

Nebraska Commission on Housing & Homelessness Meeting

Wednesday, November 20, 2024
10:00 AM (Central Time)
Fallbrook Hearing Room 031, Lower Level
245 Fallbrook Blvd, Lincoln, NE 68521

Notice Published: Nebraska Public Meeting Calendar (October 23, 2024)
NCHH Website (October 23, 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](#).

Start Time 10:06am (CT)

I. Roll Call (9/15 present- Quorum)

Kim Jasa Harris called roll.

Commissioners: Nine (9) of fifteen commissioners were present: Jeff Chambers, Nancy Bentley, Paul Hamelink, Lee Heflebower, Roger Nadrchal, Ashley Milner, Judy Pederson, Amy Thelander, John Turner.

Absent commissioners: Ryan Durant, Mindy Paces and Tera Kucera.

There are currently three (3) vacant commissioner positions.

Guests: Jacob Grell, DHHS; Tami James Moore, Kearney Community Sustainable Housing; Lasha Goodwin, Hoppe Development; Evan Clark, Hoppe Development; Leslie Coleman, NeighborWorks Lincoln; Alicia Christensen, Together; Paula Kaslon, Midwest Housing Development Fund; Michael Adams, Heartland Family Service; and Carol Bodeen, Nebraska Housing Developers Association

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

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

II. Call Meeting to Order

Chair Thelander declared a quorum with 9 of 15 commissioners present and 6 absent. The meeting was called to order by Chair Thelander at 10:06 am (CT).

III. Introductions

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

IV. Public Comments

Chair Thelander asked for public comments. There were no comments.

V. Approval of August 21, 2024, Meeting Minutes

Chair Thelander asked for a motion to approve the August 21, 2024 meeting minutes.

Commissioner Chambers introduced a motion to approve the minutes. Commissioner Bentley seconded this motion.

A roll call vote was taken with 7 yeas and 2 abstentions by Commissioners Heflebower and Milner. The Motion to approve the August 21, 2024, meeting minutes was carried.

VI. 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 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 Workforce Housing Investment Fund (MWHF), HOME Investment Partnerships Fund (HOME), National Housing Trust Fund (HTF), HOME-ARP, Rural Workforce Housing Land Development Program and Pandemic Relief Housing Program.

1. Barb Pierce gave a presentation on the proposed 2025 NAHTF Qualified Allocation Plan (QAP).

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

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

1. Commission Turner introduced DHHS Behavioral Health Housing Administrator, Jacob Grell, to the Commission.

VII. Reports from Standing Committees

A. Executive Committee

Commissioner Heflebower reported on revisions made to the new draft of bylaws and gave an opportunity for changes to current draft. Chair Thelander reported on the Executive Committee. The structure of future NCHH meetings were discussed. Chair Thelander asked Committee Chairs to connect with each committee member and determine if they want to continue serving. This will help keep each roster spreadsheet up-to-date. She also reported that DED Director Belitz responded to the letter sent about the role of the commission.

B. Continuum of Care

Commissioner Turner motioned for Commissioner Paces to become a member of the Continuum of Care Committee. Commissioner Bentley seconded the motion. A roll call vote was taken with 9 yeas and 0 nays. The motion passed. Commissioner Turner updated Commissioners on the Emergency Rental Assistance 2 (ERA2). NIFA is still working on the goal to use 75% of funding for rental assistance and the remaining 25% will be for the development of rental housing. Commissioner Chambers gave an update on ERA in Lincoln and CoCBuils applications to HUD. Both the Balance of State CoC and Lincoln CoC have applications that will be submitted to HUD.

C. Education and Awareness

Chair Chambers reported the proclamation declaring November 17th through 23rd as National Hunger and Homelessness Awareness Week was a success. There was a good turnout at the capitol and social media posts were created.

D. Policy and Issues

Chair Hamelink motioned for Emma Craig with NIFA to become a member of the Policy and Issues Committee. Nadrchal seconded the motion. A roll call vote was taken with 9 yeas and 0 nays. The motion carried. Chair Hamelink reported on the upcoming sessions and that there are new senators that have been added. Chair Hamelink thanked Carol Bodeen for all her work of keeping the Committee updated on what is or may be coming down the pipeline.

E. Report/Communication on Nebraska Olmstead Plan

Commissioner Turner provided an update. Commissioner reported the purpose of the Olmstead Plan was to help persons with disabilities live independently and to choose the lowest level of care needed. The funding for Section 811 to provide project-based rental assistance to persons with disabilities is in NIFA's QAP draft. Commissioner Turner expressed his appreciation for DHHS with the plan.

VIII. Reports from Partner Organizations

- a) Assistive Technology Partnership
No report.
- b) Federal Home Loan Bank of Topeka
No report.
- c) Nebraska Chapter of Association of Housing and Redevelopment Officials (NAHRO)
No report.
- d) Nebraska Housing Developers Association
Carol Bodeen provided a report.
- e) Nebraska Investment Finance Authority
Commissioner Turner provided a report.
- f) U.S. Department of Agriculture, Rural Development
No report.
- g) Department of Housing and Urban Development
No report.
- h) Nebraska Children and Families Foundation
No report.
- i) Other Agency/Organizations Present
No report

IX. 2025 NCHH Meeting Dates

February 19, 2025 (Lincoln)
May 21, 2025 (Kearney)
August 20, 2025 (Columbus)
November 19, 2025 (Lincoln)

X. Other Business

- A. Commissioner Terms
Expired in June 2024 and awaiting re-appointment:
Roger Nadrchal

Currently three (3) vacant commissioner positions. Commissioners are encouraged to reach out to anyone they feel would be interested.

XII. Adjournment

Chair Thelander adjourned the meeting of the Commission at 12:13pm (CT).