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

Silver Level - $5,500
Dana Point Development
Foundations Development
Mesner Development Co.
Midwest Housing Equity Group
First National Bank of Omaha

Bronze Level - $1,500
Horizon Bank

GRANT RESOURCES Over $5,000
FHLBank Topeka
First National Bank of Omaha
Nebraska Department of Economic Development
Nebraska Investment Finance Authority

The Association also participates in Give To Lincoln Day coordinated by the Lincoln Community Foundation. We raised $16,038.10 in 2018. Next year’s date is May 31, 2019.

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

Please consider including the Association in your charitable giving budget.

NHD&A Board Members make an annual personal, financial contribution to the Association.

Staff
Matthew Cavanaugh Executive Director
Amber Marker, Deputy Director

Funding Sources
Actual for FY 2017-2018 = $296,164

- Membership Dues
- Private Contributions
- Government Grants
- Fees for Services
- Non-Government Grants

Funding Uses
Actual for FY 2017-2018 = $498,288

- Operating Programs
- Fundraising

Focus Area
To champion affordable housing

Nebraska Housing Developers Association
3883 Normal Boulevard, Suite 102
Lincoln, NE 68506
402-435-0135
www.housingdevelopers.org

2017-2018 Board of Directors
Ann Burge, Chairperson - representing Midwest Housing Equity Group
David Proksel, Vice Chairperson - representing First American Title - National Commercial Services
Brian Andersen, Treasurer - representing American National Bank
Rita Horse, Secretary - representing High Plains CDC
Tina Engelbart, representing Northeast Nebraska Economic Development District
Mike Gawley, representing Holy Name Housing Corporation
Nancy Striebel, representing Lincoln County CDC
Amy Thelander, representing Southwest Nebraska Community Betterment Corporation
Kim Vicars, representing Blue Valley Community Action Partnership
Rob Wooding - representing Foundations Development, LLC

2017-2018 Annual Report
July 1, 2017 - June 30, 2018

President Abraham Lincoln and any decent home builder can tell you, “a house divided against itself cannot stand.” Lincoln famously analogized citizens joined by shared political boundaries to the physical structure of a home when he acknowledged that both lose their function once they are split apart.

With Lincoln’s advice in mind, this year at NHD&A we focused our advocacy efforts on building strong partnerships so that our members can focus on building strong homes. NHD&A took the 2017/2018 Fiscal Year to focus on collaboration and partnership, building to amplify our voice, strengthen our message, and improve our ability to “champion affordable housing.” There are many issues on the state, local, and federal level that impact the preservation and development of affordable housing and NHD&A touched most of them in our advocacy efforts this year. Whether we were promoting the affordable housing trust fund, low-income housing tax credits, regional land banks, tenants’ rights, or property tax abatement for housing authorities, NHD&A sought partnerships that could strengthen our cause and elevate our message.

The current need for affordable housing in Nebraska can be described as nothing short of a crisis. According to the National Low Income Housing Coalition, a minimum wage worker in Nebraska must work 55 hours a week to afford a modest one-bedroom apartment at fair market rent. Furthermore, the 2016 American Community Survey conducted by the U.S. Census Bureau found nearly 80 thousand Nebraskan households are extremely housing-cost burdened, and another 100 thousand are moderately housing-cost burdened. If we are to acquire the will, the power, and the resources to provide houses adequate to address this challenge, it is essential that we build a broad and powerful coalition that can stand united.

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MISSION
To champion affordable housing

AWARENESS AND POLICY WORK
Building broad-based support for effective policies

ACTIVITIES
- Marshaled support for LB854 the land bank for all Nebraskans bill. The bill, introduced by Senator Dan Quick (LD35, Grand Island), would have allowed communities across Nebraska to adopt their own municipal land bank. Currently land banks are effectively limited to Omaha alone.

NHD&A provided critical support to assist in the passage of the legislation. NHD&A members from legislative districts across the state provided letters of support and performed targeted outreach to their representatives to show that there is a great need for this tool that can help transform dilapidated and tax delinquent properties back into productive use.

LB854 was amended into LB873 and received broad support and was passed by the legislature on the last day of the legislative session. Despite receiving a majority of the support of the legislature, Governor Ricketts vetoed the land bank legislation saying that there “has not been a need demonstrated to expand the vast powers of a land bank to other areas of our state.”

Though this last minute defeat was a disappointment, NHD&A will work to support this important legislation again next year and be sure that we raise the voices of our many members to show that there is indeed a need for land banks across the state.

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

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.
**FirstDown**

FirstDown is a statewide initiative managed by the Nebraska Housing Developers Association in collaboration with First National Bank of Omaha with loan financing provided by the Federal Home Loan Bank of Topeka.

The FirstDown program provides down payment and closing cost assistance to eligible families working to purchase a home who meet income guidelines and other qualifying requirements. All FirstDown recipients must be referred by a non-profit NHDA member and attend REACH homebuyer education training.

By providing financial assistance as well as quality financial education, the FirstDown program has provided many Nebraskans who have not previously been able to purchase a home an opportunity to become successful homeowners. Homeownership can bring stability and investment into a community and it is a great catalyst for individual wealth building. Through the FirstDown program this year we provided $140,000 to first time homebuyers. These loans helped close the sale on 35 homes leading 87 Nebraskans into homeownership. The average FirstDown recipient’s household income was $35,519, well below the national median income for a first time homebuyer at $72,000 a year.

One of this year’s FirstDown recipients, Jason Corbit, came back to his hometown of Chadron after many years living in Oklahoma. Thanks to a referral from NHDA member High Plains Community Development Corporation, Jason and his wife were able to utilize the FirstDown program to purchase their first home. Jason is the Lead Pastor at Chadron Community Church and he and his wife have two young daughters. As Jason says, “for the first time we have a home we can grow into as a family.”

This year NHDA applied again to FHLBank of Topeka for more funds to continue to provide down-payment assistance to Nebraskans who might otherwise not be able to purchase a home.

**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 1,042 households impacting $26 first mortgage loans from 69 different lenders totaling more than $52.2M.

  - The top three first mortgage lenders involved in making homeownership opportunities for people educated through REACH are US Bank, Exchange Bank and First National Bank of Omaha.

- **FirstDown** - Provided $140,000 to assist 35 homebuyers to purchase their home. First mortgage loans for the 35 home buyers were provided by 13 lenders in 22 Communities - 2 in Nebraska’s 1st Congressional District; 5 in the 2nd District and 28 in the 3rd District.

  - The FirstDown program leveraged nearly $3M in first mortgage loans and over $54,350 in additional second mortgages.

- **Making Homes Accessible** - Disbursed $130,959 to 5 contractors to make accessibility modifications and conduct housing rehabilitation work to assist 6 homebuyers. Work was completed in Allen, LaVista, Lincoln, Omaha and Wauneta.

**Memo from the Director**

This year has been one of strong growth for the Nebraska Housing Developers Association. I had the privilege of joining as the new Executive Director of NHDA in October and it has been an honor to use this first year to meet many members committed to affordable housing and to take our message and mission to new organizations in order to grow the Association.

Prior to joining NHDA, I worked as the Legislative Director for a member of the Illinois State Senate. Though much of my work has focused on legislation and policy, I have always been passionate about affordable housing. While in Chicago, I spent a year working in direct service, connecting individuals and families with permanent supportive housing.

After 12 years living and working in Illinois, my wife and I returned to our hometown of Omaha, Nebraska and I feel very fortunate to be working to champion affordable housing across Nebraska.

In this first year I visited over 30 member organizations in their communities, reaching from Omaha to Chadron, and we have grown our membership to over 80 for the first time in the Association’s history. There are still many more communities and partners to visit and I hope to reach them in this upcoming year.

Meeting with members directly and seeing first-hand the challenges and opportunities that impact your community is the best way for the Association to remain responsive to the needs and desires of our membership. So please do not hesitate to reach out to me with your thoughts or to send an invitation if you would like me to come visit your community.

There are significant challenges to ensuring that every Nebraskan has a safe, decent, and affordable place to live. As the costs of developing and maintaining housing continue to rise, NHDA is committed to promoting the training and technical assistance necessary for all our members to continue to champion affordable housing.