



Entry Form 2017 Annual Awards for Program Excellence

Entry Deadline: Thursday, June 15, 2017, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

Aside from pure cultivation of the earth, there is little that is more inspiring and impactful than the production of a home for individuals and families. We know this through our dedication to the housing industry—the production of a housing unit enhances the human experience and existence. Through that premise, the partnership between NIFA and NHR is making an impactful contribution to the next generation. We believe that every ounce of housing production development provides that necessary stability and catalyst for the American dream to be born again and again.

The History of Nebraska Housing Resource

Nebraska Housing Resource (NHR) had its start in 1998. At that time, the leadership of the Homebuilders Association of Lincoln recognized that a more focused approach was needed to bring home builders of affordable housing and their buyers together. NHR, a 501(c)(3) organization, was created with that very mission and the partnership with Nebraska Investment Finance Authority (NIFA) began. Finding ways to bring these groups together in a more streamlined approach has directly resulted in the increased construction of affordable housing in Lincoln, Nebraska, better serving the needs of the community of homebuyers seeking, in many cases, their first homes.

In 2002, NHR with the support, encouragement and partnership of NIFA, created Bar-None Housing, LLC. Bar-None Housing had a most innovative approach to tackling the need for more affordable housing. Inmates in Nebraska's Correctional System were provided the opportunity to participate in a program which provided them with classroom instruction and hands-on training in construction trades. As a result of this program's success, in 2009 Bar-None Housing separated from NHR and became a non-profit of its own, retaining the NHR executive director as a member of its board of directors. To assist in the important work of both NHR and Bar-None, NIFA has provided, over the years, both staff and funds for technical assistance to support and encourage the development efforts as NHR has continued to grow.

Setting New Goals—Addressing the State Housing Problem

In assessing the need to provide affordable housing for those seeking a home in and around the city of Lincoln, it became clear to NHR that there were ample areas of underutilized land which, with a little work, could be made more suitable for housing development. However, the local home builders generally lacked the capacity to acquire these larger tracts of land and navigate through the regulatory processes of the public utilities and local government in order to make the construction of homes a reality. NHR realized that it could play the role of “facilitator” in order to bridge that gap.

The Response and Benefits

NHR and NIFA renewed their partnership in a coordinated effort in 2015, providing the funds and guidance to procure and develop lots and put into place attractive financing packages for qualified first-time homebuyers. This collaboration has resulted in an expansion of affordable homes available in Lincoln's housing market. By providing a yearly \$150,000 grant to NHR as part of NIFA's outreach program, the mission of NHR is being carried out for the benefit of low and moderate income families. In addition to the grant funding, NIFA has provided the mortgage loan financing for many of the first-time homebuyers purchasing the homes constructed through NHR's efforts.

Cyrilla Court

NHR's initial project, Cyrilla Court, required procurement of a tract of land that was not only idle and non-income and tax revenue producing, but also required city maintenance to a creek tributary crossing the tract. NHR developed the site by coordinating with the Department of Natural Resources to create a new channel for the tributary, protecting it from further erosion by employing various bioengineering techniques. This 37-home subdivision involved nine different builders (including a local high school "student build" program) and Habitat for Humanity of Lincoln. The coordinated effort of five partner agencies enabled first-time homebuyers to access financing provided by NIFA at below market interest rates, down payment assistance in the form of 0% interest rate loans and due-upon-sale HUD HOME funds of up to \$7,500. This collaboration of NHR, NIFA, local builders and other agency participants resulted in an improved community for both the new affordable housing subdivision as well as surrounding neighborhoods and provided an ecological benefit to the city to boot!

Old Riley School

NHR's second redevelopment effort involved the Old Riley School. This project was centered on the removal of an abandoned and dilapidated school, originally built in 1917 (replaced in 1963), and required identifying builders best suited to construct the desired new homes. Of the five new homes, four were constructed by a local builder and one was built by the "student build" program of Lincoln Northeast High School. Each home offered a garage, full basement and sold for approximately \$115,000. NIFA's role was providing first mortgage loan financing to qualified buyers through a Fannie Mae pilot program. As a condition to the financing, each first-time homebuyer was required to complete homebuyer education training.

Olympic Heights

Olympic Heights involved the development of 16 tax-repossessed lots and required city maintenance. Existing homes in the area had no direct access to the small city park and greenspace located across the natural drainage way separating the neighborhoods. Purchasing the land from the city, NHR proceeded to build a bike path along a permanent easement through the development, allowing access to the park by neighborhood residents. NHR then coordinated with six builders and five partner agencies to complete the development of 16 new homes. All purchasers of the Olympic Heights homes were provided with homebuyer education were qualified for down payment assistance. NHR provided a \$7,500 second mortgage loan to each of 14 of the first-time homebuyers with payments deferred for the first five years and repayment occurring years six through ten. The first mortgage loans were originated primarily by partner lenders using below market-rate loans available through NIFA's single family program.

Old Mill Village

Today, Old Mill Village is a thriving neighborhood of 137 families. It was formerly a vacant tract of land owned by the Nebraska Department of Roads until the purchase by NHR and commencement of a multiple-phase build out of the project. Prior to the installation of the infrastructure, fill dirt was removed and ultimately used in the construction of the Homestead Expressway and Rosa Parks Way elevated intersection in Lincoln. The land purchase cost was fully funded by NHR once the first 100 lots were

sold. Over 15 different builders have constructed homes in Old Mill Village, including Habitat for Humanity.

Hub Hall Heights

Hub Hall Heights is the newest development underway by NHR. The first phase of the 15 acre project (Hub Hall Heights 11th Addition) began at the beginning of the year with 26 lots for sale. Only eight remain unsold. The lots range in price from \$36,500 to \$40,000 and can accommodate walk-outs, ranches, and split-level homes. Infrastructure for the remaining 36 lots (Hub Hall Heights 12th Addition) is scheduled for completion later this year.

Success in the Marketplace and Community Impact

NHR, in partnership with NIFA, the Lincoln Department of Housing and Urban Department and the Nebraska Department of Economic Development, has acquired, developed and sold 189 lots to builders on land previously owned by public entities.

Cyrilla Court:

Total Number of affordable housing units:	37
2015 assessed value of the homes:	\$4.1 million

Old Riley School Redevelopment:

Total Number of affordable housing units:	5
2015 assessed value of the homes:	\$694,900

Olympic Heights:

Total Number of affordable housing units:	16
2015 assessed value of the homes:	\$1.9 million

Old Mill Village:

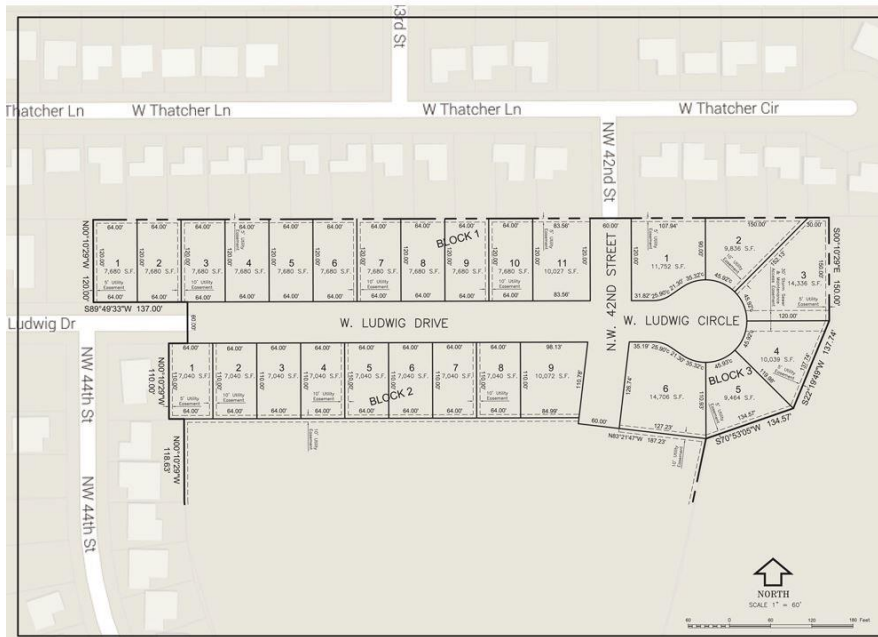
Total Number of affordable housing units:	137
2015 assessed value of the homes:	over \$19 million

Conclusion

With NIFA financial and technical support, NHR been able to renew its commitment to assisting the Lincoln builder community in serving first time home buyers. The result has been an increase and measurable economic and social benefit. There has been a direct expansion of the tax base in these previously vacant and/or dormant locations. The partnership between NHR and NIFA has fused a relationship between developers, homebuilders, city leaders, and first-time homebuyers in the City of Lincoln, Nebraska.

We believe that this model of home production can be replicated in other communities and provides the true “brick and mortar” of American family success stories. We have been given the opportunity to offer a starting point for families to create their own sense of place. The NIFA-NHR partnership has without a doubt “Encouraged New Production” and resulted in a tremendous impact of home production and neighborhood creation. Our partnership will enable NHR and local builders to provide 62 new, safe and affordable homes to first-time homebuyers over the next few years.

Hub Hall Subdivision



Cyrilla Court Subdivision



Old Mill Village Subdivision

