

Nebraska's Strategic Housing Framework

Nebraska Investment Finance Authority

Legislative Advocacy: State Advocacy

HFA Staff Contact

Robin Ambroz

robin.ambroz@nifa.org

Overview

The [Nebraska Statewide Housing Needs Assessment](#) was completed in June 2022 with the objective to support the Nebraska Investment Finance Authority (NIFA) and the Nebraska Department of Economic Development (DED) with an assessment of our statewide need for housing, both affordable and otherwise, and in doing so, to establish a set of data-based measurements for the standardization and ongoing assessment of housing needs in Nebraska and its communities.

NIFA's vision involves leveraging its resources, data, knowledge, and technology, with effective statewide partnerships and collaboration, to promote vibrant Nebraska communities through affordable housing solutions. Armed with a wealth of data from the Statewide Housing Needs Assessment, NIFA assembled the Strategic Housing Council, a diverse group of stakeholders from across Nebraska that included state and local agencies, nonprofits, foundations, lenders, and developers. With the full support from the Governor's Office, NIFA led this Council in the creation of the [2022 Strategic Housing Framework](#) ("the Framework").

Where the Statewide Housing Needs Assessment is informational, the Framework is action oriented. It expands the capacity of our housing advocates to lobby the Nebraska Legislature by providing data-driven goals that were supported by our former governor, Pete Ricketts, and remain a priority of our incumbent governor, Jim Pillen. The Framework also prioritizes a housing toolbox containing best practices, the barriers that communities can expect to encounter, and how to overcome them. This will assist Nebraska communities who want to grow their housing stock.

Advancing NIFA's Mission

In March 2022, NIFA adopted a new mission: Growing Nebraska communities through affordable housing and agribusiness. The Strategic Housing Framework confirmed that Nebraska's housing challenges can be best described by the following problem statements: (1) Housing is unaffordable and (2) There is insufficient diverse housing. The Framework was an immediate opportunity to fulfill our mission by providing a pathway to grow Nebraska communities by ensuring that housing is affordable for all current and future Nebraskans, as well as increasing the amount and diversity of housing stock. The Framework advances our objectives by providing a set of strategies that will reduce or eliminate the barriers that have been preventing forward progress on housing solutions.

Innovation

Nebraska has no shortage of people and organizations who are devoted to making our state a great place to work and live; however, as outlined in the Framework, we need over 30,000 additional rental units for extremely low-income households. Similarly, there is also an insufficient amount of low- to middle-income workforce housing. With the Strategic Housing Framework, NIFA is transforming how the state addresses housing needs.

In her introductory letter to the Framework, NIFA Executive Director Shannon Harner wrote that "many hands make little work." While the goals set forth in the Framework can appear daunting, we have formed strength in numbers, organized to divide and conquer. As part of our shared priorities, we have established four Strategic Pillars, each being addressed by Pillar Groups. The four Strategic Pillars are (1) Financial Support & Incentives, (2) Education & Policy, (3) Special Populations & Safety Net, and (4) Workforce & Community Capacity. This dynamic statewide program is a completely new approach for addressing Nebraska's housing needs.

Replicable Efforts

The Strategic Housing Framework was developed to benefit all of Nebraska's communities in each of its 93 counties. The housing issues faced in Northeast Omaha are unlike the requirements for rural Cherry County, which are different still than the needs of the counties that are continuing to rebuild following the catastrophic damages suffered in the floods of 2019. Because the Framework is meant to address the diversity of needs within our state, it can also be an example of how to address diversity outside our borders. Additionally, the goals set forth in our plan are framed in ways that respond to needs from both sides of the political aisle.

Coalition Building

Among our first steps toward the Strategic Housing Framework was assembling the Strategic Housing Council. The Council is made up of professionals such as mayors, planners, and developers from across the state, who hail from a variety of disciplines, including housing authorities, law firms, the continuum of care, and even the Nebraska State Legislature. There is no specific legal entity housing the council, instead it is a coalition of the willing: volunteers who have come together to support Nebraska's housing goals.

The Strategic Housing Framework enables NIFA and its stakeholders to meet the program's strategic objectives by virtue of its action-oriented design. Each of the four Pillar Groups meets monthly to plan their actions for the upcoming month, as well as hold each other accountable for reaching the goals of the previous month. This consistent cycle of goal setting and accountability sets us up for continuous forward motion.

Forging Effective Relationship with State Legislators

In addition to having a State Senator as a member of the Strategic Housing Council, we have established relationships with Nebraska's state legislators by making them aware of our goals and how our actions will benefit their constituents. We hosted a Senator Breakfast to introduce the Framework to them, where we distributed the Framework's executive summary to them and discussed it in small groups. For the benefit of our more budget-focused lawmakers, we included the Economic Benefits of Addressing Homelessness in the Framework, which highlights just how much less the Nebraska's municipalities would pay to house chronically homeless people as when compared to the costs of emergency, medical, and law enforcement.

Anticipating, Identifying, and Prioritizing Housing Legislation

Housing Council members and NIFA staff have been carefully tracking the activities of the Nebraska State Legislature's calendar. As a result of the awareness generated through the Framework process, twenty bills related to housing were introduced during this current legislative session. At the legislative hearings, talking points and data from the Framework were presented in all testimony by NIFA staff, as well as by many of our partners from across the state. The Framework provided a solid, studied foundation that armed testifiers with statistics and knowledge to more effectively answer the questions posed by our state senators.

NIFA has been able to reach target audiences, such as affordable housing industry professionals, community and economic development staff, city leaders, and employers across the state. We spread awareness about the Framework by hosting informational webinars that reached over 150 interested Nebraskans from even the smallest communities. Our most recent annual conference, the 2023 Innovation Expo, was attended by over 750 people, and we kicked it off with an opening plenary that was completely dedicated to the Framework, letting Nebraska's housing professionals know why it's important and how to get involved. In addition to our usual session

rooms, we also had a Pillar Room that hosted a dedicated session for each of our four Pillars. Attendance overwhelmed our expectations and fostered stimulating discussions of how each Pillar impacts the overarching goals of the Framework. Participation in these sessions ranged from approximately 30 to over 100 attendees and gave members of the housing community from across the state an opportunity to be heard.

Providing Benefits That Outweigh Costs

The collaboration and coordination of efforts from citizens, partners, and State officials has been key to advancing the overall goals of the state's housing needs. NIFA and DED hired a consultant and paid the cost for the creation of the Framework, but costs have been kept low because much of the legwork was provided by stakeholders who care about Nebraskans and what this program will do for them. Their experience, knowledge, and hands-on support has been invaluable. Ultimately, the increased availability of housing will attract more employers to the state and encourage existing ones to stay and deepen their roots.

Demonstrating Effective Use of Resources

Pillar 1 of the Framework is Financial Support and Incentives for Development, focusing on the financial support and incentives that could encourage development of the current and rapidly evolving urban and rural housing needs. Goals of this Pillar are to prioritize flexible and efficient state funding for housing initiatives and work with interested communities to create or strengthen collaborative and diverse community funding that helps to meet their economic development and housing needs effectively and efficiently. To make the existing funds go farther, we will provide technical assistance, identify funding that benefits collaboratives, and use existing need assessments to guide the realignment of resources.

Conclusion

At this time, the Nebraska Unicameral Appropriations Committee included \$20M in funding for the Rural Workforce Housing Fund and \$20M for the Middle-Income Workforce Housing Fund. This is just the start of the potential that the Framework has provided Nebraska. The package of bills also included within it, an increase in spending authority for the Department of Economic Development to allocate the Nebraska Affordable Housing Trust Fund (NAHTF). This will allow them to make up to \$10M more funds, currently held in the Fund, available for affordable housing projects through the NAHTF Program. The collaborative work of the people involved and the focus of housing in the Legislature will have an impact that truly transforms affordable housing in Nebraska.

Visual Aids

Housing needs assessment influences multiple incoming bills in Nebraska Legislature

Erin Bamer

Jan 16, 2023

LINCOLN — Multiple bills are in the works in the Nebraska Legislature that were influenced by a 63-page report released last week detailing the state’s top housing needs.

All state lawmakers were sent a copy of “Nebraska’s 2022 Strategic Housing Framework,” which calls for 35,000 affordable housing units to be built by 2028, among other big goals. One bill has already been introduced that was influenced by the report, and at least three more are on their way.

State Sens. Tony Vargas and Tom Briese led a briefing on the report last week. Though Vargas and Briese hold different party affiliations and represent two totally different parts of Nebraska — hailing from Omaha and Albion, respectively — Vargas said housing is a broad and urgent enough issue to warrant everyone’s attention.

“I think that the lack of available housing across Nebraska ... is curtailing economic growth in our state more than we realize,” Briese said.

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Nebraska has not been immune to the decades-long national housing shortage. Vargas said research estimates the state needs to build at least 5,000 new housing units every year to keep up with demand.

The 2022 report refers to issues for both renters and owners, and cites multiple contributors behind Nebraska's housing needs, including rising costs of housing and loans, and a lack of available land and diverse housing options.

Dave Rippe, who contributed to the report through Queen City Development Company, said more than 175,000 Nebraska households are what he called "housing burdened," which means more than 30% of the residents' income goes toward paying for the home itself.

Along with the goal of building 35,000 affordable housing units, the report also sets a goal of reducing the percentage of housing burdened homes in the state from 44% to 33% by 2028. This would amount to about 44,000 homes.

While Nebraska's housing needs in metropolitan areas are intense and well-documented, Rippe noted that rural areas have their own set of unique needs due to their overall decline in population over the last few decades. He said in some rural counties, about 17% of the housing units are vacant.

Much of the vacant property is old and uninhabitable, but Rippe said there aren't enough construction crews based in rural areas to keep up with the necessary improvements. He estimated rural Nebraska needs at least 5,000 additional construction workers to meet demand.

Briese introduced Legislative Bill 249 last week, to amend the Rural Workforce Housing Investment Act. The bill would increase the limit in workforce housing grant funding a nonprofit development organization can apply for from \$1 million to \$5 million over a two-year period.

Vargas said there are at least three other bills influenced by the report that have yet to be introduced, which will focus on removing regulations that slow housing development and help distribute more funding for housing at a faster pace. Vargas said he does not have specific goals in mind for each legislative session.

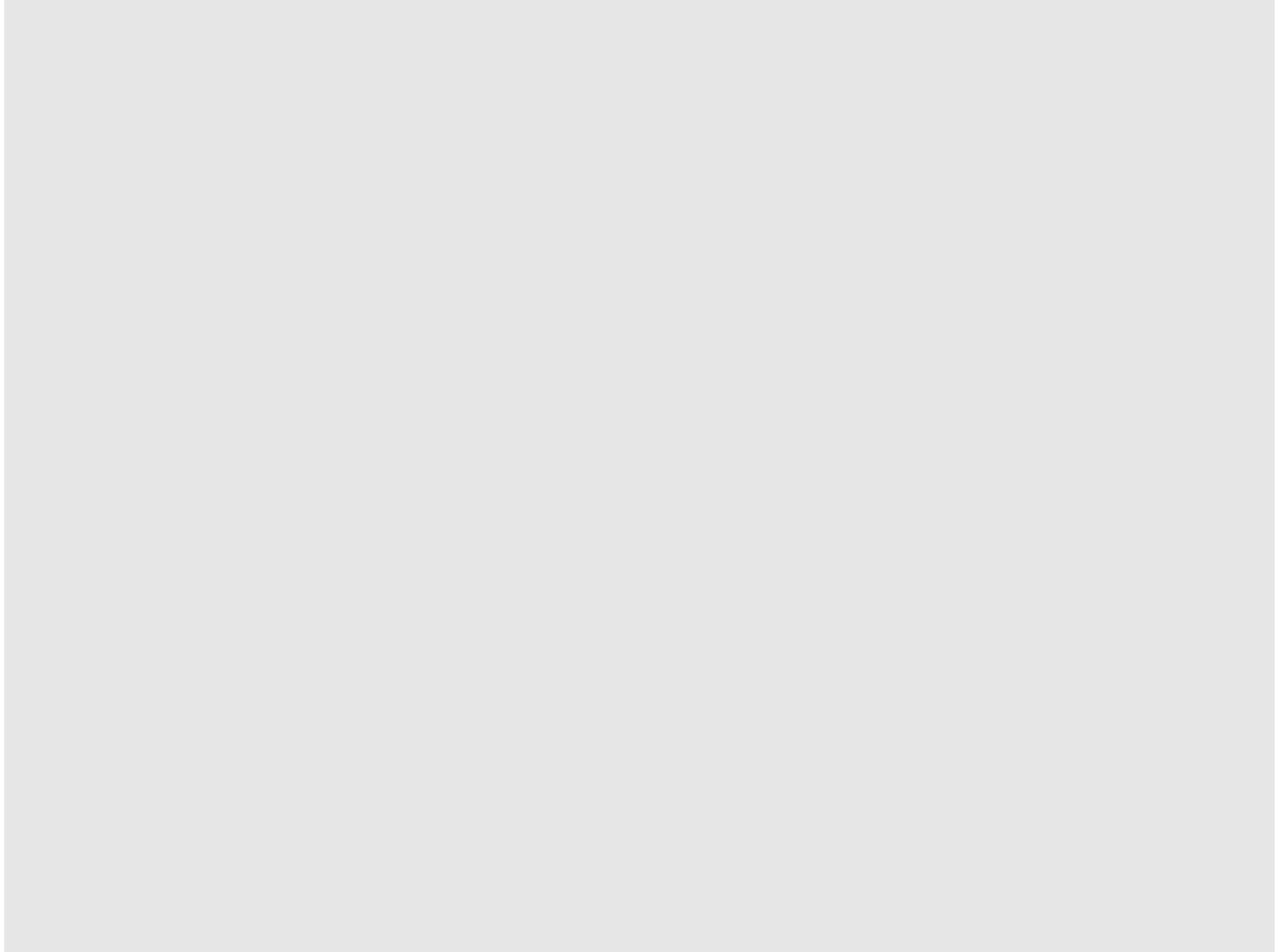
"We're trying to make as much of a dent as we possibly can," Vargas said.

Several housing bills that have been introduced were not influenced by the report. One of them, LB 424, was introduced by Sen. Wendy DeBoer of Bennington and would establish the Department of Housing and Urban Development.

DeBoer said LB 424 has been in the works since last year, so the draft was not influenced by the report's research. However, she said the report likely will play a role in the bill's progress through the Legislature this session.

Another bill expected to come from the Urban Affairs Committee will suggest millions of federal dollars be used on several low- and middle-income housing projects in underserved areas of Omaha. The bill is linked to an independent report from engineering firm Olsson **that was also released** last week as part of a multiyear economic recovery effort.

Photos: 2023 Nebraska legislative session



The Nebraska Legislature reconvened on Wednesday, Jan. 4, 2023.

EILEEN T. MESLAR, WORLD-HERALD

HOUSING

LABOR & GROWTH

Nebraska 'housing council' launches with plan for 35,000 new affordable dwellings

State is 'at a crossroads,' report says, with billions of dollars and talent at stake

BY: **CINDY GONZALEZ** - JANUARY 6, 2023 4:44 PM



An Omaha housing construction site (Cindy Gonzalez/Nebraska Examiner)

LINCOLN – Saying Nebraska’s economic future hinges on solving its “housing crisis,” dozens of statewide experts and policymakers have released a plan that calls for 35,000 new affordable dwellings in the state over the next five years.

About a third of those apartments and owner-occupied homes are to be set aside for households making under \$22,000 a year, including elderly and special needs residents.

An overarching goal is to cut, by 2028, the share of low- to-moderate-income households paying more than 30% of earnings for rent from about 44% to less than 33%.

Nearly a year in the making

“If we don’t ensure enough affordable and attainable housing, Nebraska will not only lose billions of dollars, it will lose the people

that call it home,” says the plan, which was made public Thursday after nearly a year in the making.

No price tag or dollar amount was provided by the new “housing council” assembled to help carry out goals of the “Nebraska [Strategic Housing Framework](#).”

But Shannon Harner of the Nebraska Investment Finance Authority, which led the process, expects some necessary funding to be allocated during the just-launched legislative session.



Crane lifts building material to an apartment complex in midtown Omaha. (Cindy Gonzalez/Nebraska Examiner)



Shannon Harner, executive director of the Nebraska Investment Finance Authority (Courtesy of NIFA)

Other public and private funds already are dedicated to various groups for the purpose of spurring affordable housing and economic development. Harner said that in addition to identifying new funding streams, it’s a matter of aligning existing resources to maximize efficiency.

“Right now we have a variety of different organizations doing their own thing,” she said. “We’re trying to make sure we’re all rowing in the same direction.”

‘All walks of life’

Gary Person, president of the North Platte Area Chamber, lauded the statewide approach, saying the study brought together housing advocates, including himself, from “all walks of life to address much needed policy changes.”

“Studies, however, are only as good as the effort to implement the recommendations,” said Person. “Much work is still ahead.”

Starting this month, committees will begin meeting monthly to work toward goals in four strategic areas, or pillars, outlined in the plan.

Drawing also upon outside experts, those committees are to report to the larger 40-plus member “strategic council” that steered the plan. That larger council – which includes elected

What is affordable housing?

Affordable housing is that in which the occupant is paying

officials, chamber leaders and housing agency heads – is to gather three times a year to track progress.

Among other goals to be pursued:

no more than 30% of gross income for housing costs, including utilities.

– U.S. Housing and Urban Development

- Create incentives that increase flexibility and reduce financial risk for small or unique housing developments.
- Consider state policy changes in areas such as: affordable housing tax deferral or abatement; broader limits for tax-increment financing; and a pilot program using “social impact bonds” to address homelessness.
- Go on a “roadshow” that engages state decision-makers and promotes discussion of how to share risk in developing affordable and diverse housing projects.
- Create a model “toolkit” that arms communities with steps and “best practices” on adding housing inventory accessible to lower- and moderate-income residents.
- Develop a homebuilding academy that supports and increases the number of students in construction trades.
- Expand the offering of low-cost mortgage rates, down payment assistance and other homebuyer support programs for Nebraska workers.
- Develop ways to encourage manufactured housing.
- Assemble a network of builders who work on a regional scale to maintain a housing construction pipeline insulated from boom-bust cycles.
- Identify ways to incent businesses and employers to invest in employee housing and related economic development.

Shrinking, fragmented neighborhoods

Failure to act on the housing shortage portends shrinking and fragmented neighborhoods, a decline in health and education and a loss of workers, said the 57-page report, which was done in partnership with the Governor’s Office, Nebraska Department of Economic Development and consultants. Accompanying the report is a 48-page statewide [needs assessment](#) and other documents.

To help understand the challenges, authors note that nearly all Nebraska counties face a workforce housing crisis for people earning between 70% and 120% of the area’s median income.



Overall, the prevalence of vacant and aging housing inventory in Nebraska's rural regions points to a specific need for demolishing, improving and/or repurposing housing units in these areas.

Lack of housing within reach of low- and middle-income families often forces costly choices that leaves them with less money for food, transportation to work and funds to build personal wealth. All that constrains a state's economy, the report said.

Economic benefits

On the flip side, the report notes, creating the amount of affordable housing urged in the plan can have significant economic benefits to communities.

Based on estimates from the National Association of Homebuilders in 2015, the creation of 100 single-family houses generates, on average in the first year, \$28.7 million in local income, \$3.6 million in local tax and other revenue, and supports 394 jobs.

For apartments, the report said, construction of 100 units on average the first year generates \$11.7 million in local income, \$2.2 million in local taxes and supports 161 jobs.

"In short," said the plan, "If we do nothing, Nebraska and Nebraskans will suffer."

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CINDY GONZALEZ  

Senior Reporter Cindy Gonzalez, an Omaha native, has more than 35 years of experience, largely at the Omaha World-Herald. Her coverage areas have included business and real estate development; regional reporting; immigration, demographics and diverse communities; and City Hall and local politics.

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Nebraska's 2022 Strategic Housing Framework

Developed by the Strategic Housing Council

Convened by the Nebraska Investment Finance Authority

Introduction

Nebraska is at a crossroads. **Our state's competitiveness and economic future hinge on solving the housing crisis.**

If we don't ensure enough affordable and attainable housing Nebraska will not only lose out on billions of dollars economically, but it will also lose the people that call it home. Rural communities will decline, struggling to attract and retain the spectrum of employees, from CEOs to frontline workers, as new housing remains both unavailable and unaffordable. Nebraskans will move to other states. Businesses won't locate or expand here. Veterans, people with disabilities or other conditions, older adults, essential workers, low-wage single parents, and others experiencing extreme poverty will face increasingly severe long-term consequences. Failure to act on this crisis will result in shrinking and fragmented neighborhoods, diminishing community vitality, stagnant and declining economies, and worse outcomes for peoples' health and education.

In short, **if we do nothing, Nebraska and Nebraskans will lose out.**

Problems

- 1 Housing is unaffordable.** 44% of Nebraskan households who earn \$75,000 per year or less spend more than 30% of their gross income on housing, leaving them less money for necessities and reducing their ability to contribute to the economy and build personal wealth.
- 2 There is insufficient diverse housing.** There are inadequate safe and diverse housing options across Nebraska, leading to a limited workforce for employers and less vibrant communities, especially for the lowest-income Nebraskans, including seniors.

Shared Priorities - Objectives

- 1 By 2028, reduce the number of households that are housing cost burdened by 44,000,** decreasing it from 44% of low- to middle-income households to 33% or less.
- 2 By 2028, develop and rehabilitate 35,000 affordable and attainable low- to middle-income rental and ownership housing units,** including rehabilitating or infilling 3,000 unsafe or dilapidated properties, reducing the gap in the number of these types of units by approximately 33%.



Anthony L. Goins
Director, NE Dept.
of Economic
Development



Shannon Harner
Executive Director,
Nebraska Investment
Finance Authority

Vision

All Nebraskans have safe, affordable, quality housing choices to rent or own. **As a result, affordable housing is the driver of community wellbeing and economic opportunity.**

“A shortage of quality, affordable housing has become a barrier to job growth, community development, talent attraction and retention, and overall quality of life for Nebraska and its communities.”
-2022 Nebraska Housing Needs Assessment



Economic Benefits

In just the first year of construction, every 100 units of affordable housing on average generates ...



\$28.7M

for single family and **\$11.7M** for multifamily in local income.



394

jobs for single family and **161** jobs for multifamily.



\$3.6M

for single family and **\$2.2M** for multifamily in local taxes.

Addressing Shared Priority 2 could generate ...

\$7.5B+

to local economies

during the year of construction and \$5.8B continued economic benefit in the following five years.

Benefits of addressing chronic homelessness:

- › Taxpayers pay about \$36,000 per year to provide emergency health services for each individual experiencing chronic homelessness.
- › It costs \$13,000 per year to provide supportive housing to an individual who previously experienced homelessness.
- › Providing supportive housing to just 300 chronically homeless individuals could save a net of nearly **\$7 million in local services** like emergency, medical and law enforcement.

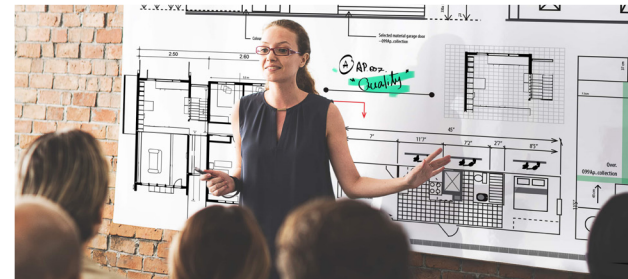


Strategies - Areas of Concentration

Pillar 1. Financial Support and Incentives for Development

Develop new systems to incentivize and support development of diverse housing based on the identified needs of each community.

- › Streamline and improve housing funding at a statewide level and explore and establish new, dedicated funding for housing development.
 - › Review and make recommendations to improve flexibility, efficiency, cross-funding opportunities, and other enhancements to existing housing programs and tax incentives. Maximize federal resources.
 - › Evaluate use of ARPA and other innovative funds in Nebraska to determine what is most effective and use these results to inform future investments.
- › De-risk development for rural and small developers by providing tools or programs such as credit enhancements and guarantees.
 - › Develop an understanding of financial policies that would reduce risk, time-to-market and the greatest barriers to developer participation in underserved housing markets.
 - › Develop recommendations for state policies to impact local housing finance initiatives.
 - › Explore additional funding options to finance infrastructure that can be used for urban infill and suburban development and is accessible to small developers.
 - › Support existing or establish new housing innovation programs to spark and share new and better housing solutions.



“ Affordable housing is critical to the continued success of our State. ... Nebraska must continue to grow our communities so future generations will continue to live, work and thrive in their hometowns.”

-Gov. James D. Pillen

- Leverage private, employer, foundation and local funds to help effectively and efficiently meet the economic development and housing needs of interested communities.
 - Assess current collaboratives and identify any support/resources needed to work effectively. Support the creation of new collaboratives where there are gaps.
 - Identify incentives for regions/communities who develop funding collaboratives.
 - Provide technical assistance to support the formation/strengthening of collaboratives.
- Pilot a social impact bond with private investors to invest in local supportive housing.



Pillar 2. Education and Policy

Provide a starting point that balances the needs of each community with the realities developers and housing experts face, such as finite staff time and funding.

- Create a model toolkit for local communities to use to develop affordable, attainable housing.
- Engage state, community and municipal leaders on the need for diverse housing options to create healthy, vibrant housing markets where people want to live.

Pillar 3. Safety Net and Special Populations

- Support the development of 10,000 affordable housing units for those earning \$22,000 per year or less, with special concern for elderly, developmentally disabled, physically disabled, those with behavioral health needs, and those reentering society after incarceration.
- In partnership with community-based organizations, develop and expand support services to promote self-sufficiency for low-income and safety net populations.

Pillar 4. Workforce and Community Capacity

- Develop a home building academy that supports and expands existing efforts to increase those being educated in the construction trades.
- Encourage homeownership by offering incentives to Nebraska's workforce, such as low-cost mortgage rates, down payment assistance and other homebuyer supports.
- Incentivize manufactured housing to support affordable and attainable housing in rural Nebraska to alleviate workforce challenges.

“We must continue to find ways to recruit and retain workers if we hope to continue achieving economic success in Nebraska. And it is essential in this effort that quality, affordable housing is readily available in communities throughout the state.”

-Gov. Pete Ricketts



Implementation

Each Strategic Pillar will be headed by a Chair or Co-Chairs and statewide committee members from the Housing Council and as otherwise identified will serve on the Pillar committees beginning in 2023. Regular meetings and action steps will be implemented.

Persons or organizations wishing to join a Pillar group may contact NIFA at info@nifa.org.

A full copy of the 2022 Nebraska Strategic Housing Framework and its appendices can be found at nifa.org/housing-framework.

Strategic Housing Council

Name	Position Title	Affiliation
Kyle Arganbright	Mayor	City of Valentine
K.C. Belitz	Chief Operating Officer	Nebraska Community Foundation
Jamie Berglund	Executive Director	Spark
Matthew Cavanaugh	Executive Director	Holy Name Housing Corporation
Caitlin Cedfeldt	Attorney	Legal Aid of Nebraska
Jeff Chambers*	Senior Project Director	Center on Children, Families, and the Law University of Nebraska-Lincoln
Dan Curran	Deputy Director of Programs	Nebraska Department of Economic Development
Meridith Dillon*	Executive Director	Front Porch Investments
Mary Emery	Director	Rural Prosperity Nebraska University of Nebraska-Lincoln
César Garcia	Executive Director	Canopy South
Robyn Geiser	Housing Director	Cozad Development Corporation & Gothenburg Improvement Co.
Anthony Goins*	Director	Nebraska Department of Economic Development
Alec Gorynski	President & Chief Executive Officer	Lincoln Community Foundation
Amy Haase	Principal	RDG Planning & Design
Shannon Harner*	Executive Director	Nebraska Investment Finance Authority
Dennis Hoffman	Executive Director	Family Service Lincoln
Jake Hoppe	Principal	Hoppe Development
Lara Huskey*	Executive Vice President	Midwest Housing Development Fund
Quelbin Izaguirre	Chief Operating Officer	NeighborWorks Northeast Nebraska
Timothy Keelan	Principal Partner, Community & Regional Planner	Hanna:Keelan Associates, P.C.
Lynn Kohout	Director of Housing	Nebraska Department of Economic Development
Tera Kucera	Chief Executive Officer	Care Corps' LifeHouse
Chris Lamberty*	Executive Director	Lincoln Housing Authority
Colin Large	Interim Policy Administrator II	Nebraska Health and Human Services – Division of Developmental Disabilities
Khalilah LeGrand	Director of Communications	Nebraska Department of Health and Human Services
Ty Lucas	Executive Vice President & Chief Lending Officer	NebraskaLand Bank
Scott Mertz	Managing Attorney	Legal Aid of Nebraska
Kathy Mesner*	Owner	Mesner Development Co.
Cliff Mesner	Owner	Mesner Development Co.
Wayne Mortensen	Chief Executive Officer	NeighborWorks Lincoln
Miranda Newtonson	Program Coordinator	Nebraska Health and Human Services – Division of Developmental Disabilities
Gary Person	President & Chief Executive Officer	North Platte Area Chamber & Development Corporation
Carolyn Pospisil	Executive Director	Housing Foundation for Sarpy County
Todd Stubbendieck	State Director	Nebraska AARP
Lacey Studnicka	Homeownership and Volunteer Services	Habitat for Humanity of Omaha
Jason Thiellen	President	Welcome Home
Sen. Justin Wayne*	Senator, District 13	State of Nebraska
Rob Woodling	President	Foundations Development, LLC
David Young	Chief Technology and Operations Officer	Nebraska Investment Finance Authority

* Core Team Member

Additional Advisors

In addition to members of the Council, this process was supported by various housing experts during Council, workgroup, and other meetings.

