Nebraska Housing Developers Association

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.

MISSION
To champion affordable housing

Focus Area
Awareness and Policy Work
Building broad-based support for effective policies

ACTIVITIES
Built network support for LB 348 - a bill to establish reasonable and equitable methods to assess the value of rent-restricted housing.
LB 348 was signed into law on May 13, 2015 with an emergency clause.
The passage of LB 348 was a culmination of many years of work by dozens of housing advocates including the lobbying groups of American Communications Group, O’Hara, Lindsay & Associates, and Radcliffe & Associates.
The Association worked with Senator Gloor to make changes to LB 457; a bill that called for the termination of the Industrial Recovery Fund (IRF). LB 457 initially called to move the balance of the terminated fund (estimated at $1M+) to the Site & Building Development Fund. The IRF was established with recaptured Nebraska Affordable Housing Trust Funds (NAHTF). The Association successfully negotiated 50% of the balance in the IRF to the Site & Building Development Fund and the Nebraska Affordable Housing Trust Fund.
The NAHTF loses an estimated $4M annually due to the redirection of funds from NAHTF.

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

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

Silver Level: $2,500
EXCEL Development Group
Mesner Development Co.
Midwest Housing Equity Group
First National Bank

Grants Resources Over $5,000
FHLBank Topeka
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 $8,452.87 in 2015. Next year’s date is May 26th.

Your membership and/or contribution to the Association supports the work of the Association.
Please consider including the Association in your charitable giving budget.
100% of NHDA Board Members make an annual personal, financial contribution to

2014-2015 Board of Directors
Dave Taladay, Chairperson - representing Southeast Nebraska Affordable Housing Coalition
Nancy Striebel, Vice Chairperson representing Lincoln County CDC
Mary Kircher, Secretary representing McCook Economic Development Corp.
Rob Woodling, Treasurer representing Foundations Development, LLC
Brian Andersen representing American National Bank
Ann Burge representing Midwest Housing Equity Group
Becky Hanna representing Hanna:Keelan Associates, PC
Rita Horse representing High Plains CDC
Brian Lierman representing Great Western Bank
David Proksel representing First American Title
Kim Vicars representing Blue Valley Community Action Partnership

2014-2015 Annual Report
July 1, 2014 - June 30, 2015

“Housing that meets the needs of people and families is an essential part of the infrastructure that builds a strong work force and sustains local economies.” - Governor Kate Brown of Oregon in the 2015 Out of Reach report published by the National Low Income Housing Coalition www.nlihc.org.

Fair Market Rents are established by the U.S. Department of Housing and Urban Development. In Nebraska Fair Market Rents range from $657 to $708 for a two bedroom apartment.

The Out of Reach 2015 report reflects the following:
$ 8.00 State of Nebraska Minimum Wage
$11.41 Average Renter Wage
$13.77 Wage needed to rent a two bedroom that is affordable
339,254 Number of Renter Households in Nebraska

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.

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.

Thanks to Our Supporters

Funding Uses
Actual for FY 2014-2015 = $738,320

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Funding Sources
Actual for FY 2014-2015 = $481,312

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Staff
Danielle Hill, Executive Director
Amber Marker, Deputy Director

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Lincoln, NE 68506
402.435.0315
www.housingdevelopers.org

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Focus Area

Collaborative Housing Initiatives

Providing Nebraskans with quality affordable housing choices

KEY ACCOMPLISHMENTS

- REACH - Nebraska's statewide home buyer education delivery system. Provided $114,953.90 in pass through funding to REACH Affiliate Organizations to support their delivery of homebuyer education. Education was provided to 1,059 households impacting $83 first mortgage loans from 81 different lenders totaling more than $517.2M.

- The top three first mortgage lenders involved in making homeownership opportunities for people educated through REACH are US Bank, Charter West Bank and Farmers and Merchants Bank.

- FirstDown - Provided $320,000 to assist 80 homebuyers to purchase their homes. First mortgage loans for the 80 home buyers were provided by 21 lenders in 29 Communities - 21 in Nebraska's 1st Congressional District; 31 in the 2nd District; 23 in the 3rd District and 5 in Iowa.

- Nebraska RentWise - Conducted 1 Train-the-Trainer workshop adding 16 new trainers to the list of certified Trainers for a total of 642 trainers.

- Making Homes Accessible - Awarded a three year grant for $310,000 to provide loans to home owners with a disability to make accessibility modifications and home repairs to meet local codes.

First Down Has Banner Year

The Nebraska Housing Developers Association in partnership with First National Bank of Omaha, our non-profit members, and the FHLBank Topeka had a record year of loans. The Association Received funding to assist 100 people to become home owners in September of 2014 and by June 30th of 2015 we made 80 loans. This level of activity is unprecedented in the more than 10 years we have been administering the First Down program.

We submitted an application to FHLBank Topeka in the spring of 2015 to renew the First Down program for the seventh time. We hope to hear an award announcement in early fall of 2015.

We work through our non-profit members to assist home owners. The program requires pre-purchase education delivery by a REACH Affiliate Organization.