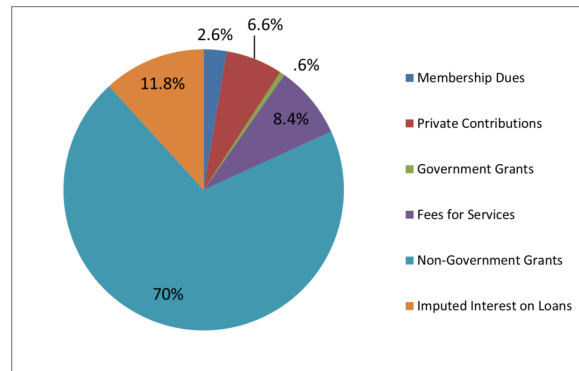
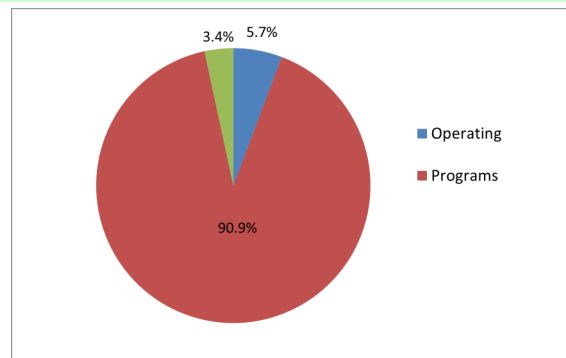




Funding Sources
Actual for FY 2024-2025 = \$1,371,517



Funding Uses
Actual for FY 2024-2025 = \$1,351,366



2024-2025 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
- Ryan Harris - Midwest Housing Equity Group
- 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
- Cornhusker Bank
- EXCEL Development Group
- FNBO
- Foundations Development
- Holy Name Housing Corporation
- Hoppe Development
- Horizon Bank
- Mesner Development Co.
- Midwest Housing Equity Group
- Stonebrook Exterior
- U.S. Bank

GRANT RESOURCES Over \$5,000

- Federal Home Loan Bank of Topeka
- City of Lincoln
- FNBO
- Lincoln Community Foundation
- Lozier Foundation
- Nebraska Department of Economic Development
- 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 Nelson Bodeen, Director of Policy & Outreach



2024-2025 Annual Report

July 1, 2024—June 30, 2025



MISSION—To Champion Affordable Housing

All Seasons Affordability Program Expands to Help More Nebraskans with HVAC Replacement

For many Nebraska families, the cost of keeping a home safe and comfortable through our state's extreme seasons can be overwhelming. Outdated, broken or lack of HVAC systems don't just impact comfort—they drive up utility bills, compromise health, and leave households struggling to make ends meet.

That's why the **All Seasons Affordability Program**, managed by the Nebraska Housing Developers Association, exists. The program provides critical HVAC replacement for low-income individuals and families in Nebraska, ensuring their homes are efficient, affordable, and livable year-round.

In December 2024, the program received a major boost with a new **\$750,000 grant award from the Federal Home Loan Bank of Topeka (FHLBank Topeka)**. This funding will allow the program to serve more Nebraska households in 2025, helping families cut utility costs while improving overall quality of life.

The impact is already clear. One recent recipient shared the difference the program made in her household: "Our electric bill the month before installation was \$343. This month after the new HVAC system was installed was only \$128. It is quiet and feels great!" That's a savings of more than \$200 in just one month—money that can now go toward groceries, healthcare, and other necessities. Stories like this are not unique; across Nebraska, families are experiencing lower bills, safer homes, and more reliable heating and cooling thanks to the All Seasons Affordability Program.

With the new funding from FHLBank Topeka, the program will expand its reach, ensuring that more households can access energy-efficient HVAC systems. Beyond the immediate cost savings, these upgrades also reduce strain on Nebraska's power grid and contribute to a healthier environment.

The All Seasons Affordability Program is proof that when we invest in affordable housing solutions, everyone benefits—families, communities, and the state as a whole.



Established in 1996, the Nebraska Housing Developers Association has a membership base of more than 75 organizations working to strengthen the state's economic vitality by making safe, affordable housing available to all Nebraskans.



Strategic Planning

Our Board of Directors is committed to completing a formal strategic planning process every three years. This practice ensures that our organization continues to evolve with purpose, remain aligned with our mission, and respond effectively to the changing needs of our members and communities.

In March 2025, we finalized our new Strategic Plan, which will guide our work through 2027. This plan was the result of a thoughtful and collaborative process involving a professional facilitator, our Board of Directors, and staff. We're proud to report that many of the objectives identified in our previous 2022–2024 plan were successfully accomplished—laying a strong foundation for the future. Our 2025–2027 Strategic Plan identifies five key goal areas:

- 1) **High-Quality & Well-Supported Leadership**
- 2) **Broad & Advanced Sustainability**
- 3) **Engaged Storytelling & Outreach**
- 4) **Enhanced Membership Services & Engagement**
- 5) **Credible & Recognized Policy Influence**

These priorities reflect both our organizational values and the evolving landscape of affordable housing in Nebraska. During the planning process, we also identified underlying challenges—such as limited time and staff capacity—that must be addressed to successfully advance these goals.

We are fortunate to have a dedicated and talented team in Amber Marker and Carol Bodeen, who continue to perform at a high level and cultivate a positive, productive organizational culture. Their work has positioned NHDA to operate efficiently and with integrity.

However, to further increase our impact, we recognize the need to expand our capacity, particularly in areas that can amplify our effectiveness. Telling our story more clearly and broadly is one such area. Raising awareness of both NHDA's efforts and the outstanding work of our members is essential to building public understanding, attracting resources, and influencing policy.

As we move forward, this Strategic Plan will serve as both a roadmap and a call to action. Together—with our members, partners, and supporters—we are poised to make even greater strides toward ensuring that every Nebraskan has access to safe, affordable housing.



Collaborative Housing Initiatives

All Seasons

We are currently administering All Seasons Affordability III, our third 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 2024-25 we provided \$257,024 in financial assistance to 30 low-income homeowners who were without a functioning furnace and/or air conditioner. By giving residents an average of \$8,567 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 continues to outpace our funding. We will apply for another grant from FHLBank Topeka in 2025 to continue the program and have again set our goal to assist up to 100 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 2024-25 NHDA was able to provide 78 FirstDown grants for a total of \$585,000. 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 19+ years of successfully administering this program and the overwhelming need, we plan to apply for additional funding from FHLBank Topeka in fiscal year 2025-26.

Collaborative Housing Initiatives

REACH

Nebraska's statewide home buyer education delivery system provided \$20,000 in funding to affiliate organizations through NIFA's REACH Challenge Grant. With this support, education was provided to 729 households, impacting 262 first mortgage loans from 26 different lenders totaling nearly \$47.1 million.

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

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 November of 2024 and May 2025, adding 43 new trainers to the list of certified trainers. RentWise Online continues to expand its reach with 533 course completions in 2024-25.

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

Awareness & Policy Work

2025 Nebraska Legislature

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

The 109th Nebraska Legislature, 1st Session convened on January 8th and adjourned sine die on June 2nd, 2025. It was truly a long session as the debate over balancing the budget for the 2025-2027 Biennium, sales taxes and property taxes became complicated and stressful.

Housing availability and affordability for low and middle income households remains a top issue for both our state and for our nation as a whole. However, our Legislature has not approved any new funding for housing since 2022, and with great disappointment the final budget proposal which was passed included the loss of \$8M in funding for the Nebraska Affordable Housing Trust Fund (NAHTF).

Some positive results from the session included:

- Changed NAHTF to allow grant awards to have 80% of housing development funds disbursed up front and 20% disbursed at project completion rather than reimbursement only basis.
- Lack of affordable housing added to the definition of blighted under the Community Development Law (TIF) to allow this as a condition for the creation of a TIF project.
- Housing constructed using NAHTF grants will be exempt from having plans approved by the Department of Environment & Energy.
- Extension of nonrefundable income tax credit in the amount of \$5,000 allowed to individuals who purchase a residence located in an area declared extremely blighted.
- Creation of the Domestic Violence & Sex Trafficking Survivor Housing Assistance Act funded by a \$0.07 increase in the Documentary Stamp Tax.
- Amended the Affordable Housing Tax Credit Act so that a nonprofit corporation is added to the definition of taxpayer.
- A Legislative Resolution for an interim study on the Documentary Stamp Tax and particularly its uses related to housing.

As the session ended, Speaker Arch warned that the biggest challenge for the 2026 Legislature will once again be the budget and the state's "uncertain" fiscal situation.