Nebraska Commission on Housing & Homelessness Meeting

Tuesday, November 14, 2023

10:00 AM (Central Time)

CenterPointe Conference Room

2202 S. 11th Street, Lincoln, NE 68503

**Notice Published**: Nebraska Public Meeting Calendar (October 14, 2023)

NCHH Website (October 14, 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, pursuant to [Nebraska Revised Statute §§ 84-1407 through 84-1414](https://nebraskalegislature.gov/laws/statutes.php?statute=84-1407).

**Start Time 10:06am (CT)**

## Roll Call (10/15 present-Quorum)

Barb Pierce called roll.

Commissioners: Ten (10) of fifteen commissioners were present: Nancy Bentley, Jeff Chambers, Paul Hamelink, Lee Heflebower, Tera Kucera, Kathy Mesner, Roger Nadrchal, Judy Pederson, Amy Thelander, and John Turner.

Absent commissioners: Ryan Durant, Mindy Paces, Judy Petersen and Brent Williams, and Ashley MiIner.

Guests: Topher Hanson, Centerpointe; Alicia Christiansen, Together; Carla Kimball, Central Nebraska Economic Development District; Alex Labenz, Nebraska Children and Families Foundation; Carol Bodeen, Nebraska Housing Developers Association; Paula Kaslon, Midwest Housing Development Foundation; and Evan Clark, Hoppe Development.

Department of Economic Development (DED) Staff: K.C. Belitz, Sheryl Hiatt, Barb Pierce, Kim Jasa-Harris, Teri Doss, Cassandra Stark, Meg Pfannenstiel, Kylee Bischoff and Brittany Piper.

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

1. **Call Meeting to Order**

Chair Heflebower declared a quorum with 10 of 15 commissioners present and 5 absent. The meeting was called to order by Chair Heflebower at 10:06 am (CT).

1. **Introductions**

Chair Heflebower welcomed all commissioners and guests. All in attendance were asked to introduce themselves.

1. K.C. Belitz, Director of Nebraska Department of Economic Development Agency presented to the Commissioners regarding the current activity of the Department and also took feedback.

## Public Comments

**Chair Heflebower opened up the floor for public comments. There were none.**

## Approval of August 16, 2023, Meeting Minutes

Chair Heflebower asked for a motion to approve the August 16, 2023 meeting minutes.

Commissioner Nadrchal introduced a motion to approve the minutes. Commissioner Hamelink seconded the motion. A roll call vote was taken with 6 yeas and 4 abstentions by Commissioners Bentley, Heflebower, Mesner and Pederson. The Motion to approve the August 16, 2023 meeting minutes was carried.

## Reports from Standing Committees

## Executive Committee

Chair Heflebower reported the Executive Committee is working on reviewing the Commission’s by-laws. Heflebower went through a PowerPoint presentation showing the Executive Committee’s recommended changes and received feedback from Commissioners.

## Continuum of Care

Committee Chair Turner provided a report.

Work needs to be done to bring together collaborative partners to revise the Continuum of Care plan. Heflebower and Turner will be working on the planning for convening people to work on the Continuum of Care plan. Turner updated Commissioners on the Emergency Rental Assistance 2 (ERA2) program and will have the report sent to Commissioners following the meeting.

Commissioner Chambers reported on Omaha and Lincoln Emergency Rental programs with input from Alicia Christensen of Together.

* 1. **Education and Awareness**

Commissioner Pederson has submitted her resignation as committee chair. Chair Heflebower thanked Pederson for her service as Committee Chair.

A motion was made by Pederson to appoint Commissioner Tera Kucera to the Education and Awareness Committee. The motion was seconded by Bentley. A roll call vote was taken receiving 9 yeas, 0 nays and 1 abstention by Commissioner Kucera. The motion carried.

Committee Chair Pederson provided a report. The committee member roster has been cleared up and a meeting will be held in the near future to elect the Chair of the Committee. Commissioner Kucera has agreed to serve as the Committee Chair.

Commissioner Pederson thanked Heflebower for speaking at the recent Annual Proclamation event for November Hunger and Homelessness Month held at the State Capitol on November 6, 2023. There was very good attendance by Commissioners.

The committee is starting work on applications for the next awards to be given out at the Spring NIFA Innovation Conference.

* 1. **Policy and Issues**

Commissioner Petersen’s term expired on June 30, 2023 and she does not have intentions of reapplying for a seat on the Commission. Chair Heflebower reported that a Policy and Issues meeting was held and elected Paul Hamelink as Committee Chair.

The Policy and Issues Committee met on November 14 at 8:30am at the same location as the NCHH meeting. Commissioner Hamelink reported on the discussion of the Policy and Issues Committee and also asked Carol Bodeen with NHDA to share information on legislation being drafted to add a definition for “Affordable Housing” to state-administered housing program statutes.

* 1. **Report/Communication on Nebraska Olmstead Plan**

Commissioner Turner provided an update. The Olmstead Plan is a statewide strategic plan comprised of new efforts and enhancements to support community integration via community-based services and supports for persons with disabilities.

Goal 2 of the Olmstead Plan is to increase “access to safe, affordable, accessible housing.” Turner mentioned recent legislation (Section 74 of LB92) directs DED, NIFA, and DHHS to collaborate on researching additional state and federal funding to assist with the Olmstead goals and they have been actively doing this.

## Reports from Agencies

**A. Department of Economic Development - Sheryl Hiatt**

Sheryl Hiatt, Director of Field Operations for the Department of Economic Development provided a report 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 (MWHF), HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), HOME-ARP, Rural Workforce Housing Land Development Program and Pandemic Relief Housing Program.

Barb Pierce, Housing Specialist for the Department of Economic Development, gave a presentation on the proposed 2024 Nebraska Affordable Housing Trust Fund’s Qualified Allocation Plan (QAP) to be posted for public comment in the near future. Feedback from Commissioners was requested following the presentation. None was received. Commissioners and public in attendance were encouraged to provide comments during the open comment period once the draft QAP is posted.

**B. Department of Health and Human Services Agency – Niki Tuzicka**

Nebraska Homeless Assistance Program (NHAP) Coordinator, Niki Tuzicka, provided a report.

1. **Reports from Partner Organizations**
   1. Assistive Technology Partnership

No report.

* 1. Community Action Agencies of Nebraska

No report.

* 1. Federal Home Loan Bank of Topeka

Carol Bodeen read a report provided by Amber Marker.

* 1. Housing Opportunities for Persons with HIV/AIDS

No report.

* 1. Nebraska Chapter of Association of Housing and Redevelopment Officials (NAHRO)

Nancy Bentley provided a report.

* 1. Nebraska Housing Developers Association

Carol Bodeen provided a report.

* 1. Nebraska Investment Finance Authority

Commissioner Turner provided a report.

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

No Report

I. Department of Housing and Urban Development

No report.

J. Nebraska Children and Families Foundation -

No report.

K. Other Agency/Organizations Present

No report.

## 2024 NCHH Meeting Dates

The 2024 meeting dates were provided to Commissioners. Commissioners interested in hosting the May or August dates should contact Amy Thelander.

February 21, 2024 (Lincoln)

May 15, 2024 (TBD)

August 21, 2024 (TBD)

November 20, 2024 (Lincoln)

## Other Business

* 1. Commissioner Terms

The following commissioners have terms that expired June 30, 2023: Nancy Bentley, Ashley Milner, Judy Petersen, Amy Thelander, and John Turner. Judy Petersen did not seek re-appointment. There are still no re-appointment notices received by the Governor.

* 1. Officer and Chair Election

Chair Heflebower presented the nominations for Chair and Vice Chair to serve for the 2024-2025 years.

Commissioner Pederson made a motion to elect Commissioner Thelander as Chair. Commissioner Nadrchal seconded the motion. A roll call vote was taken with 9 Yeas, 0 Nays and 1 abstention by Commissioner Thelander. Motion carried.

Commissioner Bentley made a motion to elect Commissioner Chambers as Vice-Chair. Commissioner Kucera seconded the motion. A roll call vote was taken with 9 Yeas, 0 Nays and 1 abstention by Commissioner Chambers. Motion carried.

Chair Heflebower listed the Executive Committee members for 2024 as stated in By-laws to be the following:

Chair – Amy Thelander

Vice Chair – Jeff Chambers

Past-Chair – Lee Heflebower

DED staff coordinator – Lynn Kohout

Education & Awareness Chair – Tera Kucera

Continuum of Care Chair – John Turner

Policy & Issues Chair – Paul Hamelink

**XII. Adjournment**

Chair Heflebower adjourned the meeting of the Commission at 12:27 PM (CT).