Nancy Bentley, Charles Coley, Judy Petersen, and John Turner. Commissioner Durant reported there was a question regarding quorums and the requirements for

public notice during committee meetings. A small group will begin working on revising the Bylaws: Judy Petersen, Lara Huskey, and Nancy Bentley.

Motion: Commissioner Bentley motioned for an ad hoc committee to be created to revise the NCHH Bylaws.

Motion was seconded by Commissioner Petersen.

Voice Vote was taken; all yeas, no nays.

Motion Carried.

X. Adjourn

Chair Durant adjourned the meeting on November 25, 2019 at 3:20 p.m.