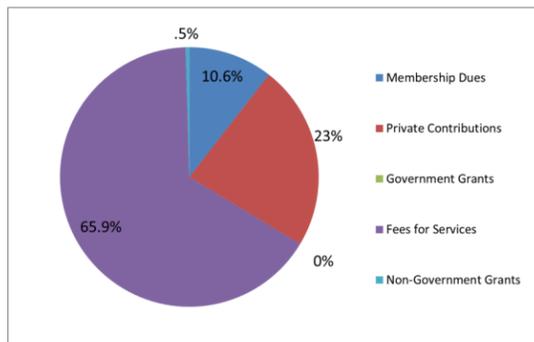
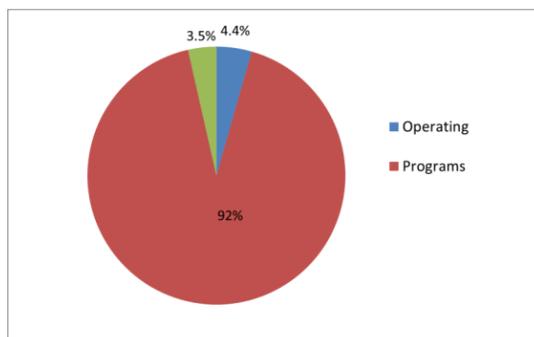




Funding Sources
Actual for FY 2023-2024 = \$325,225



Funding Uses
Actual for FY 2023-2024 = \$1,479,692



2023-2024 Board of Directors

- Quelbin Izaguirre, Chairperson - NeighborWorks Northeast Nebraska
- Autumn Dillon, Vice Chairperson - U.S. Bank
- Autumn Calkins, Secretary - High Plains Community Development Corporation
- Matthew Cavanaugh, Treasurer - Holy Name Housing Corporation
- Scott Argo- Horizon Bank
- Seanna Collins - North Platte Housing Authority
- Martin Griffith - Northeast Nebraska Economic Development District
- Lara Huskey - Midwest Housing Development Fund
- Amanda Palmerton - Southeast Nebraska Community Action Partnership
- Michael Sands - Baird Holm, LLP
- Brent Williams - EXCEL Development Group

Board Members make an annual personal, financial contribution to the Association. This fiscal year we received 100% board participation.



Thank You 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: \$2500 Annually

- Advantage Capital
- 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
- City of Lincoln
- First National Bank of Omaha
- Lozier 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.

Staff

- Amber Marker, Executive Director
- Carol Bodeen, Director of Policy & Outreach



2023-2024 Annual Report

July 1, 2023—June 30, 2024



MISSION—To Champion Affordable Housing

Affordable Housing in Nebraska

What is “Affordable Housing”? This is a question we have heard often these past couple of years. In fact, back in September 2023, the Urban Affairs Committee of the Nebraska Legislature conducted a public hearing to discuss this very question.

Affordable housing according to the Department of Housing & Urban Development (HUD) is generally defined as that on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. In 2020’s Municipal Density & Missing Middle Housing Act, the Nebraska Legislature further defined affordable housing as a residential dwelling unit that is affordable to a household earning not more than 80% of the HUD defined median income limit for that community. Affordable “Workforce Housing” has been defined as units that are affordable to those earning between 80% and 120% of the HUD median income.

Whatever the specific definition that is being used, the common denominator is that the need in all of these areas is not being met. Rental units, starter homes, senior housing and middle income homes are all needed. Progress is being made as affordable housing developers work hard using all available resources to produce more units throughout the state. We are encouraged by the ongoing efforts of the working groups formed from the Nebraska Strategic Housing Framework as they continue to meet to develop and implement innovative strategies to address the housing challenges of our state. However, the most crucial need is for investment of state funds to cover the gap between the cost to build housing and the affordability of that housing.

The mission and vision of NHDA continues to be more relevant than ever before.



Established in 1996, the Nebraska Housing Developers Association has a membership base of more than 70 organizations working to strengthen the state’s



Partnerships

You may not be aware that NHDA is a state partner with National Low Income Housing Coalition (NLIHC). This Coalition advocates for policies on a federal level to ensure that people of the lowest incomes have quality homes that are accessible and affordable in communities of their choice.

Each year NLIHC produces two reports: The Gap—A Shortage of Affordable Homes and Out of Reach—The High Cost of Housing. Each of these reports provide national and state by state data documenting the availability and affordability of rental homes for low income households. This information can be valuable for use in grant applications and in communicating with policy makers and community stakeholders. Links are provided to NHDA members each year when they are released.

The most recent The Gap report documents that for every 100 households in Nebraska at or below 50% Area Median Income (AMI) there are only 74 units available. It was also shown that Nebraska has a 29,400 deficit in affordable and available rental units for households at or below 50% AMI. According to this year's Out of Reach report the Fair Market Rent for a two-bedroom apartment in Nebraska is almost \$1,100 per month. In order to afford this level of rent and utilities without paying more than 30% of their monthly income on housing, a household would need to earn at least \$20.32 per hour (assuming a 40-hour work week, 52 weeks per year). This puts a 2-bedroom rental home at market rate virtually impossible for a minimum wage worker.

Both of these reports provide documentation of our need for more affordable housing projects to meet the demand in our state, but we also need to think more broadly about ways to reverse a decades-long trend of housing taking up an ever-increasing share of the typical person's income. There is no single solution, but instead we must continue to work together and within each of our communities to do all that we can.



Collaborative Housing Initiatives

All Seasons

We are currently administering All Seasons Affordability II, our second award for this Program from FHLBank Topeka. We continue to see what a valuable form of direct assistance this provides to households who need it most! In 2023-24 we provided \$386,122 in financial assistance to 48 low-income homeowners who were without a functioning furnace and/or air conditioner. By giving residents an average of \$8,044 for a new HVAC system we 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 are making plans to apply for another grant from FHLBank Topeka to continue the program and have again set our goal to assist up to 72 more homeowners.

FirstDown

FirstDown is a program intended to help low-moderate income households purchase a home by providing downpayment and closing cost assistance. These grants assist those who are at or below 80% of area median income for the community in which they reside and otherwise might not have been able to purchase a home.

In 2023-24 NHDA was able to provide 58 FirstDown grants for a total of \$493,500. As the real estate market and mortgage lenders adjusted to the drastic changes we have experienced in housing since the pandemic, homebuyers were once again able to purchase a house. Availability, price and interest rates continue to provide challenges for low-moderate income households. After 18+ years of successfully administering this program and the overwhelming need, we plan to apply for additional funding from FHLBank Topeka in fiscal year 2024-25.

Collaborative Housing Initiatives

REACH

Nebraska's statewide home buyer education delivery system provided \$20,000 in funding to affiliates organizations through NIFA's REACH Challenge Grant. With this support, education was provided to 728 households, impacting 278 first mortgage loans from 29 different lenders totaling nearly \$48.6 million.

The top three mortgage lenders involved in making these homeowner dreams come true were: Habitat for Humanity, West Gate Bank and US Bank.

NHDA looks forward to continuing our housing programs in the next fiscal year. We strive to help all Nebraskans who have a dream and who are willing to overcome the hurdles in their way to succeed in finding a safe and decent place to sleep each and every night.



Technical Assistance & Training Services

Nebraska RentWise - Conducted two in-person Train-the-Trainer workshops this past year, in October of 2023 and May 2024, adding 61 new trainers to the list of certified trainers. RentWise Online continues to expand its reach with 459 course completions in 2023-24.

Technical Assistance: provided to numerous members covering various housing topics.

Awareness & Policy Work

2024 Nebraska Legislature

A key aspect of NHDA's work is to build and participate in a coalition affordable housing proponents.

The 108th Nebraska Legislature, Second Session was a little less contentious than the First Session in 2023, however it still had its share of conflict and division.

Despite an organized and concerted effort from advocates representing developers, non-profits, economic developers, bankers and more, we were unable to pass any new funding for the Rural and Middle Income Workforce Housing Funds as well as no increase to the Nebraska Affordable Housing Trust Fund (NAHTF). A \$25M transfer out of the Affordable Housing Trust Fund to the Workforce Housing Funds was disappointing to say the least.

Some positive results from the session included:

- Reduction in the required matching funds for the Middle Income Workforce Housing Fund (MWHF) from 50% to 25%.
- Increase to the maximum grant amount from the MWHF to any one organization from \$5M to \$10M.
- Expansion of the MWHF to include Sarpy County and all of Lancaster County.
- New guidance to county assessors in valuing rent-restricted and sales-restricted properties for property tax purposes.
- Removal of a requirement for housing agencies that they be the sole owner of a property in order for it to qualify for property tax exemption.
- Reallocation of \$10M in ARPA funds to be used for rehabilitation and reuse of vacant or abandoned property in rural areas.
- Increase in annual spending authority for the NAHTF from \$12.75M to \$14M.
- A Legislative Resolution authorizing an interim study to examine funding options and appropriations to improve the return on investment of housing incentives offered by the State.

With at least 15 new senators joining the Legislature in January of 2025, education on housing needs and priorities will be a major policy focus for NHDA.