



**A year of growing
Nebraska communities**
through affordable housing and agribusiness.

**2021
ANNUAL
REPORT**



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From our rural communities to our urban core, local communities understand, now more than ever, the important link between housing and economic development.

Reflecting upon 2021, it is clear that housing is a key issue not only across Nebraska, but throughout the entire country. Strong, continued demand, rising prices, supply chain issues, and investors purchasing single family homes for cash collectively resulted in a challenging environment for homebuyers at all income levels, particularly those at the low to moderate income levels. From our rural communities to our urban core, local communities understand, now more than ever, the important link between housing and economic development. This renewed focus on housing has imbued new energy to the discussion and brought new partners to the table.

Although NIFA was unable to hold its annual Housing Innovation Conference, frequent webinars on relevant topics throughout the year reached a wide audience and spurred new conversations around development and housing.

As ARPA funds poured into the State, Nebraska's economic recovery held steady, with the lowest unemployment rate in the nation. As people got back to work, non-profits, as well as local and state government sought to support those affected most deeply by the pandemic. This collaborative effort continues

to make a positive impact, creating efficiencies, improving programs and establishing fruitful partnerships. As part of these efforts, NIFA continued to work with the State on Emergency Rental Assistance funding and began work on crafting and implementing Nebraska's Homeowner Assistance Fund (HAF) Program.

In August, NIFA launched its new and improved website and work continues to bring additional resources online for our partners and clients. We look forward to continuing to engage problem solvers, innovate solutions and support Nebraskans in creating and sustaining more vibrant communities. As we look forward to 2022, we anticipate that exciting new initiatives such as a statewide housing needs assessment and a statewide strategic housing framework involving partners across the State will help us move the needle in a positive direction.

We're proud to share this year's accomplishments with you. Here's to a greater Nebraska.


SHANNON R. HARNER
Executive Director, NIFA


ANTHONY L. GOINS
Chair, NIFA Board of Directors

Homeowner Programs

Since its inception, NIFA has provided a first mortgage under our Homeownership Program to 96,195 borrowers totaling almost \$6.995 billion to date.

Of those, 20,248 homebuyers also received down payment/closing cost assistance and 805 were active military or veterans.



2021 ACCOMPLISHMENTS

1,677
mortgage loans

\$274.3 MILLION
mortgage loans

983
homebuyers with low-rate
second mortgage loans

\$7.7 MILLION
in down payment &
closing cost assistance

72
Nebraska
counties served

\$220.9 MILLION
tax-exempt single family
housing bonds



TRAINED

761 Lender
Partners

81 Real Estate
Specialists

133 Loan Officer
Specialists



All Homebuyers using
NIFA mortgages completed
pre-purchase homebuyer education.



PARTNERSHIPS

Collaborated with National Council of State Agriculture Finance Programs in producing a bill to modernize Aggie Bond Program.

Farmers & Ranchers Program

BEGINNING FARMER/RANCHER PROGRAM

**1,062 LOANS TOTALING OVER
\$135 MILLION SINCE INCEPTION**

This program helps farmers and ranchers obtain agricultural loans at interest rates generally lower than those in the conventional farm credit markets.

GOVERNOR'S AGRICULTURAL EXCELLENCE AWARDS PROGRAM

26TH YEAR OF SPONSORSHIP

This awards program recognizes and financially rewards 4-H Clubs and FFA Chapters in Nebraska for outstanding performance.

2021 ACCOMPLISHMENTS

\$3.8 MILLION
partnered to provide
financing

3,411 ACRES
partnered to provide
financing

1.18%
Average interest
rate savings below
market rates

\$50,000
awarded to
4-H Clubs
& FFA Chapters



Multi-Family Programs

LOW INCOME HOUSING TAX CREDIT PROGRAM (LIHTC)

\$1.35 BILLION SINCE INCEPTION

Allocations of federal tax credits are used to leverage public, private and other funds to develop rental housing that provides affordable rents to low and moderate income residents.

NEBRASKA AFFORDABLE HOUSING TAX CREDIT (AHTC)

\$195.2 MILLION SINCE INCEPTION

NIFA allocates the AHTC, a Nebraska state income tax credit created by the Nebraska Affordable Housing Tax Credit Act in 2016. The AHTC is allocated to owners of affordable rental developments that also receive an allocation of LIHTC.

MULTI-FAMILY TAX EXEMPT BOND PROGRAM

\$421 MILLION SINCE INCEPTION

A program providing lower interest rate financing from the sale of tax-exempt bonds to finance rental housing. The use of tax-exempt bonds allows for the allocation of 4 percent LIHTCs to assist in development costs of the property.

COLLABORATIVE RESOURCE ALLOCATION FOR NEBRASKA (CRANE)

66 PROJECTS SINCE INCEPTION

NIFA's award-winning CRANE program uses LIHTCs and AHTCs for difficult-to-develop projects targeting distressed populations.

CELEBRATING
20 YEARS
OF CRANE



2021 ACCOMPLISHMENTS

\$132.4 MILLION
Awarded in LIHTC & AHTC

228
LIHTC property managers
and staff virtual
compliance training

370
Developments (13,304
units) monitored for
compliance

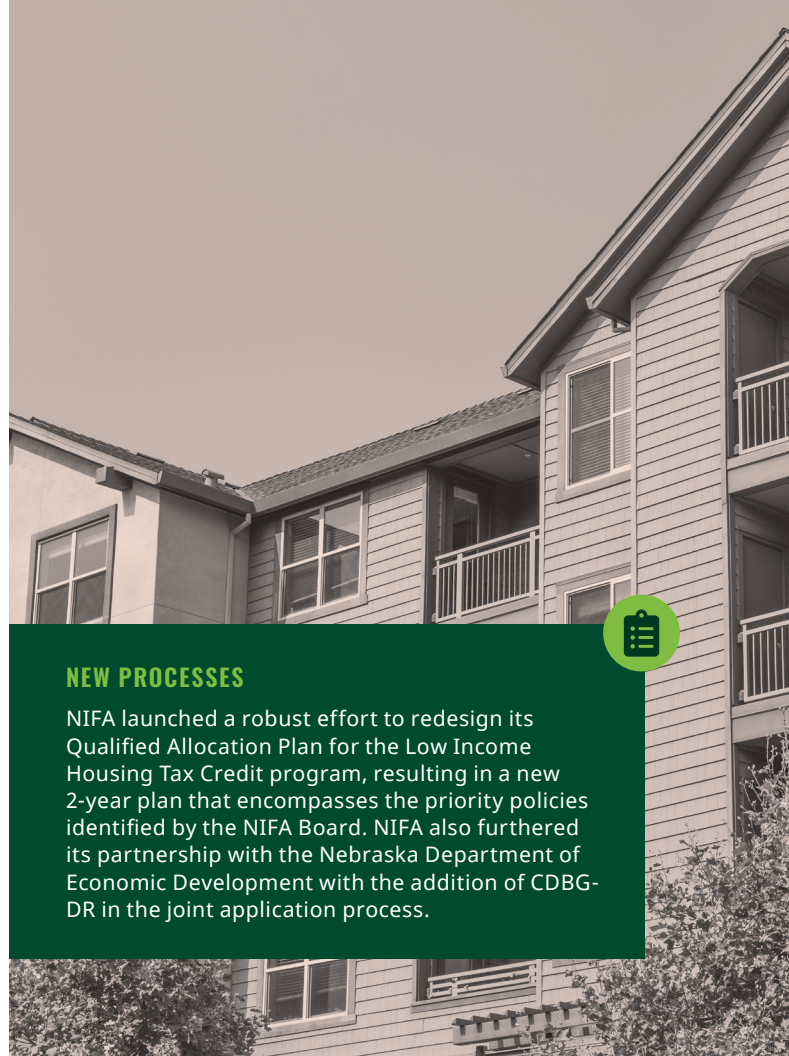
\$193.3 MILLION
in production of affordable
units stimulated

20
affordable rental
projects financed

294 special needs units

397 elderly units

259 family units



NEW PROCESSES

NIFA launched a robust effort to redesign its Qualified Allocation Plan for the Low Income Housing Tax Credit program, resulting in a new 2-year plan that encompasses the priority policies identified by the NIFA Board. NIFA also furthered its partnership with the Nebraska Department of Economic Development with the addition of CDBG-DR in the joint application process.





PANDEMIC PIVOT

NIFA continued our statewide collaboration and utilized our partnerships to communicate information about Covid relief funds. We strengthened our online presence with a newly designed website and additional technology tools to reach out to Nebraskans.

Community Engagement

Previously known as Outreach

CONFERENCES, MEETINGS, TRAININGS

Because of the COVID-19 pandemic, we canceled in-person events, and transitioned to virtual events by creating a webinar series.

HOUSING STUDY GRANT PROGRAM

160 TOTAL GRANTS AWARDED TOTALING \$1,946,170 MILLION SINCE INCEPTION

The Housing Study Grant Program stimulates regional, community and neighborhood plans that encompass housing needs and community development opportunities in Nebraska.

OUTREACH PARTNERSHIP GRANT PROGRAM

3 ACTIVE PARTNERSHIPS AND 29 PARTNER ORGANIZATIONS SINCE INCEPTION

The Outreach Partnership Program was created to support non-profit organizations and help increase their long-term capacity to meet community needs including affordable housing in Nebraska.

18TH ANNUAL NEBRASKA STATEWIDE DASHBOARD

This comprehensive study makes information about economic, demographic and housing conditions in counties and cities more readily available for planning and grant writing.



2021 ACCOMPLISHMENTS

Partner Programs

\$106,610 in Housing Study Grants

\$140,464 in Housing Study Grant matching funds

14 Housing Study Grants awarded

\$180,000 in capacity building Outreach Partner grants

Webinars & Education

24 Webinars executed

1,452 total Webinar participants



50
Nebraska counties engaged



NEW INFORMATION RELEASED

2021 Profile of Nebraska housing study and Nebraska Dashboard.

Informational videos to promote Nebraska non-profits responsible for distributing economic stimulus funding.





NIFA URBAN WORKFORCE HOUSING MATCH (NUW-HOM)

In 2021, NIFA awarded over \$4.9 million in NUW-HOME funds to 10 organizations that also received funds from the Nebraska Department of Economic Development Middle-Income Workforce Housing Investment Fund. The funds will be used to develop housing units for owner-occupants in Qualified Census Tracts in Douglas and Lancaster County.

Emergency Rental Assistance

Since the launch of the statewide Emergency Rental Assistance program on February 22, 2021 for all areas of the state outside of Lincoln/Lancaster County and Omaha/Douglas County, NIFA staff worked daily with community partners, property managers, and the State of Nebraska to ensure that renters received the information needed to apply. NIFA also provides collaboration between the State and the local ERA jurisdictions.

In 2021, NIFA staff presented ERA information at 64 various meetings or educational sessions and responded to an average of 20 ERA contacts per week.

Rural Workforce Housing Program

RURAL WORKFORCE HOUSING MATCH FUNDS

\$4.97 MILLION IN MATCH FUNDS SINCE INCEPTION

This program was created for the development, production, implementation and financing of Workforce Housing in rural communities.

2021 ACCOMPLISHMENTS

414

Rural Workforce Housing Units

56

of these units meet NIFA's moderate income guidelines

\$547,404

of Rural Workforce Housing Match Funds invested

21

housing development organizations have been awarded funds

Finance

The finance department is responsible for monitoring expenditures and obligations, issuing and managing NIFA bonds, directing the investment of all monies and accounting for all assets and liabilities. The finance department works with all department managers to create budgets and make key strategic decisions throughout the year. NIFA is responsible for allocating private activity volume cap for tax exempt bonds in the State of Nebraska.

The finance department facilitates structure and issuance of the following:

SINGLE FAMILY HOUSING BONDS

\$968 MILLION OUTSTANDING

DEVELOPMENT, HEALTHCARE AND MULTI-FAMILY HOUSING

\$80.6 MILLION OUTSTANDING

INDUSTRIAL DEVELOPMENT

NIFA encourages the investment of private capital in order to stimulate economic activity, create jobs, provide adequate health care facilities and expand the tax base throughout the state. NIFA does this primarily by working with communities and companies through technical assistance.

2021 ACCOMPLISHMENTS

\$220.9 MILLION

Issued in tax-exempt bonds to fund loans to low and moderate income Nebraska homebuyers

\$3.8 MILLION

Issued in Clean Water and Drinking Water State Revolving Fund Bonds to improve community infrastructure

\$71.5 MILLION

Received in payments from mortgages funded with existing bond issues, which were recycled into new loans thereby preserving bond issuance capacity

\$217.9 MILLION

Received in payments from mortgages funded with existing bond issues, which were used for target redemptions of higher rate bonds thereby reducing borrowing costs and creating a benefit that is passed through to NIFA's Single Family borrowers



NIFA's Leadership

2021 BOARD OF DIRECTORS

NIFA would like to recognize the members of its Board and thank each of them for their dedication and service to NIFA's mission. The Board is an integral part of setting priorities and strategic vision for growing Nebraska's communities through affordable housing and agribusiness.



GOVERNOR APPOINTED

NIFA's Board includes 6 members appointed by the Governor of the State of Nebraska and 3 ex-officio members: the Director of Economic Development, the Director of Agriculture and a representative from the Nebraska Investment Council. The 6 appointed members include 2 from each Congressional District and have a statutorily specified area of expertise.



Anthony Goins
Dept. of Economic
Development
Chair Ex-Officio Member



Michael Walden-Newman
Nebraska Investment
Council
Ex-Officio Member



Steve Wellman
Dept. of Agriculture
Ex-Officio Member



George Achola
Burlington Capital, Real
Estate
Real Estate Development



Susan E. Bredthauer*
CharterWest National Bank
Housing Mortgage Credit



Shannon Harner
Nebraska Investment
Finance Authority
Executive Director



Warren Arganbright
Arganbright Law Office
*Banking or Investment
Banking*



Herbert Freeman
NP Dodge Real Estate
Licensed Real Estate Broker



Galen Frenzen
Frenzen Angus & Polled
Herefords
Agricultural Production



Colten R. Zamrzla*
Covenant Insurance
Services
Public at Large



Learn more at [NIFA.org](https://www.nifa.org).