



2007 Annual Report of Accomplishments For The Board of Directors

The Central Nebraska Housing Developers have much to celebrate, with respect to our accomplishments in 2007, and we have made great progress since our inception in 2005.

This report will begin by looking at the objectives set forth by the Board of Directors at the April 2007 Strategic Planning meeting, outline practices adopted, and then identify the opportunities that CNHD seized during the year.

2007 Objectives

- ☑ By 12/31/07, CNHD will share their story with six (6) potential partners.
During 2007, presentations were made to three (3) partners/ civic organizations in the region, as follows:
 - *North Central RC&D Annual Meeting*
 - *O'Neill Rotary Club Meeting*
 - *CNEDD Annual Meeting*

- ☑ By 12/31/07, twenty (20) housing units will be improved.
Three (3) homes have been completed, 17 more homes are in the process of being rehabbed, and 2 more have been approved. We will exceed our target of 20 homes due to partnering with local reuse programs, USDA-Rural Development, and weatherization programs.

- ☑ By 12/31/07, 2 communities will have current housing studies.
This objective has not been met; however, plans to meet. With several communities are in the plans for early 2008.

2007 Annual Report of Accomplishments

Page Two

- By 12/31/07, \$1 million in housing development resources will be leveraged
CNHD was the recipient of the following grant funds during 2007:
 - \$150,000 – Downpayment Assistance (DED)
 - \$420,200 – New Construction, O’Neill (DED)
 - \$10,000 – Technical Assistance (HAC)
 - \$240,000 – Flood Disaster Funding (DED)
 - \$71,000 - O’Neill Phase II (FHL Topeka)*On January 11, 2008, CNED was awarded \$1.6 million for O’Neill Phase II; however, we did not receive the requested \$590,000 from HOME funds for this project. Meetings are being scheduled to develop a plan for this gap in financing.*

- By 12/31/2007, CNHD budget will increase \$25,000 in operating support
This funding request through NIFA was delayed while we waited for the IRS 501C3 non-profit designation. The application for these funds was submitted in early January 2008, upon receipt of the IRS non-profit designation.

- By 12/31/2007, twenty (20) households will be educated through Homebuyer Education
Ten (10) households were educated; however, workshops were postponed in two of the months due to workload and inclement weather.

- By 5/31/2008, two (2) educated households will be approved for NIFA mortgage funds.
By 12/31/07, one (1) educated household was approved for NIFA/USDA-RD mortgage funds.

Organizational Accomplishments

During the April 2007 Strategic Planning session, the Board conducted assessments of the organization, along with a performance ranking, to identify practices that must be adopted or improved upon. Since that initial assessment, the following practices have been adopted:

Organizational Assessment

- A Conflict of Interest Policy has been adopted.
- Staff job descriptions updated and evaluation process approved.
- Board members receive agendas and supporting documents in a timely manner.
- There are shared values and beliefs that guide the CNHD's board and staff.

Planning Assessment

- There is a strategic plan in place, which identifies results, activities, timelines and resources needed.
- There is an annual planning process to set organizational goals and budget.
- Objectives relate to the organization's mission.
- Articles of Incorporation and Bylaws are in place and reviewed annually.

Fiscal Management & Technology Systems Assessment

- CNHD has written fiscal policies and accounting procedures.
- CNHD has professional liability insurance for board and staff, property and liability insurance, and appropriate project insurance.
- CNHD has an inventory of all office equipment and furniture.
- CNHD is in good standing with the Nebraska Secretary of State's Office.

Opportunities Seized

- IRS 501C3 Non-Profit Designation
Receipt of this designation is vital for CNHD to be able to apply for many funding resources, and enables CNHD to receive charitable donations for services and programs.

- Public Relations Materials
An informational brochure and presentation PowerPoint were developed, as a result of technical assistance provided by the Nebraska Housing Developers Association. Brochures were mailed to housing stakeholders, and the PowerPoint was used for presentations made to partners and community organizations.

- Trade Name Registered with NE Secretary of State
CNED, Inc. registered with the State for the trade name of "Central Nebraska Housing Developers." This trade name more clearly defines the purpose of our organization.

- Planning for Regional Housing Conference
Collaboration with county and community economic development directors to develop a housing conference for community leaders, volunteers, and housing stakeholders in the region, to be held Spring 2008.

- Website Update
CNHD is in the process of completely overhauling its website to improve its marketing of organizational services and programs, to showcase housing success stories, promote local contractors and housing suppliers, and encourage relocation to the region.

- Nebraska Housing Developers Association Board of Director
The CNHD Housing Coordinator was voted on the Board of Directors for the Nebraska Housing Developers Association, an alliance of non-profit development organizations and partners working to increase the availability of quality, affordable housing in Nebraska.