

Nebraska Commission on Housing and Homelessness (NCHH)
NSOB – Lower Level B Conference Room
301 Centennial Mall South
Lincoln, NE 68509

Minutes of Wednesday, September 15, 2021 – 10:00 AM (CT)
Notice Published: Nebraska Public Meeting Calendar
NCHH Website

Open Meetings Act – A copy of the Open Meetings Act was linked on the agenda and a copy was available on the sign in table. All votes were taken by voice votes of the commissioners.

I. Roll Call:

Evan Clark called roll.

Twelve of fifteen Commissioners were present: Nancy Bentley; Jeff Chambers; Ryan Durant; Paul Hamelink; Thomas Judds; Randy McCoy; Roger Nadrchal; Judy Pederson; Judy Petersen; Amy Thelander; John Turner; and Brent Williams.

Absent Commissioners: Lee Ann Heflebower; Kathy Mesner; and Sara Sunderman.

Guests present included: Andrea Curtis, Nebraska Department of Health and Human Services; Paula Rhian, Midwest Housing Development Fund; Sharon Fleck, US Department of Agriculture; Alex Labenz, University of Nebraska – Lincoln CCFL; and Evan Clark and Sheryl Hiatt, Nebraska Department of Economic Development.

II. Call Meeting to Order:

Chairman Durant declared a quorum and called the meeting to order at 10:09 a.m. Chairman Durant indicated the Opening Meetings Act was linked within the agenda and a copy provided at the sign in table.

III. Introductions:

IV. Public Comment:

No public comments were made.

V. Approval of June 16, 2021 Meeting Minutes:

Commissioner Bentley moved that the June 16, 2021 meeting minutes be approved. Commissioner Turner seconded the motion.

Voice vote was taken; all yeas, no nays, one abstention.
Motion carried.

VI. Executive Committee

Chairman Durant reported that the Committee has received a total of four (4) application for the NCHH – NAHTF award. There were no applications submitted in Congressional District 2; therefore, it is being proposed to make an exception and award all four applications at the Spring NIFA conference. The applications will be shared with the entire Commission for review.

VII. Report from Standing Committees

A. Continuum of Care Committee

Commissioner Turner stated that the 10-year plan has been the main discussion recently. They are in the process of developing an RFP for a consultant to write the plan. They are also working on identifying potential partners to help with funding. DHHS has been holding a weekly meeting on Wednesdays, which has been very beneficial to bring multiple partners together for conversation. Commissioner Chambers stated that the goal would be to mostly update the plan and not complete an entire rewrite due to the Federal Plan being updated after and potentially not aligning with our plan. Commissioners Chambers, McCoy, and Turner shared information regarding rental tenant assistance funding that has been provided in Lincoln, Omaha, and the Balance of State. Lincoln and Omaha have been very active with using all the funding, whereas, much of the remaining funding for the Balance of State has not been utilized.

Motion: Commissioner Chambers made a motion for the Commission to provide a letter to the Governor to recommend a redistribution of the remaining rental tenant assistance funding currently available for the Balance of State to include access for both Lincoln and Omaha Continuums of Care availability. The letter will also work to bring in the Mayors for an open dialogue of communication.

Motion was seconded by Commissioner Bentley.

Voice Vote was taken; all yeas, no nays, one abstention.

Motion carried.

B. Education and Awareness Committee

Chairman Pederson reported that with the assistance of Commissioner Bentley, the Proclamation week to end housing and homelessness will be read and shared all throughout the State. The Governor's office has not indicated when the Proclamation will be read or shared, but once it is known, the information will be shared with the Commission. The NAHTF flyer will also be updated to include the recently awarded 2021 NAHTF numbers.

C. Policy and Issues Committee

Commissioner Petersen reported that the main conversation the Policy and Issues Subcommittee had focused on was regarding the American Rescue Plan Act funding. A motion was discussed during the P&I meeting to create a

subcommittee to work with other organizations throughout the state that are focusing on the same types of funding requests. Commissioner Williams reported that many states surrounding Nebraska have already completed this process, but to access the ARPA funds specifically for housing, this process would be required to go through legislature. Chairman Durant stated that the timing would require the funding to be allocated by the end of 2024, so there would be pressure to get funding out. It would be recommended for the funding to go directly to existing programs.

Motion:

The Policy and Issues Subcommittee motioned for recommending the NCHH Commission develop a proposal to the Governor to have \$150 Million dedicated to existing NIFA and NDED housing programs from the state's ARPA fund allocation, and to propose the breakdown be \$100 Million to NDED and \$50 Million to NIFA. Additionally, a subcommittee would be created to assist with leading the discussion.

Motion was seconded by Commissioner Nadrchal.

Voice vote was taken; all yeas, no nays.

Motion carried.

VIII. Nebraska Housing Partnership

Commissioner Mesner was not able to attend but did provide information for Chairman Durant to share. There currently is not much information new with the Housing Partnership. There are webinar meetings regarding the Blueprint report that are occurring soon, but housing is not a focus of the meetings.

IX. Reports from Agencies

A. Department of Economic Development

Evan Clark and Sheryl Hiatt provided an update to the commission on the Nebraska Affordable Housing Trust Fund, and other programs administered by the agency including the Rural Workforce Housing Fund, Middle Income Housing Fund, HOME Investment Partnerships program, National Housing Trust Fund program, and Community Development Block Grant. The Commission was provided an opportunity to discuss suggestions for the 2022 NAHTF Qualified Allocation Plan. The 2021 QAP will be shared with the Commission to review and provide additional suggestions.

B. Department of Health and Human Services Agency

Andrea Curtis provided an update on the Nebraska Homeless Assistance Program, including revenue and expenditures, allocations, and updates for the Homeless Shelter Assistance Trust Fund and Emergency Solutions Grant CARES Act.

- X. Reports from Partner Organizations
 - A. Assistive Technology Partnership
No report.
 - B. Community Action Agencies of Nebraska
No report.
 - C. Federal Home Loan Bank of Topeka
Commissioner Williams provided an update.
 - D. Housing Opportunities for Persons with HIV/AIDS
No report.
 - E. Nebraska Chapter of Association of Housing and Redevelopment Officials
Commissioner Bentley provided an update.
 - F. Nebraska Housing Developers Association
No report.
 - G. Nebraska Investment Finance Authority
Commissioner Turner provided an update.
 - H. U.S. Department of Agriculture, Rural Development
Sharon Fleck provided an update.
 - I. U.S. Department of Housing and Urban Development
No report
 - J. Other Agency/Organizations
Commissioner Chambers report that the Youth Homelessness Program completed the demonstration program. Commissioner Chambers thanked the Commission for the support and assistance in the program.

- XI. 2021 NCHH Meeting Dates
 - A. November 17, 2021 @ 10:00 AM CT.

- XII. Other Business
 - A. Commission Member Terms
Chairman Durant reported Commissioner Chambers, Durant, Hamelink, Judds, and Pederson's terms will expire in June of 2022.
 - B. Officer elections will occur at the upcoming Annual meeting in November.

- X. Adjourn
Chairman Durant adjourned the meeting on September 15th, 2021 at 12:10 p.m.