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

Looking Back...Looking Forward—25 Years of NHDA

There is an over-used, but very accurate phrase that says “The only thing that never changes is change itself.” NHDA is an organization that has adapted and changed through the past 25 years, but one thing has remained constant: the steadfast support of affordable housing in our state of Nebraska. The faces change and the programs evolve but we continue to move forward with the goal of helping all people find a safe and decent place to sleep each night.

Within the past year we lost one of the most significant faces associated with affordable housing in Nebraska. Danielle Hill, the first Executive Director of NHDA passed away in February of 2022. Danielle began her career with NHDA in 1997 and remained in her role here for 18 years. She was a fierce defender of those less fortunate and found a passion in being a “champion for affordable housing.”

In 2006 Danielle hired Amber Marker, who after 15 years serving NHDA in various roles was named Executive Director in October of 2021. Amber is honored to lead this organization and is passionate about building it into the future. In 2022 Carol Bodeen joined NHDA to take on the role of Director of Policy and Outreach. Going into the new fiscal year, NHDA is tackling the challenges of the present and growing to meet anticipated needs.

As we move into a post-COVID 19 landscape, rising costs and insufficient supply of housing are impacting all sectors of our society, but most significantly affected are those that make less than the median income for their area. Renters and young families seeking their first home are finding it most difficult. These are factors that make our work as an association of affordable housing developers even more important and critical.

Most importantly, none of this work could be done without the support of our Board of Directors, Investors and Members. We are thankful for the foundation of the past 25 years and we are optimistic for all that lies ahead.

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

Silver Level: $2500 Annually
American National Bank
Burlington Capital
Cornhusker Bank
EXCEL Development Group
First National Bank Omaha
Foundations Development
Holy Name Housing Corporation
Horizon Bank
Mesner Development Co.
Midwest Housing Equity Group
U.S. Bank

GRANT RESOURCES Over $5,000
Federal Home Loan Bank of Topeka
First National Bank of Omaha
National Low Income Housing Coalition
Sherwood Foundation

NHDA also participates in the annual Give To Lincoln Day program coordinated by the Lincoln Community Foundation.

Your membership and contributions support the work of NHDA. Please consider including us in your charitable giving budget.

Funding Sources
Actual for FY 2021-2022 = $315,821

Funding Uses
Actual for FY 2021-2022 = $791,359

2021-2022 Board of Directors
Brian Andersen, Chairperson - American National Bank
Amy Thelander, Vice Chairperson - Southwest Nebraska Community Betterment Corporation
Kim Clark, Secretary - Blue Valley Community Action Partnership
Matthew Cavanaugh, Treasurer - Holy Name Housing Corporation
Autumn Calkins - High Plains Community Development Corporation
Tina Engelbart - Northeast Nebraska Economic Development District
Lara Huskey - Midwest Housing Development Fund
Quelbin M. Izaguirre - NeighborWorks Northeast Nebraska
Scott Jensen - First National Bank of Omaha
Michael Sands - Baird Holm, LLP
Brent Williams - EXCEL Development Group

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NHDA Expands RentWise Network with online course soon to be available!!

We are continuing the process of expanding RentWise, our statewide tenant education program by establishing partnerships to help us reach those who have historically not utilized the program. We are currently finishing the adaptation of the RentWise class to an online version, making it more accessible to a larger audience. A new feature to this is a training course targeted to housing providers as well. We feel that the success of both the tenant and the housing provider relies on knowledge, communication and cooperation.

RentWise is a way to help this to happen! As we release this online version, we are working to develop a marketing plan to make sure our intended recipients are made aware of this new opportunity to learn and improve the success of first time renters, along with increasing the knowledge of those tenants who have struggled with their rental situation.

NHDA is grateful to the City of Lincoln for stepping up and providing funds for a partnership with the University of Nebraska to create the online platform for RentWise. Students from the University of Nebraska School of Computing Senior Design program began working on the project in August of 2021. As a part of these efforts, NHDA is proud to have historically not utilized the program.

All Seasons

Our new All Seasons Affordability Program has been a great example of direct assistance provided to households who need it most! We have provided $232,676 in financial assistance to 33 low-income homeowners who are without a functioning furnace and/or air conditioner. By giving low-income homeowners up to $9,000 for a new HVAC system we will increase the affordability of their home by lowering their monthly energy costs while at the same time creating a safer and healthier home.

Additionally, this lowers housing instability by putting a major utility back under warranty and removing the risk of a replacement cost that could force the sale of the home. To date the demand for this program has outpaced our current funding. We plan to apply for additional money to continue the program and have set our goal to assist up to 72 more homeowners.

First Down

First Down is a program intended to help low and moderate income individuals and families purchase a home. In the past year NHDA has provided $222,000 in FirstDown down payment grants to 37 homeowners who are all below 80%, 60% or 50% of area median income for the community in which they reside. These grants help cover the down payment and closing costs for these homeowners who otherwise might not have been able to purchase a home. NHDA has successfully administered this program for 15+ years.

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