

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

2015 NCSHA Annual Awards for Program Excellence
HFA: Nebraska Investment Finance Authority
Entry Name: Housing Study Grant Program – Knowledge is
Key!

“Our firm endorses this Program as the Primary housing planning initiative in the State of Nebraska”

Timothy M. Keelan, Principal Partner, Hanna:Keelan Associates, P.C. 5/29/15

Challenge

“*Survive, Revive, Thrive*” is a common mantra among communities of all sizes in Nebraska, a mid-western state with vast geography and a relatively small population. As our villages, towns and cities endeavor to stabilize and prosper, the supply, variety, affordability, and quality of adequate housing for job growth is a critical component to their success. As many have now observed, “housing is where jobs sleep at night”.

The availability of jobs and lifestyle choices are drawing people back to Nebraska communities. In some cases, we are experiencing growth in areas of the state that have seen very little new housing development since World War II. The lack of housing development presents real challenges for these communities as they strive to address their housing needs. To compound the issue, the availability and quality of existing housing which has been “aging in place,” is often unacceptable or in some cases substandard. The questions we hear from communities are often: “Where do we start? What do we need to do? How do we do it?”

The Solution

The Nebraska Investment Finance Authority (NIFA) created the Housing Study Grant Program (HSGP) in 2005 to assist communities in assessing their housing needs in order to answer those questions. In response to our observation that there were additional critical components to the successful execution and implementation of the findings of a housing study, in April 2015, NIFA expanded the HSGP to further address the assessment needs of communities. The HSGP now includes partial funding for Comprehensive Planning and “Place Making” elements in the design of communities. Experience has shown that the HSGP, with its requirements for a robust public engagement process, helps to galvanize, focus, and unify communities to work together to identify and address their housing needs.

NIFA’s HSGP is designed to follow “key” steps, or components, of a community’s process:

- Step 1 – inventory and assess current housing stock – this establishes the baseline and reconciles “perception to reality” – which is often enlightening and catalytic
- Step 2 – identify, evaluate and quantify demographic and economic trends relative to available housing (types, conditions, and affordability)
- Step 3 – survey and engage community residents via an inclusive “Public Process” to identify needs and wants – perhaps the most important step in generating forward momentum
- Step 4 – summarize the results - prioritize needs taking into account urgency of need, existing capacity and resources
- Step 5 – create the plan – the result should be a scalable and executable plan. A plan that analyzes existing housing stock (types and condition), identifies and quantifies the types of housing needed, and prioritizes the needs of the community based upon urgency, available resources and capacity. This plan should identify paths of action and investment.

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- Step 6 – Execute – with public awareness and consensus of the need for new housing, community leaders and stakeholders now have, with the housing study plan, evidence of need, demand, and economic wherewithal in order to stabilize and grow their communities. The plan should enable the community to begin to pursue new housing production options, such as the development of a new housing subdivision, recruitment of developers and builders, etc.

The Program

NIFA budgets \$162,500 per year for the HSGP from our unrestricted general funds. A key component of the program’s success has been the requirement that a community seeking a grant provide at least “50% matching funds” for the cost of the study – to insure that the community has “skin in the game...and in the outcomes”. As part of the expansion of the HSGP in April 2015, the program now provides for partial funding of Comprehensive Plans when a Housing Study is a component of the planning process. In such cases, NIFA requires the community to provide a 70% match of the total cost of the study. The study is required to be completed within 18-months following notice of the grant award.

In addition, as a part of the application process, NIFA requires the applicant to submit a detailed budget and timeline, a minimum of three independent letters of support from the governing jurisdiction and community organizations, a copy of the applicant’s most recent annual financial report, a detailed description of the applicant’s experience in community or housing development, a comprehensive description of the proposed community engagement process, and a resume of any third party service providers participating in specific study. The supporting documentation is used to ensure that the study will be carried out effectively, supported locally, and incorporated into overall community planning.

Success

Since the inception of the Housing Study Grant Program, NIFA has funded 71 individual studies awarding \$1,026,475 in grants and leveraging matching funds of \$1,180,695 for a total investment of \$2,207,170 for housing studies in communities across Nebraska. The largest award was \$60,000, while the smallest was \$3,000, with an average award amount of \$14,457, and a median of \$10,000. A map showing the statewide utilization of the HSGP is attached as Exhibit A.

The title of this application – “Knowledge is Key” – embodies both the spirit and the outcomes of NIFA’s Housing Study Grant Program. Numerous communities across the state, as a direct result of completing a housing study through the HSGP, have embraced and succeeded in attracting development and generating new housing opportunities. This is vital to the long term viability, continued growth and quality of life of Nebraska’s communities. With the knowledge provided by participating in the HSGP, communities have realized the benefits of new housing subdivision development, the investment by builders in “spec houses” for sale and the building of CRown homes (Credit to Own) using the Low Income Housing Tax Credit (LIHTC) to finance affordable rental housing that ultimately will convert to homeownership.

As important, HSGP has created a relationship that leverages NIFA programs with commitments from local governing bodies and community organizations. It creates a base from which community and housing development can flourish.

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“In their own words”

To best describe the “outcomes” of NIFA’s Housing Study Grant Program we attach hereto the following letters (and supporting documentation) from three highly respected and effective Nebraska housing professionals as representative of the program’s broad support....and impact.

- Tim Keelan, Principal Partner, Hanna:Keelan Associates, P.C. (Exhibit B)
- Jennifer Wolf, Executive Director, Dawson Area Development (Exhibit C)
- Judy Peterson, Executive Director, Central Nebraska Economic Development District (Exhibit D)

Attached as Exhibit E are the “Program Description” (Guidelines), “Scoring Criteria”, and “List of Grants Awarded”.

Examples of recent Housing Studies funded with NIFA’s HSGP can be viewed at the following community links:

Holdrege, Ne:

<http://cityofholdrege.org/pdfs/HoldregeHousingSurvey2012.pdf>

McCook, Ne:

<http://mccookne.org/wp-content/uploads/2013/03/McCOOK-2012-HOUSING-STUDY-EXECUTIVE-SUMMARY.pdf>

Norfolk, Ne:

http://www.ci.norfolk.ne.us/housing/Housing_market_study_2010_2014.pdf

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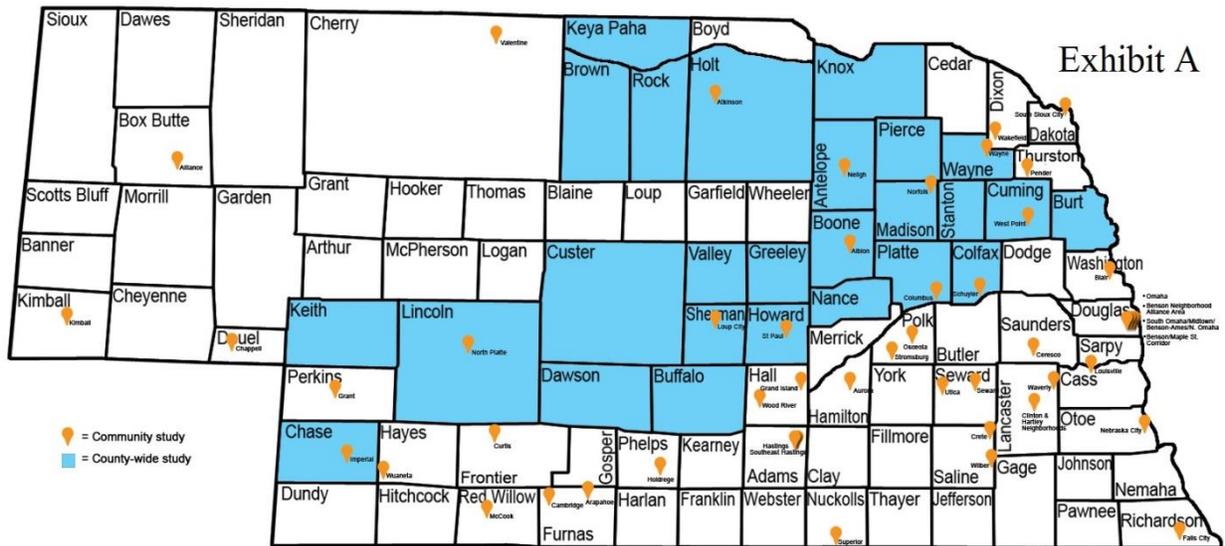


Exhibit A

Map of HSGP awards
From 2005 - present

2015 NCSHA Annual Awards for Program Excellence
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Exhibit B

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

May 29, 2015

Mr. Ted Simpson
Director of Development
Nebraska Investment Finance Authority
1625 Farnam Street, Suite 750
Omaha, Nebraska 68102

Re: Nebraska Investment Finance Authority
Housing Study Grant Program

Dear Ted:

Hanna:Keelan Associates is a Community Planning and Research Consulting Firm located in Lincoln, Nebraska. The Firm has completed 400+ housing studies during our 37 year existence. Hanna:Keelan has been the prime contractor for 41 Housing Study Grant Programs for communities and counties, provided and funded by the Nebraska Investment Finance Authority (NIFA). *Our Firm endorses this Program as the primary housing planning initiative in the State of Nebraska.*

The NIFA Housing Study Program, first and foremost, provides *Nebraska municipalities the opportunity and confidence to empower themselves to understand, address and implement needed housing projects.* The Study process requires both citizen participation and statistical gathering activities necessary to produce a *“housing action plan,”* ready for implementation by both the public and private sectors.

The Study’s citizen participation process includes the creation of a housing steering committee and implementation of housing opinion/need surveys and public meetings, all in an effort to *produce a “housing demand consensus”.* This consensus is transformed into working “goals and action steps”, to allow for the community to carry out needed/important housing activities. A highlight of the action steps is the *creation of important “housing partnerships”*, consisting of both public and private, both local and regional housing stakeholder groups, needed to facilitate the development of varied housing types. Also associated with the action steps are the creation of specific local organizational and resource development initiatives, such as a land bank and community (housing) investment club.

A special feature of the NIFA Housing Study Program is it is designed *to mix or correlate findings with other important local planning initiatives*, such as community or county comprehensive, economic development and redevelopment planning, to produce a vehicle that insures both long- and short-term development activities are directed at bettering the lives of all citizens.

COMPREHENSIVE PLANS & ZONING • HOUSING MARKET RESEARCH & STUDIES • HUMAN SERVICES PLANNING
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING • CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS
STATE & FEDERAL GRANT WRITING & ADMINISTRATION

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HANNA:KEELAN ASSOCIATES, P.C.

Equally important is the *housing capacity building* that occurs with each NIFA Housing Study Program. Local leaders join forces with NIFA's professional staff to educate housing stakeholders and producers on the importance of and procedures to producing modern, safe and affordable housing in the community. The NIFA staff provides a level of involvement and expertise to each Housing Study Program that results in a community understanding both the social and economic benefits of planned housing development. *The NIFA staff instills confidence in communities that new and improved housing can be achieved via the planning process.*

Unique to the NIFA Housing Study Program is it allows for the *documentation of housing needs and demand for all household types and income sectors in the community, including families, older adults, special needs populations, the local workforce, etc.* The Study process details the projected housing types and price points needed in the community, as well as future housing sites or locations. All completed Studies address "strategies for affordable housing" and "actions to take to eliminate impediments or barriers to fair housing" in the community.

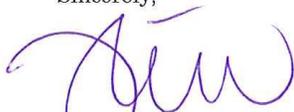
The NIFA Housing Study Program has served as the *initiator of multiple housing projects in Nebraska communities.* The Cities of Grand Island and Lexington, for example, have concentrated on the development of elderly and single family rental units. McCook, Nebraska has targeted both elderly and workforce affordable housing. The Cities of Holdrege and Ord followed up their Housing Study Program with the development of "new neighborhoods", with funding from the Nebraska Department of Economic Development and NIFA to create neighborhoods with mixed use, mixed price point residential options.

After the completion of a NIFA Housing Study Program, the City of Hastings addressed both elderly and family rental housing, rent-to-own housing, residential development in the Downtown and replacement housing for tired, outdated housing stock. The City has also addressed housing for person with special needs, with a concentration of producing all levels of retirement housing types in the community.

All NIFA Housing Program communities and counties address "*housing preservation*", via housing rehabilitation and purchase-rehab-resale/re-rent activities, once a Study is completed. Local housing partnerships advocate and recruit local, private developers to produce new single family owner housing units.

All NIFA Housing Study Programs conclude with a celebration of completed housing research and target demand identification activities, with a *Housing Summit, usually combined with NIFA's First Friday Program.* The Summit gathers all Study participants, community leaders and potential housing funders and developers together to launch the next step; housing implementation.

Sincerely,



Timothy M. Keelan
Principal Partner
Hanna:Keelan Associates, P.C.

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Exhibit C

May 5, 2015

Ted Simpson
Nebraska Investment Finance Authority
200 Commerce Court
Lincoln, NE 68508

Dear Ted;

I would like to take this opportunity to thank you for the two housing study grants Dawson County received in 2006 and again in 2014. As you may be aware Dawson Area Development has been working collectively on economic development since 1989, however the housing study was the first time all of the cities in Dawson County approached housing need on a regional basis.

The first housing study was the impetus to many public and private housing developments in our area. These developments have created new neighborhoods in our communities, assisted many elderly households to age in place, increased the supply of rental units in our communities, and aided families in becoming homeowners. The information in the studies also helped us to attract housing developers to the region and obtain approximately \$2 Million in grant funds from various sources.

The need for the housing study was to substantiate the fact that lack of housing was a barrier to the growth of Dawson County. More business could not be recruited or expanded without more employees, and you cannot recruit employees if there is not desirable and adequate housing for them. After a restructuring of the DAD organization, the first thing commissioned by the DAD Board and staff was to obtain a housing study of the complete area that is served.

Information needed to be documented that the housing shortage existed. The first and second housing studies were both completed by Hanna:Keelan Associates of Lincoln, NE. NIFA awarded a grant for the first study in 2006 in the amount of \$9,000. This covered 50% of the housing study cost and DAD was able to move forward and launch the study. The second study was begun in 2014 to update the information in the first study. NIFA award DAD \$8,000 to perform another study. The following were direct results of both studies:

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- 15 Crown Homes built (5 each in Lexington, Cozad, and Gothenburg)
- 3 spec homes built with the Crown Home project
- 39 units in Lexington built—Legend Oaks—a community for elderly income qualified residents that provides a duplex living arrangement with garages included. This community also includes a community room for larger gatherings.

- 13 units in Gothenburg built—Jefferson Square—a community for elderly income qualified residents (11 units) and market rate units (2 units).
- Elderly income qualified duplex built in Cozad on site of old school, which was purchased and demolished.
- Gothenburg—9 new spec homes built by private contractors.
- An old hospital has been purchased and is in the process of renovation for upscale apartment living.
- 3 homes were built by the construction class of the Lexington High School and assisted/taught by a local builder.
- New Neighborhood funds in Lexington have assisted in the development of 12 single-family rentals, 8 senior owner occupied units, and 6 single-family owner occupied units; two more single-family owner occupied units are under construction and 7 additional build ready lots are pending development. The New Neighborhood grant award will ultimately represent the enticement of \$5 Million of private investment and 33 housing units.
- A regional down payment assistance program was started.
- Homebuyer Education classes were given to over 200 households in English and Spanish.

DAD has recently created a full-time housing program manager to oversee the housing projects that could be spurred out of the most recent housing study. Dawson Area Development is in the planning stages of a purchase rehab resale program, and an owner occupied rehab program. We prepared a power point of the housing projects with pictures and we thought we would forward with this letter of support.

Sincerely,



Jennifer Wolf,
Executive Director

(Follow Link to Copy of Housing Study Results from Dawson Area Development)**

https://node1.floor99.net/storage/u.svc/download.dn?fid=17090133928736815969_10300470086681620929

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Exhibit D

May 20, 2015

Tim Kenny, Director
Nebraska Investment Finance Authority
1230 O Street, Suite 200
Lincoln, NE 68508

RE: NIFA Housing Study Grant Program

Dear Mr. Kenny:

I want to thank you for the opportunity for the Central Nebraska Housing Developers to be a partner with the Nebraska Investment Finance Authority since 2007. This partnership has provided outstanding benefits to Central Nebraska communities in numerous ways, including NIFA's Housing Study Grant Program.

The Central Nebraska region is experiencing a growing trend of families desiring to live, work and raise their families in Rural Nebraska communities. The lifestyle is very attractive for families; however, housing has often been a barrier to attracting and even keeping families in our communities. Rural Nebraska communities are conservative by nature; however, the public input, demographic trends and identified needs compiled through these valuable housing studies have given these communities documented need to move forward with housing programs that they once were reluctant to pursue.

The following counties and communities have participated in NIFA's Housing Study Grant Program to identify housing needs, and have developed plans to enhance housing that will benefit this region for years to come.

Custer County - New Construction and Rehabilitation - Custer County was a recipient of NIFA Housing Study Grant funds, and completed the county-wide housing study in March 2010. Through public input, an inventory of existing housing, and a study of demographic trends, Custer County's housing study identified a number of housing needs that were "greatly needed" including: housing for middle-income families, general rental housing and rehabilitation of existing homes. Following the completion of this study, the following housing activities have occurred:

- Broken Bow - Construction of new single-family homes (15) ranging in price from \$155,000 to \$202,000. All 15 homes were sold nearly as fast as they were built. Three of the homes were purchased by families qualified to receive down-payment assistance funds.
- Broken Bow - Construction of two separate apartment complexes, one with 7 units, another with 18 units.
- County-Wide - Rehabilitation of nine (9) single-family homes throughout Custer County.

Brown, Rock, Keya Paha Counties – Demolition, New Construction and Rehabilitation – Three counties in North Central Nebraska partnered on a Housing Study through NIFA's grant program which was completed in 2009, to identify and address housing needs in all three counties. There is a tremendous need for workforce housing in these three counties, given the lifestyle attraction of these communities coupled with job opportunities. Needs identified were: Ainsworth – "Next Step Up" Homes, Redevelopment/Reuse of Obsolete Houses, Rental Units; Bassett – Places for Young Families, Family Rental Units; Springview – Places for Young Families, New Rental Units.

- Ainsworth – Demolition of dilapidated properties was identified as a priority to new construction of homes. Ainsworth has demolished 8 properties to date, and are assisting other private individuals with demolition. Demolition by itself improves a community and the values of surrounding properties.
- Ainsworth – New Construction – A tremendous partnership within the community has developed 2 new housing units that offer popular 3-bedroom, 2-bath, 2-car garage homes that meet the needs of the area's workforce. These homes are sold very quickly, which allows the City of Ainsworth to build additional



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Mr. Tim Kenny
May 20, 2015
Page Two

homes with the proceeds of the sale of these homes. These new homes provide attractive housing options and increase the values of surrounding homes. Spec home prices are in the \$150,000 range. In addition, two new homes have been built privately in the City of Ainsworth.

- Bassett – New Construction and Demolition– The City of Bassett built and sold a single-family spec home utilizing Nebraska Affordable Housing Trust grant funds, and is in the planning stages for a new home utilizing the proceeds of the sale of that home. These home buyers are must be eligible to receive down payment assistance. In addition, the City of Bassett has launched a campaign to demolish dilapidated housing in Bassett, to make way for additional new construction of homes.
- Springview – Housing Planning – A committee has been formed in the Village of Springview to address their housing needs. Plans are to raise funds locally to build spec housing, and possibly to build workforce housing tied to a local business.

Howard County – New Construction – Located just north of Hall County and Grand Island, Nebraska (population 50,550), Howard County is attractive for those families who work in the Grand Island area, but who desire living in a smaller community. The greatest housing needs identified by the study included: single family housing, housing for low- and middle-income households, and general rental. The City of St. Paul has seen tremendous workforce opportunities increase as well.

- St. Paul – Rental Housing – The St. Paul Housing Authority has provided high quality rental housing options to the community for many years. They have seen the need to meet the rental needs of seniors, which has created opportunities for young families to move into those vacated single-family homes. What a tremendous opportunity to make a positive impact on the housing needs of both seniors and young families. Neighborhoods have been improved through the demolition of blighted structures, and replaced with a new, high quality, energy-efficient tri-plex and 6 duplexes.

There is no doubt that NIFA's Housing Study Grant Program has been a vital component to the improvement of housing in the entire State, including the Central Nebraska region. Without this program, the significant housing programs delivered by these Rural Nebraska communities might not have ever happened.

On behalf of Central Nebraska counties and communities who have been beneficiaries of the NIFA Housing Grant Study Grant Program, I want to thank NIFA for your partnership, insight and commitment to all Nebraska communities in being a vital component to the enhancement of housing throughout the State of Nebraska.

Sincerely,


Judy Petersen
Executive Director

Enclosed: Housing Photos

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St. Paul, Nebraska



Broken Bow, Nebraska

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Housing Study Grant Program – Posted On NIFA’s WEBSITE Rev 4/15
Program Description

Exhibit E

Purpose

The Housing Study Grant Program is designed to stimulate ideas for regional, community and neighborhood plans encompassing housing, community, economic, and place-based development opportunities in Nebraska.

Match Requirement

Except as set forth in the following sentence, a cash match of at least fifty percent (50%) is required for all housing studies. **If the proposed housing study is part of a “comprehensive plan,” the match requirement will be a minimum of seventy percent (70%).** *(new 4/2015)*

Applicant Eligibility

Eligible applicants include any housing or economic development entity, for-profit or non-profit, without direct access to funds from property tax revenues.

Application Components

The area to be included in the study must be a specifically defined geographic area, and may include a neighborhood, community, region or county. The Housing Study Grant may be used to finance a new study or an update to a study conducted five (5) or more years previously. Exceptions to the foregoing may be granted by NIFA on a case by case basis.

The Application must indicate how the study will address the following components:

1. The housing needs of the selected area must be evaluated and proposed future housing development identified. Some portion of the final study should include recommendations for projects potentially eligible for NIFA financing.
2. The incorporation of an identified public planning process in order to encourage citizens to actively participate in the shaping of the future of their community.
3. Evidence of coordination with and participation of the local municipality and other stakeholders in the community in the process of the study.
4. The inclusion of recommendations for, at a minimum, development of one of the following: future land use planning, community facilities, transportation needs, and or employment opportunities.
5. The Application must include a detailed timeline for the completion of the study. The final study should include a workable timeline for the implementation of the proposed recommendations.

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6. The Application must include a detailed budget setting forth all costs and expenses related to the proposed study. All professionals providing services in connection with the completion of the study must be clearly identified with contact information (or, if not yet identified, the selection process to be used to select those professionals must be set forth in the application). If the housing study is part of a comprehensive plan, please clearly identify the cost of the housing study component in the budget for the comprehensive plan.

7. The study and public planning process should also consider and address the following key elements of Place-Based Development: *(new 4/2015)*

- Uses and Activities
- Sociability
- Comfort and Image
- Access and Linkage

- Reference: <http://www.pps.org/reference/grplacefeat/>

Each application will be reviewed and evaluated using the following general criteria:

- The area to be included in the study must be consistent with and contained within an area's planning and zoning regulations.
- Demographics, housing stock quality, housing types, and community design characteristics must be elements considered in the study.
- Proposed studies must have the support, and preferably partial funding, from the local governing jurisdiction(s).

Additional Supporting Documentation

- Written evidence of the commitment and source for matching cash funds.
- Independent letters of support (addressed to NIFA) from the governing jurisdiction(s) and community organizations written expressly to support the application for the proposed study.
- Applicant's most recent annual financial report.
- A detailed description of the applicant's experience in community or housing development. Include a professional resume of any proposed third party service providers that will participate or provide services in connection with the study.

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Funding Amount

NIFA anticipates having approximately \$162,500 in funds available annually to make Housing Study Grants.

- The maximum Housing Study Grant award to any applicant for a particular study is \$60,000. There is no minimum.
- Applicant will be required to provide a minimum of 50% of the total cost of the proposed study in cash matching funds for a housing study and a minimum of 70% of the total cost of the proposed study in cash matching funds for a housing study completed as part of a comprehensive plan.
- The study is expected to be completed within an 18-month period following acceptance by grantee of a NIFA letter agreement for a Housing Study Grant.

Other Considerations

NIFA reserves the right to modify or withdraw the program providing Housing Study Grants and may exercise such right at any time and without notice and without liability to any applicant or other parties for their expenses incurred in the preparation of a proposal or otherwise.

NIFA reserves the right to reject any applications which are not consistent with the housing priorities identified by the NIFA Board.

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Housing Study Grant Program Scoring Criteria Posted On NIFA's WEBSITE Rev 4/15
Evaluation Criteria

The following sets forth the general criteria to be considered by NIFA in reviewing Applications for Housing Study Grants and the eligible points for each category. Applications that do not meet all threshold requirements are **not** eligible for a Housing Study Grant award.

1. Matching Cash Requirement:

A. Housing Study:

More than 50% cash match - 20 points
At least 50% cash match - 10 points
Less than 50% cash match – Does not meet threshold

B. Housing Study as part of a Comprehensive Plan:

More than 70% cash match - 20 points
At least 70% cash match - 10 points
Less than 70% cash match – Does not meet threshold

2. Evidence of Public Planning Process:

Detailed description of a community-based public planning process - 20 points
Incomplete or inadequate description of public planning process - 0 points

3. Evidence of Need:

Proposed study meets identified needs not met by other entities in the community - 20 points
No apparent evidence of need - 0 points

4. Community Coordination:

Evidence of coordination with other programs, organizations, and governmental agencies - 20 points
No evidence of community coordination - 0 points

5. Letters of Support:

At least 3 letters of support, addressed to NIFA, including one from a local governing jurisdiction included in the housing study area - 10 points

At least 3 letters of support addressed to NIFA, none of which are from a local governing jurisdiction located within the housing study area- 5 points

Less than three letters of support addressed to NIFA – Does not meet threshold

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6. Previous Experience:

Applicant provides evidence of a demonstrated record of prior experience in community or housing development - 10 points

Applicant does not provide evidence of a demonstrated record of experience in community or housing development - 0 points

7. Place-Based Development Elements

Evidence that place-based development concepts will be identified and addressed as part of the study – 10 points

No evidence that place-based development concepts will be identified and addressed – 0 points

Note: NIFA reserves the right to award incremental points for any of the above criteria at its sole and absolute discretion.

Total Possible Points = 110

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Housing Study Grant Program Awards						
NIFA #	Rnd.	APPLICANT	AREA \ COMMUNITY	REQUESTED AMOUNT	MATCHING FUNDS	FUNDS AWARDED
		Fiscal Yr. 2015				
15-01	1	Atkinson Planning & Zoning commission	Atkinson	\$ 25,100	\$ 26,150	\$ 25,100
15-02	1	Blair Planning Commission	Blair	\$ 21,525	\$ 40,125	\$ 21,525
15-03	1	Kimball Planning Commission	Kimball	\$ 17,640	\$ 18,360	\$ 17,640
15-04	1	City of Loup City Planning Commission	Loup City	\$ 11,750	\$ 12,250	\$ 11,750
15-05	1	NeighborWorks® Lincoln	Clinton & Hartley Neighborhoods	\$ 14,700	\$ 15,300	\$ 14,700
15-06	1	City of Superior Planning Commission	Superior	\$ 7,300	\$ 7,700	\$ 7,300
15-07	1	Wilber Planning & Zoning Commission	Wilber	\$ 29,000	\$ 30,200	\$ 29,000
15-08	1	Wood River Area Economic & Housing Dev. Corp.	Wood River	\$ 18,620	\$ 19,380	\$ 18,620
		Total - FY '15		\$145,635	\$169,465	\$145,635
		Fiscal Yr. 2014				
14-01	1	Medicine Valley Economic Development Corp	Curtis	\$ 6,600	\$ 6,900	\$ 6,600
14-02	1	Grand Island Area Economic Development Corp	Grand Island	\$ 16,000	\$ 16,000	\$ 16,000
14-03	1	Burt County Economic Development Corp	Burt County	\$ 8,000	\$ 8,000	\$ 8,000
14-06	1	Dawson Area Development	Dawson County	\$ 8,000	\$ 8,000	\$ 8,000
14-07	1	City of Crete Planning Commission	Crete	\$ 25,000	\$ 57,500	\$ 25,000
14-08	2	Planning and Zoning Commission	St. Paul	\$ 22,500	\$ 22,600	\$ 22,500
14-09	2	Neligh Planning and Zoning Commission	Neligh	\$ 21,000	\$ 22,000	\$ 21,000
14-10	2	Box Butte Development Corporation	Alliance	\$ 15,000	\$ 15,000	\$ 15,000
14-11	2	Greeley County Planning Commission	Greeley County	\$ 9,000	\$ 9,000	\$ 9,000
		Total - FY '14		\$131,100	\$165,000	\$131,100
		Fiscal Yr. 2013				

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13-01	1	City of Chappell Planning Commission	Chappell	\$ 9,000	\$ 9,000	\$ 9,000
13-02	1	City of Valentine Planning Commission	Valentine	\$ 25,000	\$ 27,400	\$ 25,000
13-03	1	Cuming County Economic Development Corp.	Cuming County	\$ 25,000	\$ 25,000	\$ 25,000
13-05	1	City of Imperial Planning Commission	Imperial	\$ 13,426	\$ 13,974	\$ 13,426
13-06	1	Knox County Development Agency	Knox County	\$ 9,000	\$ 9,000	\$ 9,000
13-09	1	Nebraska City Housing Authority	Nebraska City	\$ 10,000	\$ 10,000	\$ 10,000
13-10	1	City of Osceola Planning Commission	Osceola	\$ 11,564	\$ 12,036	\$ 11,564
13-12	1	Seward Economic Development Corp., Inc.	Seward	\$ 11,000	\$ 11,000	\$ 11,000
13-13	1	City of Stromsburg Planning Commission	Stromsburg	\$ 13,720	\$ 14,280	\$ 13,720
		Total - FY '13		\$ 127,710	\$ 131,690	\$ 127,710
		Fiscal Yr. 2012				
12-01	1	Wayne Community Housing Development Corp	Wayne	\$ 15,000	\$ 15,000	\$ 15,000
12-02	1	Omaha NuStyle Development Corp.	Omaha	\$ 59,000	\$ 61,000	\$ 59,000
12-03	1	Waverly Planning Commission	Waverly	\$ 30,000	\$ 50,000	\$ 30,000
12-04	2	Wakefield Residential Development Group, Inc.	Wakefield	\$ 6,000	\$ 6,000	\$ 6,000
12-05	2	Central Nebraska Housing Developers Corp.	Aurora	\$ 3,750	\$ 3,750	\$ 3,750
12-06	2	Holdrege Development Corp.	Holdrege	\$ 7,000	\$ 7,000	\$ 7,000
12-07	2	Louisville Planning Commission	Louisville	\$ 12,374	\$ 12,376	\$ 12,374
12-08	2	McCook Economic Development Corp.	McCook	\$ 35,000	\$ 35,000	\$ 35,000
12-08	2	Cambridge Economic Development Board	Cambridge	\$ 12,691	\$ 13,209	\$ 12,691
		Total - FY '12		\$ 180,815	\$ 203,335	\$ 180,815
		Fiscal Yr. 2011				
11-01	1	City of West Point Planning Commission	West Point	\$ 10,000	\$ 12,000	\$ 10,000
11-02	1	NeighborWorks®Northeast Nebraska	9 Counties: Antelope, Boone, Colfax, Cuming, Madison, Pierce, Platte, Stanton & Wayne; + Norfolk,	\$ 10,650	\$ 10,650	\$ 10,650

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			Columbus & Schuyler			
11-03	2	Nance County Planning Commission	Nance County	\$ 10,500	\$ 10,500	\$ 10,500
Total - FY '11				\$ 31,150	\$ 33,150	\$ 31,150
		Fiscal Yr. 2010				
10-01	1	Pender Economic Development, Inc.	Pender	\$ 7,000	\$ 7,000	\$ 7,000
10-02	2	Village of Ceresco Planning Commission	Ceresco	\$ 6,000	\$ 6,000	\$ 6,000
10-03	2	Central Nebraska Economic Development District	Holt County	\$ 7,500	\$ 7,500	\$ 7,500
10-04	2	Village of Utica Planning Commission	Utica	\$ 8,250	\$ 8,250	\$ 8,250
10-05	2	Housing Agency of the City of South Sioux City	South Sioux City	\$ 6,000	\$ 6,000	\$ 6,000
Total - FY '10				\$ 34,750	\$ 34,750	\$ 34,750
		Fiscal Yr. 2009				
08-01	1	North Central Development Center, Inc.	Brown, Rock and Keya Paha Cos.	\$ 8,000	\$ 8,000	\$ 8,000
08-02	1	Imperial Community Foundation	Chase County	\$ 6,000	\$ 6,000	\$ 6,000
08-03	1	Sherman County Economic Development Board	Sherman County	\$ 3,000	\$ 5,000	\$ 3,000
08-04	1	Northeast Economic Development, Inc	Norfolk	\$ 9,500	\$ 9,500	\$ 9,500
9-01	3	Lincoln County CDC	North Platte	\$ 20,000	\$ 23,500	\$ 20,000
9-02	3	Albion Economic Development Corp.	Albion	\$ 10,000	\$ 10,000	\$ 10,000
9-03	3	Falls City EDGE	Falls City	\$ 12,000	\$ 12,000	\$ 12,000
9-04	3	Central Nebraska Economic Development, Inc.	Custer County	\$ 9,400	\$ 18,800	\$ 9,400
9-05	3	St. Paul Development Corp.	Howard County	\$ 7,000	\$ 7,000	\$ 7,000
9-06	3	Southwest Nebraska Community Betterment Corp.	Grant	\$ 6,000	\$ 6,000	\$ 6,000
Total - FY '09				\$ 90,900	\$ 105,800	\$ 90,900
		Calendar Yr. 2007				
07-03	1	Wauneta Development Corp.	Wauneta, NE	\$ 3,000	\$ 3,000	\$ 3,000
07-05	2	Arapahoe Housing Authority	Arapahoe, NE	\$ 4,000	\$ 4,000	\$ 4,000

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07-06	2	Buffalo County Community Partners	Buffalo County	\$ 26,465	\$ 27,000	\$ 26,465
07-07	2	Keith County Housing Development Corp.	Keith County	\$ 7,000	\$ 7,000	\$ 7,000
07-08	2	Northeast Economic Development, Inc.	Columbus	\$ 11,000	\$ 11,000	\$ 11,000
07-09	2	Omaha Community Foundation	Benson/ Maple St corridor	\$ 32,500	\$ 65,000	\$ 32,500
Total - 2007				\$ 83,965	\$ 117,000	\$ 83,965
Calendar Yr. 2006						
06-01	1	Destination Midtown	Omaha	\$ 30,000	\$ 30,000	\$ 30,000
06-06	1	McCook Economic Development Corporation	McCook	\$ 6,000	\$ 6,000	\$ 6,000
06-08	2	Dawson Area Development	Dawson County	\$ 9,000	\$ 9,000	\$ 9,000
06-09	3	Valley County Economic Development Board	Valley County	\$ 10,000	\$ 10,000	\$ 10,000
06-10	3	Burt County Economic Development Corporation	Burt County	\$ 8,000	\$ 8,000	\$ 8,000
06-11	3	The Real Estate Center, Univ. of Nebraska -Omaha	S. Omaha/Midtown/Benson-Ames/ N. Omaha	\$ 35,000	\$ 35,005	\$ 35,000
Total - 2006				\$ 98,000	\$ 98,005	\$ 98,000
Calendar Yr. 2005						
05-01	1	Omaha By Design	Benson Neighborhood Alliance Area	\$ 60,000	\$ 80,000	\$ 60,000
05-02	1	Holdrege Housing Authority	Holdrege	\$ 7,500	\$ 7,500	\$ 7,500
05-04	1	Good Samaritan Village	Southeast Area of Hastings	\$ 15,000	\$ 15,000	\$ 15,000
05-05	1	Development Corporation of North Platte	Lincoln County	\$ 7,000	\$ 7,000	\$ 7,000
05-07	3	Schuyler Development Company	Schuyler	\$ 3,950	\$ 4,000	\$ 3,950
05-10	3	Housing Development Corporation	Hastings	\$ 9,000	\$ 9,000	\$ 9,000
Total - 2005				\$ 102,450	\$ 122,500	\$ 102,450
				Total Program Funds Awarded		\$1,026,475
				Total Matching Funds		\$1,180,695
						\$ 2,207,170