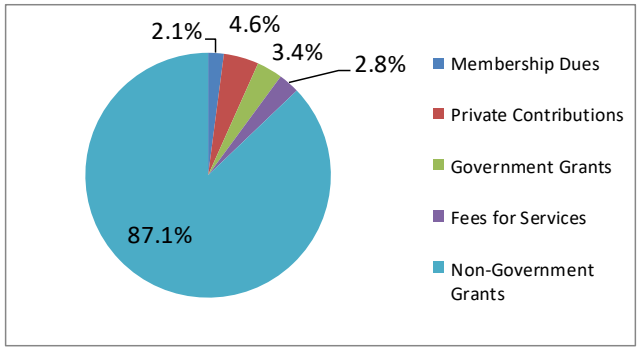
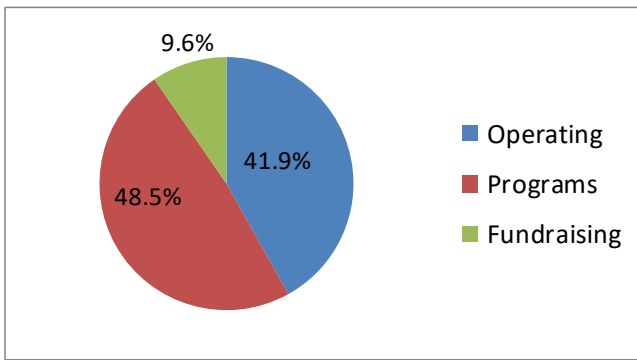




Funding Sources  
Actual for FY 2015-2016 = \$882,088



Funding Uses  
Actual for FY 2015-2016 = \$409,579



#### 2015-2016 Board of Directors

Becky Hanna, Chairperson - representing Hanna:Keelan Associates, PC  
Dave Taladay, Vice Chairperson - representing Southeast Nebraska Affordable Housing Council  
Rita Horse, Secretary - representing High Plains CDC  
Rob Woodling, Treasurer - representing Foundations Development, LLC  
Brian Andersen representing American National Bank  
Ann Burge representing Midwest Housing Equity Group  
Tina Engelbart representing Northeast Nebraska Economic Development District  
Mike Gawley representing Holy Name Housing Corporation  
David Proksel representing First American Title - Nat'l Commercial Services  
Nancy Striebel representing Lincoln County CDC  
Kim Vicars representing Blue Valley Community Action Partnership



Nebraska Housing Developers Association  
3883 Normal Boulevard, Suite 102  
Lincoln, NE 68506  
402.435.0315  
www.housingdevelopers.org



Established in 1996, the Nebraska Housing Developers Association has a membership base of more than 70 organizations working to strengthen the state's economic vitality by making safe, affordable housing available to all Nebraskans.

## Thanks to Our Supporters

### INVESTORS COUNCIL

The Investors Council is a group of organizations committed to our success by making an annual financial contribution.

#### Silver Level - \$2,500

Dana Point Development  
EXCEL Development Group  
Mesner Development Co.  
Midwest Housing Equity Group  
First National Bank of Omaha

### GRANT RESOURCES Over \$5,000

FHLBank Topeka  
First National Bank of Omaha  
Nebraska Department of Economic Development  
Nebraska Investment Finance Authority  
Wells Fargo Bank

The Association also participates in Give To Lincoln Day coordinated by the Lincoln Community Foundation. We raised \$9,637.01 in 2016. Next year's date is May 18, 2017.

*Your membership and/or contribution to the Association supports the work of the Association.*

*Please consider including the Association in your charitable giving budget.*

*NHDA Board Members make an annual personal, financial contribution to the Association.*

### Staff

Sara Tichota, Executive Director  
Amber Marker, Deputy Director



## 2015-2016 Annual Report July 1, 2015 - June 30, 2016

MISSION -  
To champion affordable housing



### Nebraska Housing Developers Works to "Champion Affordable Housing"

"Low income renters face the greatest challenge. Higher wages and a greater supply of affordable rental housing are necessary."  
2016 Out of Reach report published by the National Low Income Housing Coalition [www.nlihc.org](http://www.nlihc.org).

Communities throughout Nebraska are experiencing a need for a variety of housing options. For Nebraska's economy to thrive there must be a balance between investment in job creation efforts and ensuring the availability of appropriate housing options.

The Out of Reach 2016 report reflects the following:

\$ 9.00 State of Nebraska Minimum Wage  
\$11.59 Average Renter Wage  
\$14.45 Wage needed to rent a two bedroom that is affordable  
245,311 Number of Renter Households in Nebraska  
21% % of renter households that are extremely low income  
34,405 Shortage of affordable units available to extremely low income renters.

There are thousands of households at or below 80% of the Area Median Income that are cost burdened. They pay well more than 30% of their gross wages on housing and related costs.

Fair Market Rents are established by the U.S. Department of Housing and Urban Development. In Nebraska Fair Market Rents average \$751 for a two bedroom apartment.

In no state can a person working full-time at the federal minimum wage afford a two-bedroom apartment at the Fair Market Rent. In Nebraska, a person would have to work 64 hours a week at minimum wage (\$9/hour) to afford a modest 2-bedroom apartment at Fair Market Rent.

## Focus Area

### Awareness and Policy Work

**Building broad-based support for effective policies**

### ACTIVITIES

Built network support for LB 951 - the Affordable Housing Tax Credit Act. The bill, introduced by Senator Burke Harr, created a state affordable housing tax credit.

The bill was amended into LB 884 and was signed into law on April 19, 2016. The state affordable housing tax credit will mirror the federal Low Income Housing Tax credit (with a few small changes) and will be administered by NIFA (Nebraska Investment Finance Authority).

The creation of the state affordable housing tax credit was a culmination of work by housing advocates across Nebraska.

Met numerous times with the Nebraska Department of Economic Development to provide input on the development of the National Housing Trust Fund. The National Housing Trust Fund is a dedicated fund to fund the construction, preservation and rehabilitation of affordable housing for those people with the lowest income. Nebraska will receive an allocation of \$3 million for fiscal year 2016.

**Policy is the framework in which attention gets given and resources are deployed.**

Making Homes Accessible

The Making Homes Accessible Program is a statewide program that provides interest free deferred loans for persons with disabilities and their family to make their home more accessible for independent living. Nebraska Housing Developers Association is able to provide up to a \$25,000 loan that is 50% forgiven after five years. Referrals are made by member organizations and community partners. This year we were able to assist four homeowners with modifications that allowed them to remain in their homes.

As the population continues to age, this program is a key factor in allowing many persons with disabilities to remain in their homes. The scope of work typically involves bathroom modifications, permanent ramps, widening of doorways and kitchen modifications. In addition, lead based paint and other rehabilitation standards must be addressed.

Our current funding is dwindling, but due to the growing waiting list the Association plans to apply in 2017 for additional funding through the Nebraska Department of Economic Development.

First Down Program Receives Additional Funding

The Nebraska Housing Developers Association in partnership with First National Bank of Omaha, has received a new First Down grant. The Association received funding to assist 160 people to become home owners . This is the seventh time funding has been received for the First Down Program through the FHLBank Topeka Affordable Housing Program.

The First Down Program is available to Association non-profit members to access up to \$4,000 in down payment assistance for eligible first-time homebuyers. The first mortgage can provided by any financial institution. Homebuyers are required to complete a pre-purchase education delivered by a REACH Affiliate Organization.

Loans from FirstDown are forgivable in increments of five years whereby the loans become totally forgivable.

Thank you to our non-profit members, First National Bank of Omaha and FHLBank Topeka for the continued success of this program.



(picture of home purchased using FirstDown funds)

Focus Area

Collaborative Housing Initiatives

*Providing Nebraskans with quality affordable housing choices*

KEY ACCOMPLISHMENTS

- REACH - Nebraska’s statewide home buyer education delivery system - Provided \$20,000.00 in pass through funding to REACH Affiliate Organizations to support their delivery of homebuyer education. Education was provided to 885 households impacting 385 first mortgage loans from 65 different lenders totaling more than \$35.2M.

The top three first mortgage lenders involved in making homeownership opportunities for people educated through REACH are US Bank, Habitat for Humanity and Pinnacle Bank.

- FirstDown - Provided \$132,241 to assist 33 homebuyers to purchase their home. First mortgage loans for the 33 home buyers were provided by 14 lenders in 23 Communities - 5 in Nebraska’s 1st Congressional District; 2 in the 2nd District and 26 in the 3rd District.
- Nebraska RentWise - Conducted 1 Train- the-Trainer workshop adding 27 new trainers to the list of certified Trainers for a total of 678 trainers.
- Making Homes Accessible - Disbursed \$87,763 to 8 contractors to make accessibility modifications and conduct housing rehabilitation work to assist 4 homeowners. Work was completed in Stratton, Trenton, Wayne and Omaha.

Sara Tichota Hired as New Executive Director

I want to take this opportunity to thank all of our members and partners who I’ve had the privilege of meeting with this year. Hearing about each organization’s successes and challenges in the affordable housing industry has been extremely insightful. Please continue to reach out to me and share your experiences. Your input is the impetus for the Nebraska Housing Developers Association’s focus areas.

As you will read throughout the report, my first year with the Association has been a busy one. We have made several organizational changes. The Association office has relocated. We are in the same building 3883 Normal Blvd in Lincoln, but we have moved to Suite #102. The move has provided us a more cost effective location. Please stop by and visit us at our new office.

The Association was awarded a grant by the Firespring Foundation. The grant provided us the opportunity to refresh our website. The new website is easier to navigate, more responsive and allows us to better serve our members. If you have not had the opportunity, please tour our website [housingdevelopers.org](http://housingdevelopers.org).

As I wrap up my first year with the Association, I look forward to working with each of you to “Champion Affordable Housing” in 2017.



Focus Area

Technical Assistance and Training

*Increasing the impact of member organizations*

KEY ACCOMPLISHMENTS

- Provided training to several member organizations regarding participation in the First Down program.
- Provided technical assistance to member regarding various topics

Market Rate Housing  
Work Force Housing  
Affordable Housing  
*What Does It All Mean?*

Market Rate Housing is housing that costs what the market will bear. What people in your community will spend to purchase or rent a home.

Work Force Housing is housing that is available to have an adequate work force to fill the jobs in a community.

Affordable Housing may be all of the above and is generally defined as a household at or below 80% of the Area Median Income paying no more than 30% of their gross income on housing and related costs.

We continue to hear the need for workforce housing across our state. Workforce housing and affordable housing often go hand-in-hand. As we enter 2017, the association will continue to participate in advocating for affordable work force housing across Nebraska.