

Central Nebraska Housing Developers

Serving 17 Central Nebraska Counties, including:
Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Hamilton, Holt, Howard,
Keya Paha, Loup, Merrick, Rock, Sherman, Valley and Wheeler



Improving Housing
Increasing Homeownership
Investing in the Future

May 2013 –Newsletter

Nebraska Affordable Housing Trust Fund Report

Thanks to a number of dedicated housing organizations and advocates, and 32 supportive State Senators, funds from the National Mortgage Settlement award Nebraska received will be transferred to the Nebraska Affordable Housing Trust Fund (NAHTF), restoring some of the funding that was previously cut from the Trust Fund. The Governor's veto of the transfer of funds to the Nebraska Affordable Trust Fund was overridden during the Nebraska State Legislative Session on May 28th. NAHTF funds are generated through the Documentary Stamp Fee assessed during property sales transactions.

So why is the Nebraska Affordable Housing Trust Fund (NAHTF) so important to Nebraskans? The NAHTF Act was signed in to law in 1996, for the following purpose: *"To enhance the economic development of the state and to provide for the general prosperity of all of Nebraska's citizens, it is in the public interest to assist in the provision of safe, decent, and affordable housing in all areas of the state. The establishment of the Nebraska Affordable Housing Act will assist in creating conditions favorable to meeting the affordable housing needs of the state."*

Since 1996, the NAHTF has invested over \$90 million throughout the State. Types of programs eligible for NAHTF funds include, but are not limited to: New housing unit construction, infrastructure in conjunction with new construction, acquisition in conjunction with new construction, demolition in conjunction with construction, down payment assistance, technical assistance, homeownership education. To date, over \$8 million in NAHTF funds have been invested in our 17 -county region, as follows:

Central Nebraska Housing Developers—\$150,000—Down Payment Assistance
Central Nebraska Housing Developers—\$315,000—Technical Assistance/Operating
Central Nebraska Housing Developers—\$630,000—Rental/Disaster Rehabilitation
Central Nebraska Housing Developers—\$1,027,839—New Construction
CORE—\$942,000—Down Payment Assistance/Home Rehabilitation
Ord—\$750,000—New Neighborhoods Infrastructure/Down Payment Assistance
Bassett—\$221,700—New Construction/Down Payment Assistance
St. Paul—\$250,000—Down Payment Assistance/Rental Rehab
Butte—\$161,720—Purchase/Rehab/Resale
Page—\$95,300—New Construction Rental
Burwell—\$351,965—New Construction Rental/Homebuyer
Stuart—\$255,000—New Construction Rental
Wolbach—\$126,795—Rental Rehabilitation
Central City—\$217,712—New Construction Rental
Atkinson—\$400,000—Home Rehab/Down Payment Assistance
Sargent—\$400,000—Home Rehabilitation (Merna/Anselmo/Comstock/Sargent)
Johnstown—\$143,250—Home Rehabilitation
Loup City—\$533,250—New Construction/Down Payment Assistance
Scotia—\$195,000—Home Rehabilitation
Keya Paha—\$50,000—New Construction
CNCS—\$321,823—Home Rehabilitation/Down Payment Assistance/Technical Asst.

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