

# 2024

**NEBRASKA  
AFFORDABLE HOUSING  
TRUST FUND**

## **QUALIFIED ALLOCATION PLAN**

NEBRASKA DEPARTMENT OF  
ECONOMIC DEVELOPMENT  
EFFECTIVE JULY 1, 2024 - JUNE 30, 2025  
(2024 PROGRAM YEAR)

### **NEBRASKA**

Good Life. Great Opportunity.

**DEPT. OF ECONOMIC DEVELOPMENT**

NAHTF 2024 QAP



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## Introduction

The Nebraska Affordable Housing Trust Fund (NAHTF) was established by the Nebraska Affordable Housing Act (Neb. Rev. Stat. §§58-701 through 58-711) in 1996. The Act, which was adopted to address the state's affordable housing needs, called for a portion of the documentary stamp tax from Nebraska real estate transactions to be transferred to the NAHTF. These funds are distributed to support the provision of decent, affordable housing statewide, to encourage economic development and promote the general prosperity of all Nebraskans.

As stipulated by the Act, the Nebraska Department of Economic Development (DED) is required to develop an annual Qualified Allocation Plan (QAP) concerning the distribution of NAHTF resources throughout the state. DED has developed the 2024 QAP with input gathered through three (3) in-person Focus Group meetings in September and October 2023 with customers of the DED, along with feedback gathered from the Strategic Housing Council led by the Nebraska Investment Finance Authority (NIFA) in 2023. The Strategic Housing Council, with support from the Nebraska Department of Economic Development and a coalition of representatives from government at all levels, local agencies, nonprofits, businesses, and developers from across the state created a bold plan to create fundamental changes in statewide housing efforts: *The Nebraska Strategic Housing Framework*. The Framework aims to spur economic development and improve Nebraskan's quality of life by increasing quality, affordable housing options.

## Nebraska Commission on Housing and Homelessness (NCHH)

Recognizing the strong link between housing, homelessness, and near homeless issues, the Nebraska Commission on Housing and Homelessness (NCHH) was established by Executive Order 98-4 in 1998. It consolidated the work of the Nebraska Affordable Housing Commission, the Nebraska Interagency Council on the Homeless, and the Affordable Housing Trust Advisory Committee.

The Commission serves to make recommendations to DED and the Nebraska Department of Health and Human Services (DHHS) regarding the operation of the NAHTF and the Homeless Shelter Assistance Trust Fund (HSATF), respectively; to serve as an advisory body on housing and homelessness; to assist with education, advocacy, coordination, and cooperation; and integrate recommendations from Nebraska's 2020-2024 Consolidated Plan and DED's Annual Action Plan for the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), National Housing Trust Fund (HTF), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) with other statewide strategic planning initiatives that involve affordable housing, homelessness, and other housing issues.

DED provides an update of the NAHTF program and is open to receiving input at each quarterly NCHH meeting. Changes and recommendations for the 2024 program year were specifically discussed at the November 14, 2023, NCHH quarterly meeting.

## Public Comment Process

The 2024 QAP will be submitted for a 30-day public comment period beginning on November 30, 2023. The public comment period will conclude on January 4, 2024 at 11:59 PM (CT). All written comments submitted to DED during the public comment period will be taken into consideration while completing the final 2024 NAHTF QAP. All written comments must be submitted to the Department on or before January 4, 2024, at [ded.publiccomment@nebraska.gov](mailto:ded.publiccomment@nebraska.gov). When emailing a comment, include "2024 NAHTF QAP Comment" as the subject of the emailed comment. All public comments received by the Department in regard to the NAHTF program by 11:59 PM (CT) on January 4, 2024 will be included as Attachment 4 to this document.

## NAHTF Housing Priorities for 2024 Program Year

The impetus for the Nebraska Affordable Housing Act was the realization that impediments existed to the construction and rehabilitation of affordable housing throughout the State. Increasing development and construction costs and affordable housing financing challenges were impacting the ability of communities to address their housing needs. Existing dilapidated housing stock and industrial buildings were determined to be detrimental to new affordable housing development and the general health and safety of people living and working in or around such places.

Nebraska’s significant need for housing, across the state and across the spectrum of incomes and housing types, continues to be a major concern among area businesses, community leaders, developers, nonprofit organizations, and members of the public. It is well known that safe, adequate, available, and affordable housing is crucial to the viability of communities and businesses, influencing their ability to recruit workers, grow the population, retain residents and pursue economic development opportunities.

The Nebraska Strategic Housing Framework states its vision is: *All Nebraskans have safe, affordable, quality housing choices to rent or own. As a result, affordable housing is the driver of community well-being and economic opportunity.* The Framework has identified shared priorities/objectives and encourages housing programs statewide to take action. These shared priorities are 1) By 2028, reduce the number of households that are housing cost burdened by 44,000, and 2) By 2028, develop and rehabilitate 35,000 affordable and attainable low-to-middle-income rental and ownership housing units.

Eighty-four of Nebraska’s ninety-three counties received disaster impacts as a result of flooding due to Winter Storm Ulmer in 2019. Disaster Recovery efforts have been a priority for the state in NAHTF application funding cycles as a response to that disaster. The NAHTF application has prioritized projects specifically designed to benefit those impacted by the 2019 flood. In addition, the State provides assistance to Nebraska communities recovering from the Winter Storm Ulmer (DR-4420) to mitigate damages from flooding and other weather-related incidents in 2019 through the CDBG-DR program.

Housing needs resulting from the Global Pandemic of 2019 are also being addressed with funding distributed under the State of Nebraska’s Economic Recovery Fund established under LB1014. These funding programs include the Pandemic Relief Housing Program and the Qualified Census Tract (QCT) Affordable Housing Program (AHP).

The Nebraska Affordable Housing Trust Fund is a resource with a major role in achieving the shared objectives of the Nebraska Strategic Housing Framework by encouraging housing programs that meet the housing needs identified by local communities, regions, and housing organizations. The Program will serve beneficiaries that make up to 120% of the Average Median Income (AMI) in the county they reside in. Beneficiaries in many Nebraska communities who are making at or near 120% AMI are considered a household in need of affordable workforce housing.

**The Act allows for DED to set priorities for each program year. Priorities listed below for the 2024 NAHTF program are:**

- New Affordable Housing Units for Homebuyers
- New Affordable Rental Housing Units
- Preservation and Rehabilitation of Existing Housing Units
- Financial Assistance for non-profits engaged in housing development requesting funding for one or more of the following activities:
  - Organizational Capacity Building
  - Strategic Planning and Housing Study Funding
  - Staff Training for Housing Development Activities

DED has identified the creation of new affordable housing and new rental units as its highest priority for the 2024 Program Year cycle. Therefore, scoring will reflect this prioritization of housing creation (new construction).

Nebraska’s 2020-2024 Consolidated Plan for Housing and Urban Development (HUD) federal programs was finalized in June 2020 and was substantially amended in January 2023. Housing continues to be a priority need for federal programs overseen by DED. NAHTF goals and priorities are integrated into the 2020-2024 Consolidated Plan to support the State’s overall commitment to housing.

### **Allocation of Funds**

DED’s spending authority for the 2024 NAHTF program year is anticipated to be \$12,750,000 for NAHTF activities, also known as government aid. State Administration costs are estimated to be \$1,250,000 and this amount is not

reflected in the aid appropriation. The Department’s actual spending authority for government aid and state administration costs are subject to legislative appropriation authority.

Per state law, new contracts entered into with recipients under the Nebraska Affordable Housing Trust Fund during the 2024 Program Year cannot exceed the spending authority approved during the 2024 Nebraska Legislative Session.

Per the requirements of the Nebraska Affordable Housing Act, DED shall put forth its best effort to allocate no less than 30% of NAHTF monies to each of Nebraska’s three (3) U.S. Congressional Districts (<https://www.census.gov/mycd/> or refer to Attachment 2).

The following table outlines the anticipated distribution of NAHTF funds for the 2024 program year, dependent upon receipts and available authorized spending authority as set by the 2024 Nebraska Legislative Session:

Estimated NAHTF Government Aid Allocation		NAHTF Activities
\$11,475,000	<b>Housing Funding Cycle(s) – 90% of Appropriation Subject to Congressional District Distribution</b>	
	\$11,175,000	Housing Projects
	\$300,000	Nonprofit Technical Assistance
\$ 1,275,000	<b>Discretionary Funds - 10% of Appropriation</b>	
\$12,750,000	<b>Projected NAHTF Total Aid Appropriation</b>	

DED anticipates awarding 90% of available spending authority through the Housing Funding Cycle(s). DED will award applications based on a combination of factors: threshold requirements, DED priorities, demonstration of project design, project capacity and project readiness as well as ranking within each congressional district, pending the amount of funding available for that district per cycle.

There will be both subjective and objective elements considered for scoring projects. Due to the nature of having competing project types, applicants should not expect to be able to self-score but are expected to use the score tables provided in the 2024 Application Guidelines as a guide.

The remaining 10%, are discretionary funds, have no restriction with regard to congressional district distribution, stated priorities or other requirements and rankings. The remaining discretionary funds can be used at the discretion of the Department.

If NAHTF receives a proposed distribution higher or lower than estimated in the table above, funding will be distributed using the same funding proportions outlined above and subject to available spending authority.

### **Funding Cycles and Limitations**

NAHTF funding will be utilized in the annual competitive housing application cycle (i.e., funding cycle) that will include:

- Housing Development Projects
- Nonprofit Technical Assistance, two in each Congressional District

### **Housing Development Project Cost Maximum**

The 2024 NAHTF maximum for a housing development project is \$750,000 for non-administrative project costs over a 3-year period. These include Primary and Support costs listed in the Application Guidelines. Administrative costs of General Administration, Housing Management, and Lead-Based Paint Testing may be requested over and above the project costs and according to the maximums detailed in paragraphs below.

### **Technical Assistance Project Cost Maximum**

The 2024 NAHTF maximum for Nonprofit Technical Assistance award is \$50,000 over a two-year period. General

Administration, Housing Management and Lead Based Paint Testing are not eligible expenses for Nonprofit Technical Assistance applications.

### **General Administration Allowance**

General Administration Allowance is offered to offset costs that are generally associated with administration related to award management. Typical costs include staff time to fulfill Special Conditions, accounting of funds, payment requests, Request for Proposals for services, marketing the program as a whole (not individual addresses), completion of Fair Housing activity, and completion of reports. Applicants will be eligible to request up to \$20,000 for General Administration. Applicants should evaluate need for General Administration by past experience with NAHTF award administration, as well as project type and number of units being proposed in the application in order to make a reasonable request.

### **Housing Management Allowance**

Housing Management Allowance is offered to offset costs that generally tie back to specific addresses assisted by the project funds. Typical costs include finance-related costs; credit reports; title binders and insurance; surety fees; recordation fees; transaction taxes; legal and accounting fees (address-related); surveys, requests for bids; appraisals; site review and work write-ups; and related professional services; homebuyer/tenant education/counseling, pre-construction conferences, bid meetings; and staff costs directly related to projects. No hard costs are included. Applicants will be eligible to request up to \$5,000 in Housing Management per completed units defined in contract, not to exceed \$75,000 on projects with a primary activity of new construction (Homebuyer and Rental), Rental Conversion, Rental Rehabilitation and Homebuyer Purchase/Rehabilitation/Resale. Applicants with the **only** primary activity being Homebuyer Assistance will be eligible to request up to \$2,500 per unit in Housing Management, not to exceed \$75,000 per award. If a project will be providing homebuyer assistance with minor rehabilitation, the rehabilitation must be documented in order to receive \$5,000 per unit. Otherwise, unit completion will be reimbursed at \$2,500 per unit.

### **Lead-Based Paint Testing Allowance**

Applicants may request up to \$1,500 per unit to be used on Lead Based Paint testing and assessments. Unused amounts in this category shall be recaptured by DED and are not eligible for budget category amendments.

**Developer Fee:** The Developer Fee is a Support Activity, and therefore is counted as part of the \$750,000 project cost maximum. Only projects with a Primary Activity of either New Construction or Purchase/Rehab/Resale where the Applicant is also acting as the Developer, may select a Developer Fee as the support activity. The Developer Fee may either be \$15,000 per unit when project is not requesting a Housing Management Allowance, or \$10,000 per unit if Housing Management Allowance is also being requested for any amount and is not to exceed \$5,000 per unit. The sum of the Developer Fee plus Housing Management Allowance being requested cannot exceed \$15,000 per unit.

Projects with a private developer acting as a partner in the project may fund the private developer fee through the NAHTF New Construction activity budget as it is an eligible cost item for NAHTF projects. The Developer Fee charged by a private developer should be included in the development cost budget of a project's Pro-Forma. NAHTF Recipients should have a developer agreement when working with private developers. Private Developers receiving the benefit of NAHTF will be expected to provide a minimum of 10% of the project costs from their own resources for the completion of the project.

### **Funding Summary**

DED reserves the right to fund or not fund applications, to exceed the maximums, to adjust requested award amounts within budget line items and to adjust allocations among the categories in the table above, all to allow for flexibility to ensure congressional district distribution requirements, reasonable cost allowance, organizational capacity, meeting urgent housing needs, or other geographic considerations. Any NAHTF balance remaining from the annual funding cycle or any additional funding cycle may be used, at the DED's discretion, to increase any of the above-mentioned activities, to create an additional funding cycle, or to be carried forward to the next cycle, whenever and whichever is determined necessary. If Application Guidelines are updated during the application cycle, a notice will go out to the NAHTF mailing list to alert potential applicants of the latest version.

## Application Process Summary

The 2024 NAHTF application cycle is anticipated to open on February 8, 2024. Preliminary applications (pre-applications) are required prior to acceptance of a full application. This requirement provides DED the ability to offer technical assistance to applicants and to adequately plan for application processing and scoring.

The Pre-Application due date is Thursday, March 07, 2024 by 5:00pm (Central Time)

The Full Application due date is Thursday, May 09, 2024 by 5:00pm (Central Time)

A **pre-recorded pre-application workshop** will be made available on the NAHTF webpage no later than one week following the posting of the QAP and Application Guidelines.. It may include, but will not be limited to, an overview of the program; a review of the application process; pre-application-related questions; and a scoring criteria review.

**Pre-recorded application workshops** focusing on the full application, along with open office hours will be offered, and participation is strongly recommended. The full application workshop will not duplicate program overview and scoring criteria information shared in the pre-application workshop. It is strongly recommended both workshops be viewed by applicants whether new or returning to the program. The full application workshop will focus on a review of the application process, and will discuss the full application and application guidelines, as well as application and general program questions.

**Open Office Hours** will be provided for applicants who have completed a pre-application. These virtual Open Office Hours will provide a forum for applicants to ask questions related to the NAHTF application and will provide an opportunity for applicants, application preparers, developers, and housing organizations to ask **application** specific questions. **Project** specific questions should be directed to a DED Housing Program Representative.

Any pre-recorded or in-person workshops offered are recommended to all applicants, whether they are new or returning to the NAHTF Housing Funding Cycle. Applicants taking advantage of training made available through in-person or recorded workshops, training videos and open office hours tend to score higher than those who do not.

Other **Frequently Asked Questions** and topic-related recorded videos may come available during the application cycle. Applicants are advised to watch for announcements of such on the NAHTF website or via the [DED mailing list](#). Applicants are advised to reach out to the DED Housing Program Representative for their area to request technical assistance in order to receive project specific guidance that may not be covered in recorded workshops, videos, open office hours, etc. (see Attachment 3).

## Application Guidelines and AmpliFund

Application Guidelines for the 2024 NAHTF application cycle will be posted on the DED website upon opening of the funding cycle. The Application Guidelines include detailed program information, application timeline, basic instructions, and will serve to answer common application-related questions. Application Guidelines change from cycle to cycle and should be reviewed carefully even when applicant is a returning applicant to the NAHTF program. Applicants are advised to review the *Post Award Management and Implementation* section of the Application Guidelines to help them determine whether their organization has the capacity to administer a NAHTF award.

Both the 2024 NAHTF pre-application and the full application will be submitted electronically via AmpliFund, an electronic management software system. Applications must be submitted to DED electronically on or before the specified due date which is provided in this QAP and in the Funding Timeline found in the Application Guidelines. **No hard copy pre-applications will be accepted.**

Instructions for the use of the electronic database, AmpliFund, is available [on the DED Grants Help Center](#).

## 2024 NAHTF Anticipated Timeline

2024 NAHTF ANTICIPATED TIMELINE	
<u>Anticipated Dates</u>	<u>Action</u>
Tuesday, November 14, 2023	NCHH Quarterly Meeting-Review Proposed 2024 NAHTF QAP
Thursday, November 30, 2023	Proposed QAP Posted & Public Comment Period Begins
Thursday, January 4, 2024	QAP Public Comment Period Ends
Thursday, February 8, 2024	Final QAP Posted
Thursday, February 8, 2024	2024 NAHTF Application Guidelines Posted and 2024 NAHTF Funding Cycle Opens
Friday, February 16, 2024	2024 NAHTF Pre-Application Pre-Recorded Workshop Available
Thursday, February 22, 2024	Virtual Open Office Hour @ <i>from 10:00am to 11:00am (CT)</i>
Thursday, March 7, 2024	2024 NAHTF Pre-Applications Due by 5:00pm (CT)
Friday, March 8, 2024	2024 NAHTF Full Application Pre-recorded Workshop Available
Thursday March 14, 2024	Virtual Open Office Hour; <i>from 10:00am to 11:00am (CT)</i>
Thursday, March 21, 2024	Site Review Forms Due for New Construction, Rental Rehabilitation and Rental Conversion Projects ( <i>When Sites Have Been Pre-identified</i> )
Thursday, April 11, 2024	Virtual Open Office Hour; <i>from 10:00am to 11:00am (CT)</i>
Thursday, May 9, 2024	2024 NAHTF Applications Due by 5:00pm (CT)

### Eligible Applicants

Eligible applicants for NAHTF include:

- Local and Governmental subdivisions
- State and federally recognized local or regional Public Housing Authorities or Agencies
- Community Action Agencies
- Community-based, Neighborhood-based, or Reservation-based nonprofit 501(c)(3) or 501(c)(4) organizations

Applicants designated as 501(c)(3) or 501(c)(4) will be asked to upload the Federal Tax-exempt Letter of Determination into the pre-application and full application verifying they are an active tax-exempt organization at time of application submission.

For-profit entities working in conjunction with an eligible applicant organization are eligible to receive benefit of the NAHTF funds as a partner in the project but will not be acting as a sub-recipient. The eligible applicant organization must be the applicant for the NAHTF funds and shall be the entity that enters into the DED contract and responsible for the project requirements, goals, and compliance throughout the affordability period.

### Eligible Activities

The Nebraska Affordable Housing Act describes activities eligible for NAHTF assistance in Section 58-706 of the Nebraska Affordable Housing Act. Applicant should review DED's 2024 priorities as listed in section titled "NAHTF Housing Priorities for 2024 Program Year" of this QAP and review the 2024 Application Guidelines when determining project type and the eligible activities associated with that type.

Applicants may submit an activity not specifically identified as an option in the 2024 NAHTF application as long as it fits one of the eligibility criteria listed below. This would be considered an alternate activity. However, applicants will need to work closely with their Housing Program Representative to determine how the proposed alternate activity may or may not align with 2024 DED NAHTF Housing Priorities.



Eligible Activities; Nebraska Affordable Housing Act Section 58-706:

- New construction, rehabilitation, or acquisition of housing to assist low-income and very low-income families;
- Matching funds for new construction, rehabilitation, or acquisition of housing units to assist low-income and very low-income families;
- Technical assistance, design and finance services, and consultation for eligible nonprofit community or neighborhood-based organizations involved in the creation of affordable housing;
- Matching funds for operating costs for housing assistance groups or organizations, when such grants or loans will substantially increase the recipient's ability to produce affordable housing;
- Mortgage insurance guarantees for eligible projects;
- Acquisition of housing units for the purpose of housing preservation to assist low-income or very low-income families;
- Projects making affordable housing more accessible to families with elderly members or members who have disabilities;
- Projects providing housing in areas determined by DED to be of critical importance to the continued economic development and well-being of the community, and where, as determined by DED, a shortage of affordable housing exists;
  - *For the 2024 Program Year, Disaster Recovery Housing Projects (must be included in DR-4420) and projects resulting in new units are determined to be of critical importance and are included in the Housing Projects Funding Cycle.*
- Infrastructure projects necessary for the development of affordable housing (support activity implemented in conjunction with the development of affordable housing units only)
- Down payment and closing cost assistance;
- Demolition of existing vacant, condemned, or obsolete housing or industrial buildings or infrastructure (*support activity implemented in conjunction with the development of affordable housing units only*);
- Housing education programs developed in conjunction with affordable housing projects. Education programs must be directed toward:
  - Preparing potential homebuyers to purchase affordable housing; post-purchase education;
  - Target audiences eligible to utilize the services of housing assistance groups/organizations;
  - Developers interested in the rehabilitation, acquisition, or construction of affordable housing.
- Support for efforts to improve programs benefiting homeless youth;
- Vocational training in the housing and construction trades industries by nonprofit groups; and,
- Weatherization and solar or other energy improvements to make utilities for housing more affordable.

## Matching Requirements

Matching Funds are unrestricted cash resources pledged by the Applicant for use in the project to be available if project is awarded. There is no match requirement for NAHTF Housing Development Projects or Nonprofit Technical Assistance applications. However, points will be awarded for cash match committed to NAHTF Housing Development Projects. There will be no points given for match of Technical Assistance projects.

Applicants providing cash match must sign a match commitment form submitted with application on applicant's letterhead recognizing that only project related costs incurred by the DED recipient are eligible to be paid with match funds.

All cash match must be expended by the DED recipient during the contract period and must be expended, at a minimum, in proportion to the amount of NAHTF project costs drawn per line item in the contract budget with the Department.

Cash match points will not be awarded for general administration, housing management, lead-based paint testing and/or project related soft costs and any cash match in these categories at time of application will not be included in a DED contract if awarded.

## Leverage

**NAHTF resources are not intended to fund entire projects.** Leveraged funds are other resources used for project financing that are not part of the cash match being declared for the project. They are additional sources used to finance the project during the open contract period. Leveraged funds are not included in the contract budget but are considered an important part of the project and are considered during project scoring. The source, use and amount of Leveraged Funds to be expended during open contract period are described in the Leveraged Funds section of the application.

These resources leveraged for project financing during the open contract period may include owner equity, bank financing, private investment, or other public funds. Homeowner mortgages and rental payments are not considered project financing, therefore are not leveraged funds. NAHTF projects that leverage other funding resources are capable of providing more housing opportunities and economic growth in the community.

## Pre-Development Costs

Pre-development costs are not considered “leverage” when evaluating the application because they have taken place outside the proposed open contract period. However, information about pre-development expenditures that took place prior to application submission is still valuable to reviewers and Applicants are encouraged to include pre-development cost information in the Project Description narrative of their application.

## Selection Criteria and Process

DED will process all applications and conduct a threshold review, a pro-forma evaluation (when applicable), and a competitive scoring process. At DED’s discretion, clarifying information may be requested of applicants at any point in the process following application submission. When providing clarifying information applications may not be changed and/or altered. Upon completion of scoring, award decisions are made. All applicants will receive letters of selection or non-selection, or other communication. Applicants with applications that do not pass the initial threshold review will be notified within 60 days of application due date that their application will not be scored and will be given reason for the decision.

The State’s main objective for distributing NAHTF resources is to invest funds in quality projects and programs that help eligible applicants leverage private financing to create permanent, energy efficient, and affordable housing that addresses local needs. State resources are limited and there is an increasing demand for NAHTF award distribution. **The following are priority selection criteria for DED when evaluating applications:**

- Alignment with 2024 NAHTF program priorities,
- Presence of cash match,
- Presence of leveraged funds,
- Demonstration of intent to revolve NAHTF funds through the use of loans, in part or in whole so that repaid dollars may be used in future housing projects,
- Level of local government support and participation,
- Capacity and housing development experience of applicant and,
- History of efficient and timely use of NAHTF resources when applicant has been a previous Recipient.

NAHTF applications will be reviewed and competitively scored using both objective and subjective scoring criteria. Applications requiring the submission of a Pro-Forma will also undergo a Pro-Forma evaluation as part of the scoring process. See Attachment 1 for breakdown of scoring. Additional scoring details will be included in the 2024 Application Guidelines when published upon opening of the 2024 cycle.

Additionally, the competitive scoring process considers the NAHTF program Legislation’s First Priorities:

- Serves the lowest income occupants,

- Serves qualified occupants for the longest period of time,
- Projects located wholly or in part within a designated Enterprise Zone, pursuant to the Enterprise, Zone Act, Nebraska Revised Statutes §13-2101 through §13-2112,
- Projects located in a designated Opportunity Zone, pursuant to the Federal Tax Cuts and Jobs Act, Public Law 115-97 and,
- Projects located wholly or in part within an area that has been declared an Extremely Blighted Area under Nebraska Revised Statutes §18-2101.02.

Projects that do not require site reviews, Pro-Formas, unit designs, cost estimates, etc. by nature of the project type will not have the same opportunity for points as project types requiring these items. This correlates with the fact that the Department has placed a high priority on new creation of units for the 2024 NAHTF program cycle. This may or may not be a factor in final award determination since final award funding is influenced by the number of applications, amount of funding available, mix of project types, and both objective and subjective factors.

### Milestones Requirement

Additionally, applicants with open DED NAHTF Housing awards must meet the milestones outlined in the table below by the due date of the pre-application (March 7, 2024). If these milestones are not met by March 7, 2024, the applicant must provide a detailed plan within their pre-application outlining how previous NAHTF housing awards will be in compliance with the milestones by the date of full application (May 9, 2024). DED will consult with applicants on a case-by-case basis if necessary.

Applicants not meeting the milestones outlined in the table below by May 9, 2024, will not be eligible for funding in the 2024 NAHTF application cycle.

### Milestones Table

<u>NAHTF Program Year</u>	<u>Milestone</u>
2020 and earlier	100% of funds drawn
2021	75% of funds drawn
2022	50% of funds drawn
2023	Must have received Notice of Release of Funds by May 9, 2024

### Amendments to QAP

DED reserves the right to make changes to the Nebraska Affordable Housing Trust Fund QAP and any applicable amendments at its discretion. If DED determines it is necessary to amend the QAP, the proposed amendment will be submitted to the DED Director for review and approval. If approved, a press release will be issued, and the proposed amendment will be made available on the DED website ([opportunity.nebraska.gov](http://opportunity.nebraska.gov)) for a 14-day public comment period. At the end of 14 days, DED will consider any public input that has been provided, after which the Director will issue final approval of the amendment. The QAP, including any amendments, will subsequently be made available on the agency website.

### Housing Contact Information

Lynn Kohout, Director of Housing  
 Nebraska Dept. of Economic Development  
 245 Fallbrook Blvd, Suite 002  
 Lincoln, NE 68521  
 (402) 440-2599 or (800) 426-6505

Barb Pierce, Housing Specialist – NAHTF & CDBG  
 Nebraska Dept. of Economic Development  
 245 Fallbrook Blvd, Suite 002  
 Lincoln, NE 68521  
 (402) 936-4587 or (800) 426-6505

**Attachment 1– Threshold & Scoring Tables**

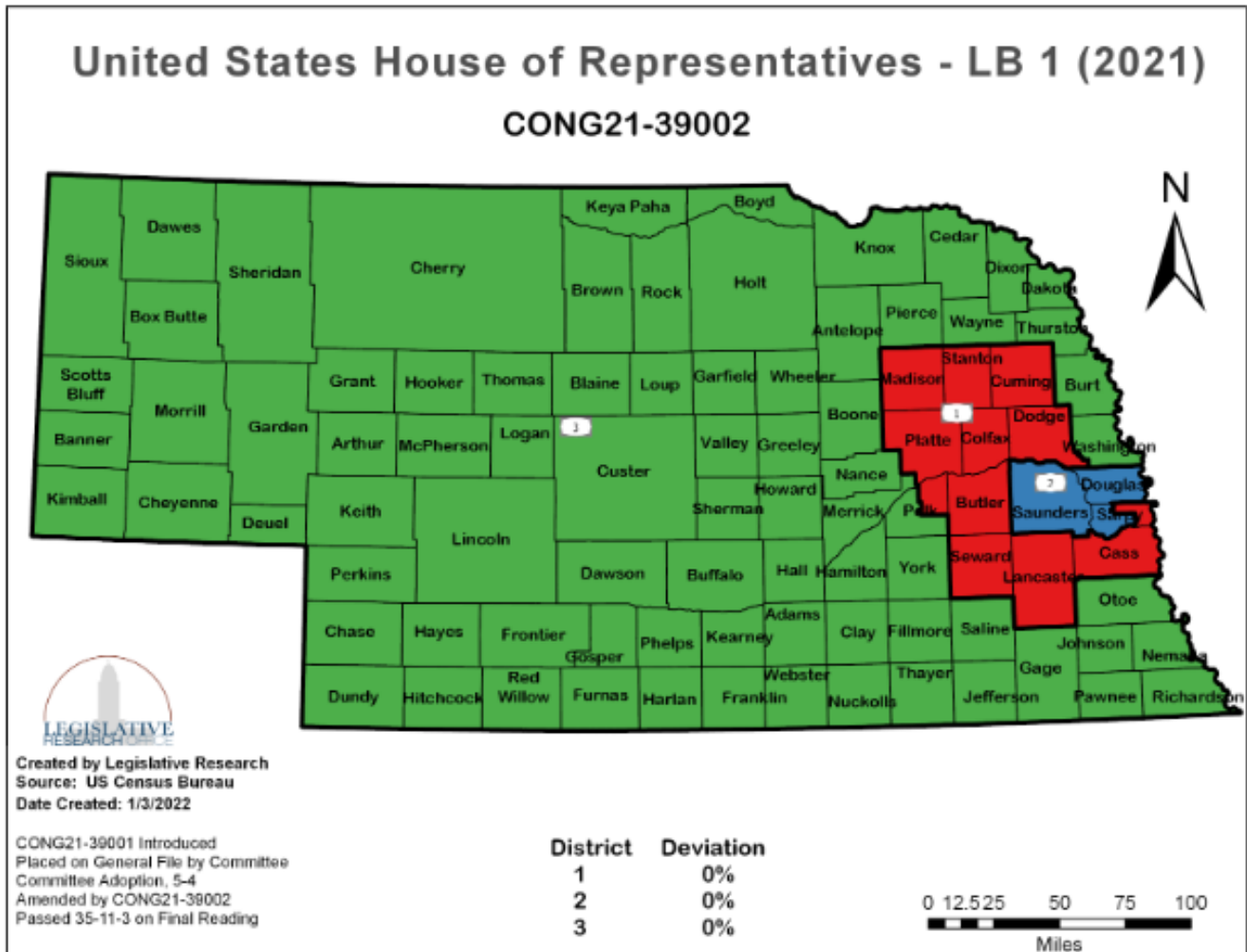
<b>Project Type</b>	<b>THRESHOLD REVIEW for Housing Development &amp; Technical Assistance Applications</b>	<b>Determination</b>
All Project Types	Did Applicant submit a Pre-Application by the required due date?	Eligible or Ineligible for scoring.
All Project Types	Eligible Applicant <i>If Applicant is 501c3 or 501c4; IRS tax-exempt Determination Letter must be uploaded. [DED will use GuideStar.org as a resource for checking Non-Profit status and presence of any red flags.]</i>	Eligible or ineligible for scoring.
All Project Types	Applicant selected correct Congressional District for where project will be located.	Eligible or Resubmission Required within 24-48 hours of notification.
All Project Types	Applicant applied within applicant organization’s AmpliFund portal.	Eligible or ineligible for scoring.
All Project Types	All NAHTF-funded activities in the Application budget are within maximum limits allowed?	Eligible or ineligible for scoring
All Project Types	If alternate activity was submitted for NAHTF request, is it eligible NAHTF activity?	Eligible or ineligible for scoring
All Project Types	Were required Milestones identified in QAP for current DED Housing awards have been met by submission due date?	Eligible or ineligible for scoring
Homebuyer NC Homebuyer P/R/R Rental NC Rental Rehab Rental Conversion	Was required Proforma uploaded, (if required for project type)?	Eligible or ineligible for scoring.

<b>Points Possible for Housing Development Applications</b> <b>Includes Subjective, Objective and Pro-Forma Evaluations</b> <i>(Details for Objective, Subjective and Pro-Forma Scoring are included in 2024 Application Guidelines)</i>				
<b>Project Types</b>	<b>Total Points Possible</b>	<b>Objective Points Possible</b>	<b>Subjective Points Possible</b>	<b>Pro-Forma Points Possible</b>
Homebuyer New Construction	<b>120</b>	53	60	7
Rental New Construction	<b>120</b>	53	60	7
Rental Conversion	<b>120</b>	53	60	7
Homebuyer Purchase/Rehab/Resale	<b>110</b>	43	60	7
Rental Rehabilitation	<b>110</b>	43	60	7
Homeowner-Occupied Rehabilitation	<b>110</b>	50	60	N/A
Homebuyer Assistance Only or w/Rehab	<b>80</b>	30	50	N/A

<b>Points Possible for Non-Profit Technical Assistance Applications</b>	
<b>Criteria</b>	<b>Points Possible</b>
<b>Project Design (30 available) Variable.</b> Project Description with objectives to be accomplished are clearly stated . Measurable goals to meet objectives are identified. Description and estimates of expenses are identified, reasonable and eligible.	30
<b>Impact on Housing Production (20 available) Variable.</b> Award will impact capacity of organization to increase housing development activity. Description of the need and the barriers award will help overcome.	20
<b>Organizational and Financial Management (10 available) Variable.</b> Description of organizational structure and financial stability. Description of policies and processes for internal controls.	10
<b>Total Possible Points</b>	<b>60</b>

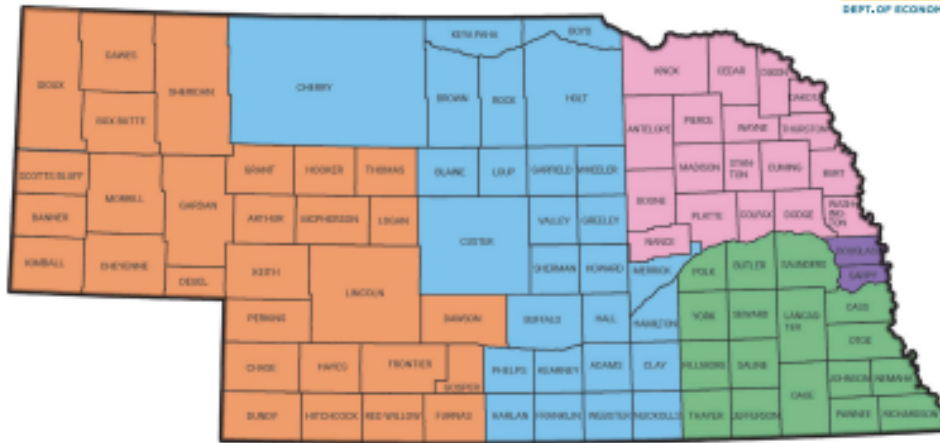
## Attachment 2 – Congressional Districts Map

[https://nebraskalegislature.gov/about/congress\\_map.php](https://nebraskalegislature.gov/about/congress_map.php)



# Attachment 3 – NDED Housing Program Representative Map

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**Programs Administered by the Housing Division**

- Community Development Block Grant (CDBG) – Housing
- HOME-American Rescue Plan (HOME-ARP)
- HOME Investment Partnerships Program (HOME)
- Middle Income Workforce Housing Investment Fund (MWHF)
- National Housing Trust Fund (HTF)
- Nebraska Affordable Housing Trust Fund (NAHTF)
- Pandemic Relief Housing Program (PRH)
- Rural Workforce Housing Fund (RWHF)
- Rural Workforce Housing Land Development Program (RWLD)