

Nebraska Commission on Housing & Homelessness Meeting (NCHH)
Holthus Convention Center, Room J&K
3130 Holen Avenue
York, NE 68467

Minutes of Wednesday, May 18, 2022-1:00PM (CT)

Notice Published: Nebraska Public Meeting Calendar (April 18, 2022)
NCHH Website (April 18, 2022)

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

START TIME: 1:01pm

Agenda

I. Roll Call

Lynn Kohout called roll.

Ten of fifteen Commissioners were present: Nancy Bentley, Jeff Chambers, Lee Heflebower, Thomas Judds, Kathy Mesner, Roger Nadrchal, Mindy Paces, Judy Petersen, Amy Thelander, and John Turner.

Absent Commissioners: Ryan Durant, Paul Hamelink, Randy McCoy, Judy Pederson, and Brent Williams.

Guests: Alexandria Labenz, UNL-CFFL; Andrea Curtis, DHHS; Paula Kaslon, MHDF; Clint Verner, Nebr. Legislative Field Office; Tobias Orr, ATP; Sharon Kluck, USDA; Evan Clark, Hoppe Development

DED Staff: Lynn Kohout, Barb Pierce, Mechele Grimes, Amy Kienzler, Nick Dropinski, Morgan Pearson

II. Call Meeting to Order

Chairwoman Heflebower declared a quorum and meeting was called to order at 1:01pm. Chairwoman Heflebower 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

Chairwoman Heflebower welcomed all Commissioners and guests. All present were asked to introduce themselves.

IV. Public Comments

Chairwoman Heflebower asked for public comment. None were made.

V. Approval of Meeting Minutes

A. Approval of February 23, 2022, Meeting Minutes

Commissioner Bentley moved that the February 23, 2022, meeting minutes be

approved. Commissioner Petersen seconded the motion. Roll call vote was taken and received all yeas, no nays. Motion carried.

VI. Reports from Standing Committees

A. Executive Committee

Chair Heflebower reported on behalf of the Executive Committee which met on April 15th. The committee decided to add the Nebraska Olmstead Plan as a standing agenda item for future NCHH Commissioner meetings.

B. Continuum of Care

Commissioner Turner reported on behalf of the Continuum of Care Committee. He shared information on the various state aid programs, one of which is assistance for Rent, security deposits, hotel/motel, moving and utilities. These are applied for at Coronavirus.nebraska.gov.

Commissioner Chambers also reported that the City of Lincoln received re-allocation of Emergency Rental Assistance from the State through 2025. Lincoln will use the Emergency Rental Assistance allocation to focus on Homelessness Prevention and Eviction Courts.

Commissioner Turner also reported that \$50 million has been received by Nebraska for the Homeowner Assistance Fund. NIFA is leading the administration of the funding. More information can be found at www.NebraskaHAF.com including a new dashboard to see details about the HAF fund allocations across the state.

Commissioner Chambers also mentioned the balance of state monies from a CDBG-CD grant has mortgage assistance and utilities assistance available for household at or below 80% of the Area Median Income.

C. Education and Awareness

Commissioner Pederson was not present but forwarded a report read by Chairwoman Heflebower. The Education and Awareness Committee has been awarding projects receiving Nebraska Affordable Housing Trust Fund assistance. Several awards were presented at the April 2022 NIFA Conference. In the future the committee will also select awards for Homeless Shelter Trust Fund recipients.

The committee will be updating the flyer and the PowerPoint used to highlight the work the Commission is doing. These materials are available to Commissioners to use as needed.

They have also begun to circulate the Proclamation declaring November Homelessness Prevention Month.

D. Policy and Issues

Commissioner Petersen reported on the P & I Committee meeting held this morning, May 18th.

The recent Legislation LB1011 was discussed. LB1011 transfers \$250,000 out of the Nebraska Affordable Housing Trust Fund and shifts it over to the City of Omaha as match for their Lead Based Paint Hazard Control Cash Fund.

A motion was made by the P & I Committee to ask NCHH to request that special request transfers should be deducted from the 30% allocation of the benefitting Congressional District(s).

Commissioner Nadrchal mentioned this bill sets a precedent for other communities to seek Nebraska Affordable Housing Trust Funds in that same manor. The commission desires that the allocation should come out of the percentage set by State Statute for the benefitting Congressional District.

It was mentioned that this is the 2nd time funding has been deducted from the NAHTF through legislative action. During session NCHH Commissioners wrote a letter opposing the use of NAHTF in this manner. The original bill was folded into LB1011, and the amount was reduced from \$400,000 down to \$250,000.

Commissioner Petersen made a motion on behalf of the Policy & Issues Committee to have DED follow State Statute by transferring amount of any special requests out of the 30% allocation of the Congressional District(s) benefitting from the transfer.

Commissioner Mesner seconded the motion. Roll Call vote was taken and received all yeas and no nays. Motion carried.

VII. Report/Communication on Nebraska Olmstead Plan

Commissioner Turner shared information on the Nebraska Olmstead Plan which has a goal of making sure Nebraskans with disabilities are living in the lowest level of care possible and that efforts are made to increase the number of units accessible to Nebraskans with disabilities.

Tobias Orr with Assistive Technology Partnership was asked to speak on the subject to the Commissioners. Tobias explained that the Olmstead Plan applies to all services provided to Nebraskans with disabilities. The plan basically says that the State's services should have a goal to be administered in the least restrictive setting possible.

The State is creating measurable goals for carrying out the Olmstead Plan. Nebraska is Year Two of the plan. The Olmstead Housing Committee recently met with NIFA and DED to help the Olmstead Housing Committee understand the public process.

VIII. Reports from Agencies

A. Department of Economic Development (Lynn Kohout)

DED Director of Housing, Lynn Kohout, provided an update to the Commission on the State and Federal funded housing programs administered by the Department of Economic Development including the Nebraska Affordable Housing Trust Fund (NAHTF), Rural Workforce Housing Fund (RWHF), Middle Income Housing Fund (MIHF), HOME Investment Partnerships Fund (HOME), National Housing Trust Fund (HTF) and Community Development Block Grant (CDBG).

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).

NHAP is considering releasing additional funding for emergency rental assistance fund as a pool of funding to balance of state. Curtis asked Commission for feedback.

IX. Reports from Partner Organizations

1. Assistive Technology Partnership
Tobias Orr provided an update for the Assistive Technology Partnership ATP offices are moving to different locations.
2. Community Action Agencies of Nebraska
No Report
3. Federal Home Loan Bank of Topeka
No Report
4. Housing Opportunities for Persons with HIV/AIDS
No Report
5. Nebraska Chapter of Association of Housing and Redevelopment Officials
No Report
6. Nebraska Housing Developers Association
No Report
7. Nebraska Investment Finance Authority
Commissioner Turner provided an update and shared new webpage for community data: www.NIFA.mysidewalk.com and mentioned the Nebraska Statewide Strategic Housing Council has been formed to turn BluePrint Nebraska Housing recommendations into action.
Kohout and Commissioners Petersen, Mesner, & Chambers are participating in the Nebraska Strategic Housing Council and will be attending a meeting tomorrow, May 19, 2022.
8. U.S. Department of Agriculture, Rural Development
Sharon Kluck provided an update and a handout on programs.
Commissioner Nadrchal shared with Commissioners that NWNEN is a certified provider of USDA loans.
9. U.S. Department of Housing and Urban Development
No Report
10. Other Agency/Organizations present
No Report

X. 2022 NCHH Meeting Dates

- A. August 17, 2022 (North Platte)
- B. November 16, 2022 (Lincoln)

XI. Other Business

- A. Commission Member Terms
June 30, 2022 expiration – 5 seats
Jeff Chambers
Ryan Durant

Paul Hamelink
Thomas Judds (will not be re-applying)
Judy Pederson

Reapplication is made through the Governor's office. Commissioners continue to serve until commissioner is either reappointed or a replacement is appointed. DED has pushed out the notice through various channels that applications are being taken.

XII. Adjourn

Chairwoman Heflebower adjourned the meeting of May 18, 2022, at 2:51pm