



# NEWSLETTER

SPRING 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.

### INSIDE THIS ISSUE

Establishing a presence in the community

Testifying to the State Senate

Input from home builders and developers



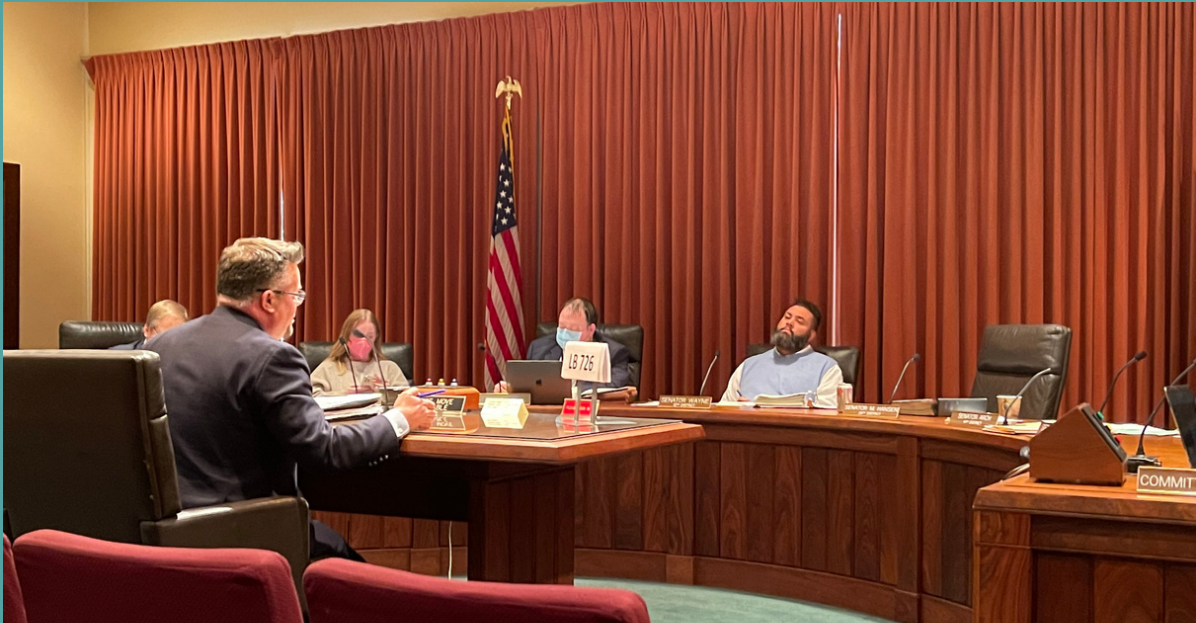
## ESTABLISHING PRESENCE IN THE COMMUNITY

Welcome Home held two open houses for elected officials. County Commissioners and Planning Directors from both Sarpy and Douglas County attended. Councilmembers from Gretna, Omaha and Bennington were also in attendance. Both open houses were well attended with great feedback from all. Several one-on-one meetings with individual officials wanting more information on Welcome Home have resulted from these open houses.



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## AT THE STATE LEVEL

Welcome Home President Jason Thiellen testified to the Urban Affairs Committee of the Nebraska Legislature in February 2022 in opposition to LB 726, legislation that would require any new SID created in the extraterritorial zoning jurisdiction of a municipality to comply with their affordable housing action plan.

Brent Beller testified in opposition, as well, on behalf of the Eastern Nebraska Development Council. Both argued the legislation would actually make housing more expensive, the opposite of the intended effect.

The committee took no immediate action on the bill and it died in committee at the end of session.

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## GROWING CONCERNS

Welcome Home Coalition held an event to meet with other home builders, introduce Welcome Home and our mission and to discuss the top concerns associated with new home construction. The event was well attended, and many ideas were shared.

Main concerns:

- Density
- Land development regulations
- Consistency with inspections

The key to change is education. Welcome Home is committed to educating elected officials on regulations and the costs associated with those regulations.



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# IN THE NEWS

## Omaha World-Herald

### Group takes aim at surging home costs in Omaha area

Welcome Home coalition is “laser-focused” on partnering with local officials to review and reduce government zoning and permitting regulations and fees pertaining to home lot development and construction. He cited a report by the National Association of Home Builders, which estimated that, on average, 23.8% of the final price of a new, built-to-sell house is due to regulations imposed by government at all levels: city, state and federal.



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# WELCOME HOME

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