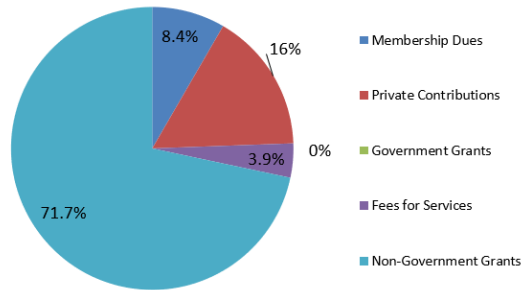
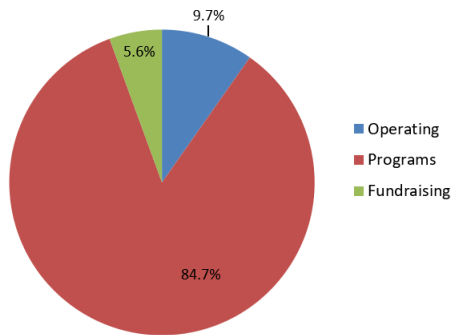




Funding Sources
Actual for FY 2020-2021 = \$389,962.00



Funding Uses
Actual for FY 2020-2021 = \$723,207.00



2020-2021 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
Rob Woodling, Treasurer - Foundations Development, LLC
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Thanks to Our Supporters

INVESTORS COUNCIL

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

Silver Level

Burlington Capital
First National Bank Omaha
Foundations Development
Holy Name Housing Corporation
Hoppe Homes
Horizon Bank
Mesner Development Co.
Midwest Housing Equity Group

Bronze Level

American National Bank

GRANT RESOURCES Over \$5,000

Federal Home Loan Bank of Topeka
First National Bank of Omaha
National Low Income Housing Coalition
NHDA also participates in Give To Lincoln Day coordinated by the Lincoln Community Foundation.

Your membership and contributions support the work of NHDA.

Please consider including us in your charitable giving budget.

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

Staff

Courtney Lyons, Executive Director
Amber Marker, Deputy Director



2020-2021 Annual Report
July 1, 2020 - June 30, 2021

MISSION -
To champion affordable housing

With Adversity Comes Opportunity

It is no surprise that upon reflecting over our work the last year that our impact has centered around continuing to help Nebraskans through the COVID-19 pandemic. Like many of our nonprofit peers, we rushed to get federal CARES Act dollars to those behind on rent and continue to work with state and local governments to speed up additional rental assistance from the federal government. With funding through the Nebraska Children and Families Foundation and CARES Act funding, we distributed \$289,375.25 to 118 households— both renters and homeowners—to help keep them in their homes during the pandemic.

The ongoing pandemic has also contributed to higher demand for housing and skyrocketing home values, with the average price of a home in Nebraska now topping \$200,000. NHDA members have had to face supply delays, rising costs, and a labor shortage, all at a time when building more affordable housing is more important than ever. Our bigger cities have seen the biggest increases, while our smaller communities continue to deal with an overall shortage and lack of needed development for their workforce.

While the pandemic has made our affordable housing shortage worse, it also provides us with a once-in-a-generation opportunity to finally make real progress towards addressing it. The need for affordable housing is finally at the top of urgent priorities for state and city policymakers. That political will is supported by federal money available for housing infrastructure and rental relief. Now is our chance to make major progress towards the way we fund affordable housing development and support renters in the state.

While this year was tough and we were forced to face many unexpected challenges, we still were able to grow and improve as an organization. We launched our new All Seasons Affordability Program, which uses grant funding to fully pay for low-income, elderly, or disabled Nebraska homeowners to replace inefficient or broken HVAC systems. We are excited to offer this program where we'll be able to help 60 families get new units.

Another bright spot in the year was helping to pass LB866, an affordable housing package of bills that included legislation to create the Middle Income Workforce Housing Investment Fund. Already, our members in Omaha, Lincoln, and Bellevue have received millions of dollars in funding to support the development of affordable housing.

All this shows that with adversity comes opportunity. We want to thank our members for their continued support and involvement. It is clear that your involvement results in more Nebraskans having access to safe, affordable homes. We look forward to serving you another year!



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.

NHDA Launches New Program to Assist Homeowners

In the spring, we launched a new program to assist homeowners struggling with high utility costs and nonfunctioning heating and air conditioning units. With a grant from the Federal Home Loan Bank of Topeka and in conjunction with First National Bank of Omaha, NHDA is now offering assistance to certain homeowners to replace old or broken HVAC units. The All Seasons Affordability Program is an owner-occupied rehabilitation program designed to replace older HVAC units to conserve energy and make home utility costs more affordable for Nebraska residents.

An average of \$9,000 per household is available in assistance. Those eligible must be 55 and older, demonstrate special needs, or live in units with at least three bedrooms. Applicants must also live in Nebraska and earn less than 80 percent of the area median income as defined by the Federal Home Loan Bank of Topeka.

We are happy to offer this program at a time when the need for such a program is clear. With utility costs skyrocketing over last year’s long winter, the importance of functioning, efficient HVAC systems has become a key aspect of home affordability for Nebraska homeowners. NHDA is thrilled to offer this new program to our members and those they serve.

The All Seasons Affordability Program is in addition to our longstanding FirstDown assistance program. This longstanding NHDA program provides \$6,000 in downpayment assistance for low-income Nebraska households. This year, NHDA provided \$66,000 in FirstDown grants to 11 families with an average income of \$47,000 per year, almost half that of the national median income for a first-time homebuyer. These funds brought diversity to the homeownership community and stability to families across Nebraska. Loans were provided to five homebuyers in Nebraska’s 1st Congressional District, one in the 2nd, and five in the mostly rural 3rd District.

NHDA looks forward to continuing our homeowner assistance programs in the next fiscal year and continuing to help all Nebraskans who have a dream and demonstrate a willingness to overcome the hurdles in their way to succeed as homeowners.

Focus Area

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 952 households impacting 320 first mortgage loans from 44 different lenders totaling nearly \$34.5 million.
- The top three first mortgage lenders involved in making homeownership opportunities for people educated through REACH were Omaha 100, Habitat for Humanity of Omaha, and US Bank.
- FirstDown - Provided \$66,000 to assist 11 homebuyers to purchase their home. Five loans were in Nebraska’s 1st Congressional District; one in the 2nd District and five in the 3rd District. The average annual income of a loan recipient was \$47,000.
- RentWise—The RentWise Network has trained 969 certified RentWise trainers, including 77 brought on this year.



This home was purchased in Chadron using the FirstDown program.

Senators Pass Affordable Housing Package

This year continued to show how our members can join together in a unified voice to enact legislation that positively affects housing policy. In August, senators resumed the 2021 legislative session after a required break due to the COVID-19 pandemic. They voted to pass LB866, which has several provisions that aim to increase the availability of affordable housing across the state, including \$10 million for affordable housing development in urban areas.

One of the key provisions in the legislation was the creation of the Middle Income Workforce Housing Investment fund, which provides matching grants to Nebraska nonprofits for investments into older neighborhoods and higher minority areas within parts of Douglas, Lancaster, and Sarpy counties. This fund will mirror the existing Rural Workforce Housing Fund where rural communities in the state have access to similar grant funds. Together, this funding will quickly and efficiently enable communities to better house their workforce and attract families to their areas.

Grants through the Nebraska Department of Economic Development will enable recipients to invest in revolving housing funds and initiate projects—from new construction or rehabilitation to upper-story development—that add to the quantity of owner-occupied workforce housing options in their service areas.

The benefits of the legislation are already coming to fruition. Just this past July, DED awarded the first round of fund recipients, distributing almost \$10 million in funding to nonprofit developers in Omaha and Lincoln. With another \$5 million in matching funds from NIFA and a dollar for dollar match required from each community, this program shows the huge economic benefit that comes with investing in affordable housing.

Nebraska has continued to see beneficial results from the existing Rural Workforce Housing Fund come to fruition. Signed into law by Gov. Ricketts in 2017, the RWHF has since generated a greater than 15:1 return on State investment in the form of over 800 new units in rural areas, valued at more than \$30.3 million in project costs.

Also included in the legislation was a provision that required cities over 20,000 to create reports every two years on their progress towards increasing access to affordable housing and subsequent adoption of affordable housing action plans. These reports will help clarify what the barriers are to affordable housing development and help lead us to viable solutions.

Congratulations to our members who successfully applied for these new funds! Thank you to all who were involved in helping advocate for this important investment in our state!

Focus Area

Increasing the impact of member organizations

KEY ACCOMPLISHMENTS

- Provided technical assistance to members covering various housing topics.
- Nebraska RentWise - Conducted two online Train-the-Trainer workshops, adding 77 new trainers to the list of certified trainers.
- Partnered with the National Low Income Housing Coalition to survey Nebraska renters experiencing hardship during the COVID-19 pandemic.
- Distributed over \$289,375 of direct assistance to 118 Nebraska renters and homeowners using funding from the CARES Act.