Nebraska Commission on Housing & Homelessness Meeting

Wednesday, February 21, 2024

10:00 AM (Central Time)

NeighborWorks Lincoln Training Center

2530 Q Street, Lincoln, NE 68503

**Notice Published**: Nebraska Public Meeting Calendar January 21st, 2024

NCHH Website January 21st, 2024

**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 10:01am (CT)**

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

Kim Jasa Harris called roll.

Commissioners: Ten (10) of fifteen commissioners were present: Nancy Bentley, Ryan Durant, Paul Hamelink, Tera Kucera, Roger Nadrchal, Ashley Milner, Mindy Paces, Judy Pederson, Amy Thelander, and John Turner.

Absent commissioners: Jeff Chambers, Lee Heflebower, Kathy Mesner, Judy Petersen and Brent Williams.

Guests: Carla Kimball, Central Nebraska Economic Development District and Carol Bodeen, Nebraska Housing Developers Association.

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

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

1. **Call Meeting to Order**

Amy Thelander declared a quorum with 10 of 15 commissioners present and 5 absent. The meeting was called to order by Chair Thelander at 10:01 am (CT).

1. **Introductions**

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

## Public Comments

**Chair Thelander opened up the floor for public comments. There was none.**

## Approval of November 14th, 2023, Meeting Minutes

Chair Thelander asked for a motion to approve the November 14th, 2023 meeting minutes.

Commissioner Pederson introduced a motion to approve the minutes. Commissioner Nadrchal seconded the motion. A roll call vote was taken with 9 yeas and 1 abstention by Commissioner Durant. The Motion to approve the November 14th, 2023 meeting minutes was carried.

## Reports from Standing Committees

## Executive Committee

Chair Thelander reported the Executive Committee is continuing to work on the by-laws. She thanked past chair Lee Heflebower for continuing to lead the effort.

## Continuum of Care

Committee Co-Chair Turner provided a report.

Turner updated Commissioners on the Emergency Rental Assistance 2 (ERA2) program and will have the report sent to Commissioners following the meeting.

It was noted Lee Heflebower continues to resume duties as Co-Chair with John Turner.

Commissioner Paces provided a brief report on Omaha activity.

* 1. **Education and Awareness**

Kucera provided a report. They are currently receiving applications for awards. The committee will vote on the nominations once the submission due date has ended. DED will push out a call for nominations through social media. The due date is March 1.

Commissioner Pederson and Commissioner Milner have offered to sponsor the Homelessness Awards.

* 1. **Policy and Issues**

The Policy and Issues Committee met on February 21 at 8:30am at the same location as the NCHH meeting. They reviewed serval current bills. Committee Chair Hamelink reported on the discussion of the Policy and Issues Committee and made six motions based on the committee’s discussion.

The first motion was made by Hamelink to appoint Carol Bodeen to serve on the Policy and Issues Committee. The motion was seconded by Bentley. A roll call vote was taken receiving 10 yeas, 0 nays. The motion was carried.

The second motion was made by Hamelink in support of LB888, LB889, LB897, LB1039, and LB1323 that will fund housing-related programs and oppose the transfer of $25 million from Nebraska Affordable Housing Trust Fund as described in LB1413. The motion was seconded by Pederson. A roll call vote was taken receiving 10 yeas, 0 nays. The motion was carried.

The third motion was made by Hamelink in support for LB1363 increasing the State’s documentary stamp fees and increase revenue to the Nebraska Housing Trust Fund with no stipulations on spending restrictions. The motion was seconded by Nadrchal. A roll call vote was taken receiving 10 yeas, 0 nays. The motion was carried.

The fourth motion was made by Hamelink for the commission to support LB1217. The motion was seconded by Pederson. A roll call vote was taken receiving 10 yeas, 0 nays. The motion was carried.

The fifth motion was made by Hamelink to prepare a letter for the Commission that opposes LB1357 if it proceeds to a hearing. The motion was seconded by Paces. A roll call vote was taken receiving 10 yeas, 0 nays. The motion was carried.

The last motion was made by Hamelink to send a letter in support of LB 840 at the discretion on the Commission Chair. The motion was seconded by Pederson. A roll call vote was taken receiving 10 yeas, 0 nays. The motion was carried.

* 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 support for persons with disabilities. The plan was submitted on February 9th. NIFA and DHHS are working together to apply for HUD’s Section 811 program. This grant provides project-based rental assistance specifically for persons with disabilities.

## Reports from Agencies

**A. Department of Economic Development - Lynn Kohout**

Lynn Kohout, Director of Housing for the Department of Economic Development provided a report to the Commission on the State and Federally funded housing programs administered by the Housing Division 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.

**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)

No 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

Chair Thelander announced she will be working with Commissioner Paces on the details of the May 15th NCHH meeting to be hosted by Commission Paces in Omaha. Chair Thelander also asked if anyone has ideas for the August NCHH meeting to reach out to her or Kim Jasa Harris.

Upcoming meeting dates include:

* + May 15, 2024 (Omaha)
  + August 21, 2024 (TBD)
  + November 20, 2024 (Lincoln)

## Other Business

* 1. Commissioner Terms

The following commissioners had terms that expire in June 2023. With the exception of Judy Petersen, these Commissioners have submitted their application for re-appointment. There are still no re-appointment notices received by the Governor.

Nancy Bentley

Ashley Milner

Amy Thelander

John Turner

Judy Petersen (retired)

The following commissioners have terms that expire in June 2024:

Lynn Kohout recommended the following Commissioner submit an application online if they have not done so already.

Lee Heflebower

Kathy Mesner

Roger Nadrchal

Mindy Paces

Brent Williams

**XII. Adjournment**

Chair Thelander adjourned the meeting of the Commission at 12:11 PM (CT).