



## 2008 Annual Report of Accomplishments For The Board of Directors

Partnering with communities, leaders and organizations to enhance and improve the economic health of Central Nebraska was the focus for the Central Nebraska Housing Developers in 2008, as we worked to “Build Strong Communities Through Quality Housing Choices.”

In 2008, the CNHD Board of Directors felt that if we could accomplish the same goals that were set forth in 2007, the Central Nebraska region would realize great benefits again this year. I think you’ll see that CNHD not only met, but exceeded those goals.

### 2008 Objectives

- By 12/31/08, CNHD will share their story with six (6) communities/potential partners.**

*During 2008, presentations were made to three (12) communities/potential partners in the region, as follows:*

- *St. Paul Rotary*
- *Ord Housing Committee*
- *Burwell Housing Representatives*
- *Sherman County Commissioners*
- *Ainsworth Housing Committee*
- *Atkinson Housing Committee*
- *Arnold Economic Development Committee*
- *Ashton Village Board*
- *Bartlett Village Board*
- *Sargent City Council*
- *Loup City and other Sherman County communities*

☑ **By 12/31/08, twenty (20) housing units will be improved.**

*Two rehab projects were in progress during 2008, as follows:*

- ☐ *Owner-Occupied Rehab program (Boyd, Keya Paha, Rock, Howard counties), with 21 homes completed and 4 homes in progress at the end of the year.*
- ☐ *Disaster program (selected counties in region), with 13 homes being rehabbed in 2008.*

☑ **By 12/31/08, 2 communities will have current housing studies.**

*CNHD assisted some communities in developing needs assessments and studies, and some communities worked independent from CNHD to develop their studies, as follows:*

- ☐ *Village of Wolbach – Community Needs Assessment – CNHD worked with CNEDD and the community to develop housing questions for this assessment.*
- ☐ *City of St. Paul – Community Needs Assessment – CNHD worked with CNEDD to develop housing questions for this assessment (still in progress).*
- ☐ *City of Ainsworth and surrounding communities – Housing Study – CNHD assisted the North Central Development Center, by providing contact information for agencies to conduct a housing study. NCDC was awarded a grant by NIFA to conduct this housing study, which will be conducted in 2009.*
- ☐ *City of Ord – Housing Study, February 2008 – CNHD did not assist the City with this study; however, the study was an important piece that CNHD utilized in submitting two housing grant applications on behalf of the City of Ord.*
- ☐ *City of Loup City – Housing Study, November 2008 – CNHD did not assist the City with this study; however, the information compiled will help CNHD with future grant applications for Loup City and the surrounding county.*

- By 12/31/08, \$1 million in housing development resources will be leveraged.**

*CNHD was awarded the following grant funds during 2008:*

- *\$1.6 million in Low Income Housing Tax Credits/O’Neill Project (NIFA)*
- *\$50,000 – Housing Grant/O’Neill Project (Midwest Housing Equity Fund)*
- *\$25,000 – Housing Grant/O’Neill Project (Fannie Mae)*
- *\$154,000 – Infrastructure Donation/O’Neill Project (City of O’Neill)*
- *\$25,000 – Community Development Assistance Act (CDAA)/O’Neill Project (DED)*
- *\$25,000 – Land Donation/O’Neill Project (City of O’Neill)*
- *\$100,000 – Housing Grant Amendment/O’Neill Project (DED)*
- *\$600,000 – Owner-Occupied Rehab Setaside (DED)*
- *\$300,000 – Purchase, Rehab, Resale & DPA Project (DED)*

*CNHD wrote grants for communities that were awarded during 2008:*

- *\$250,000 – City of Sargent Owner-Occupied Rehab (DED)*
- *\$250,000 – City of Ord Owner-Occupied Rehab (DED)*
- *Up to \$1 million – City of Ord New Neighborhoods II (DED)*

- By 12/31/2008, CNHD budget will increase \$25,000 in operating support.**

*Following the receipt of our IRS 501C3 non-profit designation, CNHD was awarded \$25,000 in Outreach Partnership funds per year for three years through the Nebraska Investment Finance Authority (NIFA).*

- By 12/31/2008, twenty (20) households will be educated through Homebuyer Education.**

*Thirty (30) households were educated in 2008, with 9 attendees known to have purchased a home following their participation in the class.*

- ☑ **By 12/31/2008, two (2) educated households will be approved for NIFA mortgage funds.**

*The housing economy impacted the utilization of NIFA funds in some regions. No known CNHD educated households utilized the NIFA program during 2008.*

### **Opportunities Seized**

- ☑ **1<sup>st</sup> Annual Central Nebraska Regional Housing Conference**

*This housing conference, held in Burwell in April of 2008, was a huge success, with approximately 90 participants and speakers. The theme of the conference was “Making Housing a Priority In Your Community”, with Milan Wall as the keynote speaker. Attendees participated in an exercise to identify housing needs in their community, and speakers from the City of Wayne and the City of Nebraska City addressed the need for demolition and housing codes to make improvements in communities. A panel discussion also shared methods to prepare communities for future development efforts. Plans are to host another housing conference in 2009.*

- ☑ **Website Launched**

*CNHD launched their new and improved website in May 2008. The website is full of information about CNHD’s programs available to residents in the region, complete with program guidelines, markets CNHD’s services to communities, encourages relocation to the region through links to county and community websites, showcases housing success stories through video interviews, and will promote local contractors starting in 2009.*

**Staff Expansion/Training**

*CNHD was fortunate to have contracted with Melissa Krysl to work part time, providing Homebuyer Education classes and assisting with marketing projects. Melissa attended a week-long Homebuyer Education Training the Trainer session in Ohio, that gave her the skills to deliver Homebuyer Education classes here in Nebraska. CNHD received a sponsorship for the training and travel costs, by State Farm Bank, through the Nebraska Housing Developers Association. In addition, Melissa successfully completed her CDBG Certification and Grant Writing training, so she now can assist with grant writing and administration.*

**Nebraska Housing Developers Association Executive Board**

*The CNHD Housing Coordinator was voted Secretary 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.*