

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

Minutes of Wednesday, November 17, 2021 – 10:00AM (CT)

Notice Published: Nebraska Public Meeting Calendar (October 26, 2021)
NCHH Website (October 26, 2021)

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 vote of commissioners.
[Nebraska Revised Statute 84-1407 to 84-1414](#)

I. Roll Call:

Barb Pierce called roll.

Eleven of fifteen Commissioners were present: Jeff Chambers, Ryan Durant, Lee Ann Heflebower, Thomas Judds, Kathy Mesner, Mindy Paces, Roger Nadrchal, Judy Pederson, Judy Petersen, Amy Thelander, John Turner.

Absent Commissioners: Nancy Bentley, Paul Hamelink, Randy McCoy, Brent Williams

Guests present included: Paula Rhian, Midwest Housing Development Fund; Amber Marker, Nebraska Housing Developers Association; Andrea Curtis, Nebr. Dept. of Health and Human Services; Evan Clark, Hoppe Development; Chris Lenz, Excel Development.

DED Staff present included: Lynn Kohout, Sheryl Hiatt and Barb Pierce

II. Call Meeting to Order:

Chairman Durant declared a quorum and meeting was called to order at 10:05am. Chairman Durant declared a copy of the Open meetings Act was linked to the meeting agenda and was also made available on the sign-in table.

III. Introductions: Chairman Durant welcomed newly appointed Commissioner Mindy Paces to the meeting and all present were asked to introduce themselves.

IV. Public Comment: Chairman Durant asked for public comment. None were made.

V. Approval of September 15, 2021 Meeting Minutes:

Commissioner Durant tabled the approval of September minutes in order to check possible inaccuracy under Nebraska Housing Partnership report. The minutes will be brought up for approval at the next meeting of the commissioners.

VI. Executive Committee

Chairman Durant reported that the NCHH-NAHTF awards will be presented at the Spring NIFA conference in March 2022. 2020 award recipients have been selected. Ryan is finalizing the application for 2021 applicants.

VII. Reports from Standing Committees

A. Continuum of Care

Commissioner Turner reported that a letter was drafted and sent to encourage the re-allocation of COVID rental assistance money.

B. Education and Awareness

Commissioner Pederson thanked everyone that participated in the Proclamation week to end Housing and Homelessness. The proclamation was read widely and well received by mayors and communities. She will be sharing pictures with the commissioners and DED staff via email following this meeting.

C. Policy and Issues Committee

Commissioner Petersen reported that committee discussion centered around the State American Rescue Plan Act (ARPA) funding and how federal regulations will be tied to the funding. It was also discussed how ARPA money, if put into a state funded program like NAHTF, could impose federal regulations making it more restrictive than intended. In addition, HOME ARP was discussed, this money will be dedicated to homelessness. The first steps to accessing HOME ARPA involves considerable amount of data collection, NDED is considering using a consultant to complete the data collection and planning.

VIII. Nebraska Housing Partnership

Commissioner Mesner reported to the group that the partnership is no longer active and should be removed from future agendas.

IX. Reports from Agencies

A. Department of Economic Development (Lynn Kohout)

Lynn Kohout, Housing Director, joined the meeting via phone and provided an update to the commission on the State and Federal funded programs administered by the Department of Economic Development including the Nebraska Affordable Housing Trust Fund (NAHTF), Rural Workforce Housing Fund, Middle Income Housing Fund, HOME Investment Partnerships Fund, National Housing Trust Fund and Community Development Block Grant. Following the quarterly update Kohout presented a PowerPoint presentation about the Nebraska Affordable Housing Trust Fund's Qualified Action Plan to be put out for a 30 day public comment period beginning on November 29th. The

QAP presentation was followed by a call for questions and discussion. Commissioner Mesner asked staff to comment on whether NAHTF could include dedicate some of the discretionary funds for limited use in LIHTC projects that are unable to access Federal funds (HOME, HTF, CDBG) due to specific barriers to be determined and at the full discretion of the Department to be used to fund otherwise strong, quality projects. Mesner suggested a review of public comments and asked Staff to reconsider adding a LIHTC limited use category for the 2022 NAHTF discretionary funds. Mesner suggested using the Site Review form and deadline could be used to pre-determine whether a project could be funded by NAHTF and for determining an eligible applicant for a NAHTF application on projects supporting LIHTC. Other topics discussed by Commissioners included maximum award amount and cash match being invested proportionate to the NAHTF dollars. DED Staff agreed to take the comments from commissioners back to the Housing Team for further discussion and possible addition to QAP for purpose of receiving public comment on.

- B. Department of Health and Human Services Agency (Andrea Curtis)
Andrea Curtis provided an update and PowerPoint presentation on the Nebraska Homeless Assistance Program (NHAP).

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
No report.
- D. Housing Opportunities for Persons with HIV/AIDS
No report.
- E. Nebraska Chapter of Association of Housing and Redevelopment Officials
No report.
- F. Nebraska Housing Developers Association.
Amber Marker provided an update.
- G. Nebraska Investment Finance Authority
John Turner provided an update.
- H. U.S. Department of Agriculture, Rural Development
No report.
- I. U.S. Department of Housing and Urban Development
No report.

XI. 2022 NCHH Proposed Meeting Dates

Chair Durant asked if there was any opposition for proposed meeting dates. Hearing none he accepted the dates for 2022 calendar year.

- a. February 23, 2022
- b. May 18, 2022
- c. August 17, 2022
- d. November 16, 2022

XII. Other Business

- A. **Commissioner Terms:** Chair Durant congratulated commissioners on receiving their re-appointments. They were Lee Ann Heflebower (June 30, 2024), Kathy Mesner (June 30, 2024), Roger Nadrchal (June 30, 2024), Amy Thelander (June 30, 2023) and Brent Williams (June 30, 2024). The commission also welcomed newly appointed commissioner Mindy Paces (June 30, 2024).
- B. **Officer and Chair Election:** Chair Durant presented the following slate of nominations for Executive Committee and standing committee Chairs who will serve during the 2022 calendar year. They are as follows:
 - Chair – Lee Ann Heflebower
 - Vice Chair – Amy Thelander
 - Past Chair – Ryan Durant
 - Continuum of Care Chair – John Turner
 - Education & Awareness Chair – Judy Pederson
 - Policy & Issues Chair – Judy Petersen

Nadrchal made a motion to accept the slate of nominations as presented.
Pederson seconded the motion.

A voice vote was taken.
All yeas, no nays. The motion carried.

XIII. Adjourn

Chairman Durant adjourned the meeting of November 17, 2021 at 1:28pm.