# Nebraska Commission on Housing & Homelessness Meeting

**Nebraska State Office Building – Lower Level C**

**301 Centennial Mall South, Lincoln, NE 68521**

**Minutes of Wednesday, February 15, 2023; 10:00 am (CT)**

**Notice Published: Nebraska Public Meeting Calendar (January 15, 2023)**

**NCHH Website (January 15, 2023)**

**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](https://nebraskalegislature.gov/laws/statutes.php?statute=84-1407).

Start Time: 10:04am

1. Roll Call

Barb Pierce called roll.

Commissioners: Twelve of fifteen Commissioners were present: Jeff Chambers, Ryan Durant, Paul Hamelink, Lee Heflebower, Tera Kucera, Roger Nadrchal, Ashley Milner, Judy Pederson, Judy Petersen, Amy Thelander, John Turner, and Brent Williams.

Absent Commissioners: Nancy Bentley, Kathy Mesner, and Mindy Paces.

Guests: Paula Kaslon, Midwest Housing Development Foundation; Thomas Judds, Lincoln Housing Authority & Little Salt Development Company; Carol Bodeen, Nebraska Housing Developers Association; Evan Clark, Hoppe Development; Sharon Kluck, USDA Rural Development; Tamara Dwyer, City of Omaha; Alex Labenz, Nebraska Children and Families Foundation; and Tobias Orr, Assistive Technology Partnership.

Department of Economic Development (DED) Staff: Lynn Kohout, Barb Pierce, and Kim Jasa-Harris.

Department of Health and Human Services (DHHS) Staff: Niki Tuzicka.

Presenters:

Tony Goins, Director Nebraska Department of Economic Development

Shannon Harner, Executive Director, Nebraska Investment Finance Authority

1. Call Meeting to Order

Chair Heflebower declared a quorum and meeting was called to order at 10:04 am (CT).

1. Introductions

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

1. Public Comments

Chair Heflebower asked for public comments. None were made.

1. Approval of November 16, 2022, Meeting Minutes

Chair Heflebower asked for a motion to approve the November 16, 2022, meeting minutes.

Commissioner Pederson moved that the November 16, 2022, meeting minutes be approved. Commissioner Kucera seconded the motion. A Roll Call vote was taken with ten (10) yeas, and two (2) abstentions (Durant and Williams). Motion carried.

1. Shannon Harner, Director of Nebraska Investment Finance Authority presented

an overview of the Nebraska Strategic Housing Framework.

1. Tony Goins, Director of Nebraska Department of Economic Development presented to the Commissioners regarding the Agency’s current financial status, mission, priorities and goals for the coming fiscal year.

*12:00-12:10 Break*

1. Reports from Standing Committees
   1. Executive Committee

Chair Heflebower reported that the executive committee was held on January 25, 2023. The executive committee will be reviewing the Bylaws for possible revisions and to add clarification on the subcommittees; specifically, their roles and membership.

* 1. Continuum of Care

Committee Chair Turner provided a report. Turner reported a consultant may be hired to convene all of the state’s Continuum of Care to work together on updating the 10-year plan which was last created in 2015. He also reported that the Nebraska Homeowners Assistance Fund has had 6,274 applications and has spent $21.53 million to date.

The Nebraska Homeowner Assistance Fund has now served 84 counties. (NebraskaHaf.com)

Commissioner Chambers reported that the Balance of State applied for and received supplemental funding from HUD for Rural Continuums. That fund was announced and $1.8 million is going to assist two projects in Nebraska. (North Platte and the Panhandle).

They are hoping to tie this funding in with the HOME ARP funding that will build housing and use the Rural Continuum fund to provide supportive services.

The ERA1 program for the Balance of State has ended.

The Omaha ERA2 in Lincoln is being remodeled and will kick off in March 1st as a Homeless Prevention program.

* 1. Education and Awareness

Committee Chair Pederson reported the Governor’s signing of the proclamation has brought awareness to hunger and homelessness and a number of communities have read the proclamation across the state. The Nebraska Affordable Housing Trust Fund Award application has been made available in preparation for the NIFA conference. Commissioners are encouraged to bring attention to this opportunity for nominations or to submit nominations themselves.

* 1. Policy and Issues

Committee Chair Petersen reported on the P&I committee which last met on February 15, 2023. Several bills have the potential to impact state funded programs.

No action was taken by the Committee.

Commissioner Nadrchal made a motion for the Commission to submit written support for LB504 and LB741. Commissioner Peterson seconded the motion. After further discussion a roll call vote was taken with twelve (12) yays, no nays. Motion carried.

Commissioner Nadrchal made a motion that the Commission provide testimony and written support for LB801. Commissioner Hamelink seconded the motion. After further discussion a roll call vote was taken with twelve (12) yays, no nays. Motion carried.

1. Report/Communication on Nebraska Olmstead Plan

Commissioner Turner provided an update.

1. Reports from Agencies
   1. Department of Economic Development

DED Director of Housing, Lynn Kohout, provided an update to the Commission on the State and Federally 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), HOME-ARP, Rural Workforce Housing Land Development Program and Pandemic Relief Housing Program. Director Kohout also shared that the current Legislative session has 40+ bills proposed that have the potential to affect the Department.

* 1. Department of Health and Human Services Agency

Nebraska Homeless Assistance Program (NHAP) Coordinator, Niki Tuzicka provided an update to the Commission on the Homeless Shelter Assistance Trust Fund.

1. Reports from Partner Organizations
2. Technology Partnership (ATP)

Tobias Orr with ATP provided a report.

1. Community Action Agencies of Nebraska

No Report

1. Federal Home Loan Bank of Topeka

Carol Bodeen provided a report on behalf of Amber Marker who serves on the Advisory Board for the Federal Home Loan Bank of Topeka.

1. Housing Opportunities for Persons with HIV/AIDS

No report.

1. Nebraska Chapter of Association of Housing and Redevelopment Officials

No report.

1. Nebraska Housing Developers Association

Carol Bodeen provided a report.

1. Nebraska Investment Finance Authority

John Turner reported. He reminded the Commissioners that the NIFA Innovation Expo will be held April 17-19 at the Cornhusker Hotel in Lincoln.

1. U.S. Department of Agriculture, Rural Development

Sharon Kluck provided a report.

1. U.S. Department of Housing and Urban Development

No report.

1. Other Agency/Organizations present

No report.

1. 2023 NCHH Meeting Dates
   1. May 17, 2023 (Norfolk)
   2. August 16, 2023 (Fremont)
   3. November 15, 2023 (Lincoln)
2. Other Business
   1. Commissioner Terms

Barb Pierce shared the following Commissioners have their terms ending in June 2023. Commissioners will be emailed how to resubmit for appointment.

Bentley

Milner

Petersen

Thelander

Turner

* 1. Judy Petersen announced she will not seek reappointment as a Commissioner.

1. Adjourn @1:32 pm (CT)