

Rent-Restricted Housing Projects Valuation Committee WebEx Meeting

The November 13th, 2020 virtual meeting was called to order at 10:03 a.m. by chair Bryan Hill.

Committee members present included Bryan Hill, Chair, John Wiechmann, Lori Johnson and Patricia Sandberg.

Others present included Scott Shaver, Attorney for the Property Assessment Division and Barb Oswald, Field Liaison. Public attendance included Melissa Rosales, NET News.

Bryan read the open meetings law provisions and shared the information on the WebEx meeting screen.

Bryan asked for public comments from others in attendance. There was nothing at this time.

The minutes of the October 30, 2020 were read. There are no corrections or additions to the minutes. Patricia made a motion to approve the minutes of the last meeting and Lori seconded the motion. Motion carried.

Discussion began of the income and expense information, investor yields, and the preliminary cap rates. Bryan indicated that the information provided is laid out well. The 2019 categories were defined as:

1. Douglas and Sarpy Counties
2. Lancaster County
3. Category 5 Counties (Adams, Buffalo, Dodge, Hall, Lincoln, Madison and Platte)
4. Rest of Nebraska Counties

Melissa Rosales from NET News asked that before addressing anything she posed a question wanting to know if there was a rent increase issue and if so how is that being handled. The committee addressed that this meeting is for Section 42 Rent Restricted Housing and does not address rental issues across the state. Nothing more was discussed concerning the rents.

Discussion was held concerning the four categories from 2019. With current information the categories may need redefined. John made a motion to reconsider the categories for 2020 as follows:

1. Douglas and Sarpy Counties
2. Lancaster Counties
3. Buffalo and Hall Counties
4. Rest of Nebraska Counties.

Patricia Sandberg seconded the motion. Motion carried.

The preliminary cap rates based on the motion are as follows:

1. Douglas and Sarpy Counties 6.6%
2. Lancaster 5.8%
3. Buffalo/Hall 7.2%
4. Rest of Nebraska Counties 6.3%

Rent-Restricted Housing Projects Valuation Committee
WebEx Meeting

John made a motion to post to the website the following and redacting personal information prior to publishing.

1. Midwest Housing Equity Group Report (MHEG)
2. Minutes from today's meeting
3. Statewide report with personal information redacted.
4. Preliminary cap rates

Motion seconded by Patricia, Motion carried.

John made a motion to schedule the next meeting for November 25th to approve and finalize the 2020 capitalization rates. Seconded by Lori. Motion carried.

Bryan adjourned the meeting at 10:52 a.m.

Submitted by Barb Oswald

Rent-Restricted Housing Projects Valuation Committee WebEx Meeting

The October 30th, 2020 virtual meeting was called to order at 10:04 a.m. by chair Bryan Hill.

Committee members present included Bryan Hill, Chair, John Wiechmann, Lori Johnson and Patricia Sandberg.

Others present included Scott Shaver, Attorney for the Property Assessment Division and Barb Oswald, Field Liaison.

Bryan read the open meetings law provisions and shared the information on the WebEx meeting screen.

Bryan asked for public comments from others in attendance. There was no public attendance to the meeting.

The minutes of the October 2, 2020 were read. There are no corrections or additions to the minutes. Lori made a motion to approve the minutes of the last meeting and Patricia seconded the motion. Motion carried.

John had provided the Updated Information Regarding Investor Returns Provided Pursuant to Nebraska Revised Statutes and Section 77-1333 and Lori provided preliminary analysis of raw data for the projects. Lori also compared information with John's information and found that it was very similar. This year there are 175 qualified applications indicating a 4% increase over last year's applications. Lori also provided explanations to the various spreadsheets she put together.

Brian asked how the committee would like to proceed with meetings. Is there a need to meet in person or are the WebEx meetings working well? Patricia made a motion to continue meeting through WebEx and Lori seconded the motion. Motion carried.

Lori made a motion to schedule the next two meetings for November 13th and November 23rd at 10:00 a.m. John seconded the motion. Motion carried.

Bryan adjourned the meeting at 10:37 a.m.

Submitted by Barb Oswald

Rent-Restricted Housing Projects Valuation Committee WebEx Meeting

The October 2nd, 2020 virtual meeting was called to order at 10:05 a.m. by chair Bryan Hill.

Committee members present included Bryan Hill, Chair, John Wiechmann, Lori Johnson and Patricia Sandberg.

Others present included Scott Shaver, Attorney for the Property Assessment Division and Barb Oswald, Field Liaison. Those in attendance from the general public included Charity Farley and Henry Vogt, Lincoln County and Steven Shultz, University of Nebraska.

Bryan read the open meetings law provisions and shared the information on the WebEx meeting screen. Correction to the agenda was discussed because the published agenda had the time stated on the 1. Call to Order at 11:00 a.m. Motion was made by Patricia Sandberg to correct the agenda time of the meeting to 10:00 a.m. and Lori Johnson seconded the motion. Motion carried,

Bryan asked for public comments from others in attendance. Charity Farley from the Lincoln County Assessor's office asked the group questions concerning an income and expense statement from a project that was indicating accrued fees verses paid amount, which amount should be used? Lori Johnson discussed what those fees would be for. The accrued fees would be more of a budget amount and actual expenses would be what should be used. Be sure to compare with other projects to assure that the expenses are comparable.

The minutes of the November 26, 2019 were read. There are no corrections or additions to the minutes. Patricia made a motion to approve the minutes of the last meeting and John seconded the motion. Motion carried.

Preliminary discussion was held concerning the projects. Bryan stated that there were 242 forms received and 180 usable with consistent debt and equity information. Patricia Sandberg shared with the committee that she had completed an analysis on September 8th with 243 forms and 173 usable records. She broke the projects down by categories that were identified through an analysis of County Employee Salary of 2017 provided by NACO.

Category	Number of Counties	Usable Applicants	Debt	Equity
1	15	0	0	0
2	19	30	.333	.667
3	7	9	.376	.624
4	9	35	.324	.676
5	6	39	.349	.651
6	1	13	.324	.676
7	2	47	.572	.428

Lori and John will report information at the next meeting.

Last year there was 250 forms and 168 usable. During 2016 – 2019 the usable forms increased 34%. The reports are filed earlier than in previous years. The percent of ownership on the form is

Rent-Restricted Housing Projects Valuation Committee
WebEx Meeting

not working properly. Bryan advised the applicant to fill in the correct percentage. It will be corrected for next year. Bryan also asked John to provide feedback on the forms with his team.

The next meeting will be scheduled for October 30th, 2020 at 10:00 a.m.

Lori made a motion to adjourn the meeting and Patricia seconded. Motion carried. The meeting adjourned at 11:01 a.m.

Submitted by Barb Oswald