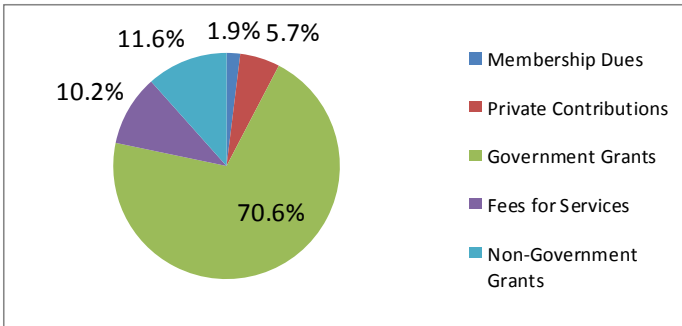
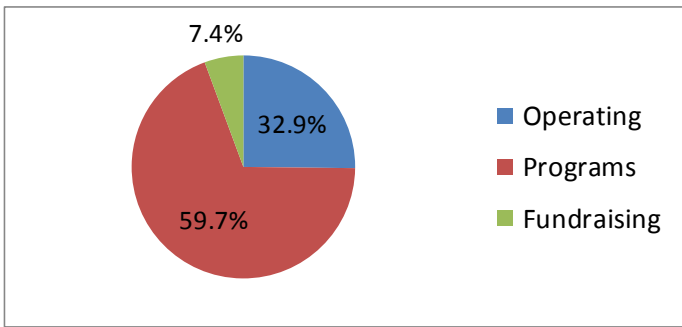




Funding Sources
Actual for FY 2014-2015 = \$481,312



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



2014-2015 Board of Directors

Dave Taladay, Chairperson - representing Southeast Nebraska Affordable Housing Council
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 - Nat'l Commercial Services
Kim Vicars representing Blue Valley Community Action Partnership



Nebraska Housing Developers Association
3883 Normal Boulevard, Suite 206
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
EXCEL Development Group
Mesner Development Co.
Midwest Housing Equity Group
First National Bank

GRANT 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

Staff

Danielle Hill, Executive Director
Amber Marker, Deputy Director



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

MISSION -
To champion affordable housing



Nebraska Housing Developers Works to "Champion Affordable Housing"

"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 \$607 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
239,254 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.



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.

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 delivered by a REACH Affiliate Organization.



Nebraska RentWise

The Association serves as the Lead Agency for Nebraska RentWise. Our role as the Lead Agency is to coordinate training events to increase the availability of quality Nebraska RentWise trainers. We also work to make people aware of the value of Nebraska RentWise (tenant education) to the housing stability of renters.

The Renter’s Workbook and Facilitator Manual used to deliver the tenant education is copyrighted and may only be obtained by ordering from the Association.

We seek to build partnerships between organizations and trainers and property owners and managers to build strong local RentWise Networks that may provide incentives for renters to take the course.

Currently there are two RentWise Networks in Nebraska that consistently provide tenant education - Lincoln and Omaha. We continue to seek funding to assist in building other networks to make this quality tenant education available throughout Nebraska.

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 583 first mortgage loans from 81 different lenders totaling more than \$50.7M.

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 home. 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.

Letter from the Outgoing Executive Director

Danielle Hill Retires After 18 Years as Executive Director

I want to take this opportunity to thank all of you who have supported the Association by investing their time, talents, and financial resources.

In the last 18 years the Association evolved from the Nebraska Association of CHDOs (Community Housing Development Organization) to the much more diverse organization it is today.

The Association has advocated fiercely to preserve and grow the Nebraska Affordable Housing Trust Fund (NAHTF). We have also kept a watchful eye and provided input as to how those funds are administered.

I highly encourage and have always expected grantees receiving NAHTF grant awards to be a member of the Association. In large part NAHTF exists as a resource because of the network of advocates involved on behalf of the Association.



The work to create awareness in regards to the economic impact of housing development and the need for housing options to strengthen Nebraska’s economic viability must go on.

One of the biggest impacts the Association has made is to focus on policy. Both administrative and legislative policy work is essential to securing adequate housing resources and ensuring those resources are administered effectively and efficiently.

The Association’s voice has grown over the years to the point where many elected officials look to us for advice and information on affordable housing.

As I move on to a different stage in my life, I wish the Association continued success and growth. The Trust Fund must be restored to invest appropriately in Nebraska’s housing future.

Focus Area

Technical Assistance and Training

Increasing the impact of member organizations

KEY ACCOMPLISHMENTS

- With funding from the Nebraska Department of Economic Development and the talents of Third Rail Content, we created a video to educate on fair housing law and rights. The video(s) are available via our home page at www.housingdevelopers.org by clicking on the link to You Tube.
- Coordinated the delivery of training on regulations for the Renovation, Repair and Painting rule, lead-based paint, radon, and asbestos. The day-long training included Landlord Tenant Law, Fair Housing and designing a rehab program.

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.