

Rent-Restricted Housing Projects Valuation Committee
Virtual Meeting via Teams

The November 4, 2025, Rent-Restricted Housing Projects Valuation Committee meeting was called to order at 9:01 a.m. (CST) by chair Amber Berliner. The meeting was held virtually via Microsoft Teams.

Committee members present included Chair Amber Berliner, Charity Farley, Lori Johnson, John Wiechmann.

Others present included Debra Williams and Nathan Kinport, Attorneys for the Property Assessment Division, Tommy Nguyen, Property Tax Specialist, Rachel West PAD Administrative Technician. Public attending included Amnon Neuman.

Amber referenced the [open meetings law provisions found in Neb. Rev. Stat. §84-1407 through §84-1414.](#)

The draft minutes of the October 22, 2025, meeting were read. Lori Johnson made a motion to approve the minutes as read and John Wiechmann seconded the motion. Motion carried.

The notice for the GovDelivery for the November 10 meeting was not sent with sufficient notice which will require the November 10 meeting to be moved to another day. General discussion was held with all committee members present about the spreadsheet Lori sent. The 2025 capital stack rate for the mortgage rate is set at 40% and the equity rate is set at 60%, the unloaded cap rate will be 6.8%. John Wiechmann made a motion to set one cap rate for the entire state at 6.8% and Charity Farley seconded the motion. Motion carried.

The next meeting will be on November 17, 2025, at 1:00 p.m. (CST) via Teams.

John Wiechmann made a motion to adjourn the meeting and Lori Johnson seconded the motion. Motion carried. The meeting adjourned at 9:22 a.m. (CST).

Submitted by Tommy Nguyen