



# Entry Form 2018 Annual Awards for Program Excellence

**Entry Deadline: Friday, June 15, 2018, 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](mailto: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.

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**Category:**

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**Subcategory:**

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

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**HFA:**

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**HFA Staff Contact:**

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**Phone:**

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**Email:**

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**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](mailto:awards@ncsha.org).

In 1998, leadership within the Homebuilders Association of Lincoln recognized that there had to be a better way to connect affordable home builders with their buyers. The Nebraska Investment Finance Authority (NIFA) and Nebraska Housing Resource (NHR), through a partnership forged in 2002, made it their collective mission to find ways to bring these groups together through a streamlined approach. As a result of this partnership, there has been an increase in the production of affordable housing in Lincoln, Nebraska.

### **From Underutilized to In Demand**

In assessing the need to provide affordable housing for those seeking a home in and around the city of Lincoln, it became clear there were ample areas of underutilized land which, with a little work, could be made more suitable for housing development. The problem was that local home builders generally lacked the capacity to acquire these larger tracts of land and navigating through the regulatory processes of the public utilities and local government made it an even more daunting task. The solution was that NHR, a 501(c)(3) organization, could serve as a “facilitator” and bridge that gap. NHR would acquire the land and work with the public utilities and government entities to create sites suitable for development. In addition to creating buildable development sites, NHR would assist in “pairing” affordable home builders with homebuyers, many of which were first-time homeowners.

### **Review and Renew**

In 2015, NHR and NIFA renewed their partnership by providing funds and guidance to procure and develop lots 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 outreach program grant of \$150,000, NIFA is able to support NHR’s, mission to provide homeownership opportunities to low and moderate income families. In addition to grant funding, NIFA has provided the mortgage loan financing for many of the first-time homebuyers purchasing the homes constructed through NHR’s efforts.

### **Projects/Developments**

#### **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.

### 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 and 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 in 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 with 26 lots for sale and sold out quickly. The lots ranged in price from \$36,500 to \$40,000 and could accommodate walk-outs, ranches, and split-level homes.

The second phase is now underway (Hub Hall Heights 12th Addition) with 36 lots for sale. The lots range in price from \$39,000 to \$43,000 and can also accommodate walk-outs, ranches, and split-level homes. One lot is suitable for a duplex or the builder could subdivide into two townhomes and it is priced at \$45,000.

**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 215 lots to builders on land previously owned by public entities.

**Cyrilla Court:**

Total Number of affordable housing units: 37  
2018 assessed value of the homes: \$4.59 million

**Old Riley School Redevelopment:**

Total Number of affordable housing units: 5  
2018 assessed value of the homes: \$752,200

**Olympic Heights:**

Total Number of affordable housing units: 16  
2018 assessed value of the homes: \$2.15 million

**Old Mill Village:**

Total Number of affordable housing units: 137  
2018 assessed value of the homes: over \$21 million

**Hub Hall:**

Total Number of affordable housing units: 62  
No assessment available yet

**Conclusion**

The partnership between NIFA and NHR has fused a relationship between developers, affordable homebuilders, city leaders, and first-time homebuyers throughout Lincoln, Nebraska. The result has been an increase in measurable economic and social benefits and a direct expansion of the tax base in these previously vacant and/or dormant locations directly benefitting the city of Lincoln and its residents.

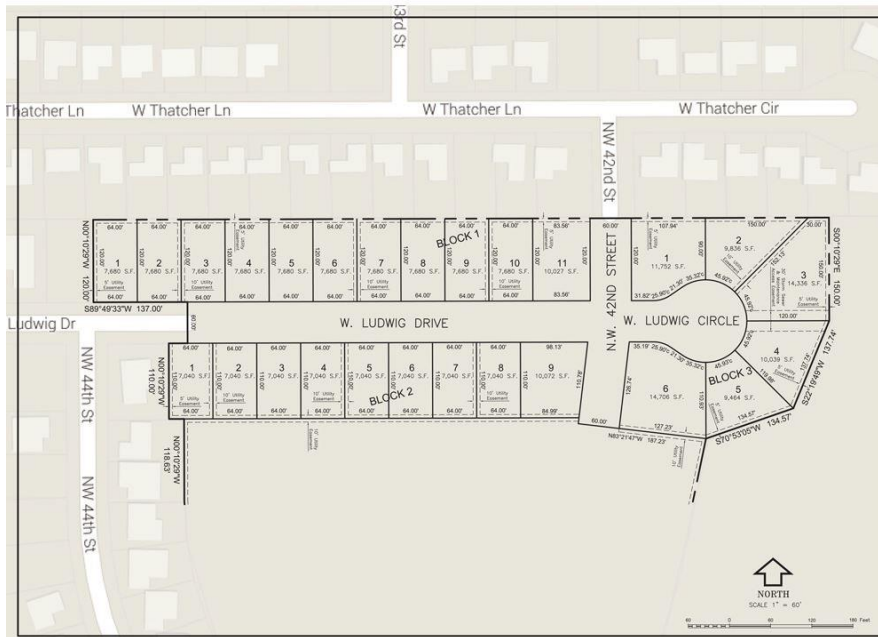
Through NIFA's financial and technical support, NHR has been able to renew its commitment to assisting the Lincoln affordable home builder community in serving first-time home buyers. This renewed relationship will enable NHR and local builders to provide 62 new, safe and affordable homes to first-time homebuyers over the next few years.

Being able to envision the worth of an underutilized piece of property, purchase that land, and work through the regulatory process with the local government to make it a useable tract for affordable housing development takes time, but we have proven it is possible. We have been given the unique opportunity to offer a safe, sanitary, and affordable home for families to create their own sense of place. The NIFA-NHR partnership has resulted in a measurable increase in new home production and positively impact neighborhood creation that can be replicated in other communities.

# NIFA and NHR Housing Production Partnership

## Supplemental Information

# Hub Hall Subdivision



# Cyrilla Court Subdivision



# Old Mill Village Subdivision

