

Rent-Restricted Housing Projects Valuation Committee
Tax Commissioners Hearing Room-2nd Floor-Nebraska State Office Building
301 Centennial Mall South, Lincoln, NE

The October 23, 2018, meeting called to order at 10:00 a.m. by chair Jim Koch.

Committee members present included Jim Koch, Chair, Lori Johnson, and Patricia Sandberg. John Wiechmann attended by telephone.

Others present included Blake Simpson, Bryan Hill, David Levy and Rob Woodling. Jon Cannon attended by telephone.

Jim Koch read the open meetings law provisions and they were available in the room.

Jim asked for public comments from others in attendance. Rob Woodling discussed the market rate rents appearing to be double counted and the possibility of the committee providing guidance to county assessors on the issue. David Levy discussed the cap rate of 6 ½ % is to low compared to other states. John Wiechmann asked if Mr. Levy knew if the cap rates from the other states were loaded or unloaded, Nebraska is unloaded. Mr. Levy said he would get a list but thought that most states were unloaded.

The minutes of the last meeting of September 17, 2018 were read. The motion was made by Patricia Sandberg to approve the minutes and Lori Johnson seconded the motion. All members were in favor of the motion.

Discussion was held concerning equity to debt ratios breaking the information down into various scenarios. The information was divided between Douglas and Sarpy County, Lancaster County, Buffalo and Hall County and the remainder of the state. Both Lori Johnson and John Wiechmann had compiled information and found they were similar in the conclusion.

Discussion was held concerning the debt rate and it was again broken down by the various locations of Douglas and Sarpy County, Lancaster County, Buffalo and Hall County and the remainder of the state. Lori discussed several examples based on varying mortgages.

The committee felt the data they have to work with has improved and would like to take a closer look at the debt/equity information to determine if a different cap rate could be set for Douglas and Sarpy County, Lancaster County, Buffalo and Hall County and the remainder of the state. Lori Johnson and John Wiechmann will compile another review of the numbers and have information available at the next meeting. The committee felt two more meetings are necessary to review and set the cap rate.

The next meeting is set for November 8th at 10:00 a.m. at the same location.

With no further business, the meeting was moved to adjourn by Patricia Sandberg and seconded by Lori Johnson, The meeting adjourned at 10:56 a.m.

Submitted by Barb Oswald