



NIFA Workforce Housing

Creating partnerships and programs to address the workforce housing need in rural Nebraska

John Turner, Nebraska Investment Finance Authority



The Rural Workforce Housing Crisis



- Impacting Numerous Rural Communities
- Prospective employees are faced with:
 - Soaring rents
 - Homes for sale that are too expensive
 - Less desirable, location and design

Strategy I: Identifying the Need through the Workforce Housing Initiative Pilot Program



- 2015: Workforce Housing Initiative Pilot Program (WHI)
 - Rural communities
 - Additional financing options
 - Single family and duplex units
 - Households with incomes less than 150% AMI

Workforce Housing Initiative Pilot Program



- Participation and support from;
 - Employers
 - Community organizations
 - Local financial institutions
- Program parameters included:
 - Maximum of 12 dwelling units
 - 24 month construction timeline
 - Minimum construction guidelines.

Workforce Housing Initiative Pilot Program



- Five communities submitted proposals in Round 1
 - Three communities selected as WHI partners
 - Broken Bow - 12 new units (10 detached and one duplex) \$2.5 million
 - Schuyler - 12 units (8 detached and two duplex) \$2.1 million
 - Elwood - 6 detached units \$1.5 million









Schuyler becomes 'poster child' for housing development

[By Christina Liefkring / Lee Enterprises](#)

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Gordon and Margaret Dunker live in one of the duplexes built through the Kracl Meadows senior housing project.



Kracl Meadows Ribbon Cutting

NIFA representatives were present to help the community of Schuyler celebrate the ribbon cutting of Kracl Meadows and the Water Tower Subdivision. The \$3,540,000 development was partially funded by NIFA through the Low Income Housing Tax Credit (LIHTC) program. Schuyler was also one of the first applicants for the Workforce Housing Initiative Pilot program. The development includes 14 affordable housing units in duplex design for seniors and 8 single family homes for workforce housing.

Schuyler Community Development has been a NIFA Outreach Partner since 2014. They are currently entering the advanced Outreach Partnership program and have participated in a number of NIFA programs.



Workforce Housing Initiative Pilot Program



- NIFA received applications from three communities in Round 2
- Accepted as WHI partners
 - Beatrice
 - 10 detached units \$2.1 million
 - Bloomfield
 - 8 units (four duplexes) \$1.1 million
 - Nebraska City
 - 8 units (two duplexes and one four-plex) \$1.3 million

Strategy II: Sustained Technical Assistance



- Annual Workforce Housing Forum
 - 2016 - Panelist presentations
 - 2017 - Breakout Sessions and interactive workshop
 - 2018 - Panelist presentations and small group work

Strategy II: Sustained Technical Assistance



- Annual NIFA conference
 - Workforce Housing Track
 - Pitch Your Project
- Need for a centralized forum
 - live.ne.org



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What



How



Resources



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Strategy III: Long Term Support through the NIFA LB 518 Match Program



- State established the Rural Workforce Housing Fund
 - LB 518 by the Nebraska Legislature
 - Administered by NE Dept. of Economic Development
 - Grants to non-profit development organizations
- NIFA developed Match Program
- Revolving Loan Funds
- Local Match Funds

NIFA Match Program



- Create a fund that:
 - Promotes, develops, implements and finances rural workforce housing
- Guidelines
 - 150% of the statewide median income for a family of 4
 - \$250,000 per recipient
 - May not exceed 33% of the total fund
- Funds must be invested in projects, repaid, and reused
- Demonstrated need
- Commitment of local funds and support

NIFA Match Program



- NIFA received 17 applications
 - \$3,933,000 in funds requested
 - Community match amounts of \$7,990,362
 - Requests from NDED RWHF totaled \$11,157,362
 - \$23,080,724 in total investment funds

NIFA Match Program



- 12 were selected for funding with both DED and NIFA Match
 - \$2,892,510 NIFA Match
 - \$5,775,530 NDED RWHF
 - \$5,392,712 Local Match
 - \$14,060,752 Total

Summary



- Rural communities now have:
 - A mechanism to develop workforce housing units
 - Technical assistance to better understand their housing needs
 - More funding strategies
 - Local experience in workforce housing development
- Sustainable funding mechanisms created
- Where we want to go from here

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Thank You!



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