



NEWSLETTER

AUTUMN 2022
EDITION I

WHO WE ARE

Welcome Home is a nonprofit coalition of individuals, businesses and organizations committed to proactively making meaningful changes and improvements in the public policy arena that allow for significant growth in the starter housing market for families, first-time home buyers and future Nebraskans.



OUR APPROACH

- Developing and improving leadership with state and local elected officials.
- Communicating with elected officials regarding the needs and challenges of the market.
- Proactively introducing legislation at the state and local level to encourage the development of starter homes.

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ESTABLISHING A PRESENCE WITHIN THE COMMUNITY

On August 23rd, Welcome Home, in conjunction with Omaha Area Board of REALTORS®, held a forum for OPPD and MUD candidates. Participating candidates included:

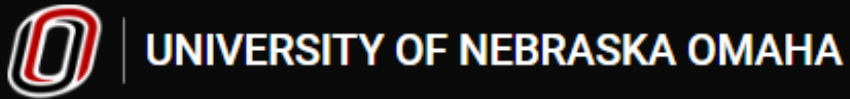
- MUD Subdivision 6: John S. McCollister and Mike McGowan
- MUD Subdivision 7: Scott Murray
- OPPD Subdivision 4: Jim Grotrian and Matt Core
- OPPD Subdivision 5: Craig Moody

Secretary Joe Gehrki was the moderator. Questions regarding housing affordability, the cost of a new construction home, transparency and regulations were addressed. President Jason Thiellen and Treasurer Peter Katt were present and had great questions and conversations with the candidates about Welcome Home and its mission.



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RESEARCH

Welcome Home has partnered with the University of Nebraska at Omaha to replicate the study conducted by the [National Association of Home Builders](#). That study found that regulations imposed by all levels of government account for 23.8% of the current average sales price of a new single-family home nationally.

Welcome Home is researching the cost of government on a new single-family home in the metro Omaha area. Developers and builders will be sent questions regarding zoning, time spent waiting for approvals, permits, hookups, inspections, changes in codes and standards over the years



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MAKING OUR VOICE HEARD

City of Omaha Housing Affordability Action Plan

The City of Omaha's Planning Department organized a series of engagement events that included open houses and listening sessions to provide public input about current conditions and demands in Omaha. They then created a summary of the Market Analysis and feedback received from the engagement events. That information is available on the [Omaha Housing Affordability Action Plan website](#).

Welcome Home submitted public comments and ideas that can be addressed by leaders in the local housing industry and public officials. These included ideas concerning:

- Density
- Lot cost
- Time it takes for approvals
- Infrastructure requirements
- Regulations unique to a community or project
- Tax increment financing
- Sanitary improvement districts



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