

Grantee: Nebraska

Grant: B-19-DF-31-0001

April 1, 2023 thru June 30, 2023 Performance Report

Grant Number:

B-19-DF-31-0001

Obligation Date:

07/07/2027

Award Date:

Reviewed and Approved

Grantee Name:

Nebraska

Contract End Date:

07/07/2027

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$108,938,000.00

Grant Status:

Active

QPR Contact:

Jenny Mason

LOCCS Authorized Amount:

\$108,938,000.00

Estimated PI/RL Funds:

\$0.00

Total Budget:

\$108,938,000.00

Disasters:

Declaration Number

FEMA-4420-NE

Narratives

Disaster Damage:

After record low temperatures that created frost depths approximately two feet deep and ice on rivers and creeks in winter of 2018-2019, Winter Storm Ulmer, a bomb cyclone – or “winter hurricane,” a term given to a rapidly intensifying storm – roughly equivalent in power to a Category 2 hurricane, moved across Nebraska between March 12 and 15, 2019. Recorded wind gusts during the cyclone approached 80 mph in many parts of the state and contributed to blinding blizzard conditions that closed highways and stranded motorists. Many roads and bridges, and other infrastructure, were damaged such that they were “out of service” or impassable for a considerable amount of time, causing remarkable disruption.

The bomb cyclone also brought heavy snow, blizzard conditions, rainfall, and above-freezing temperatures into much of the interior of the US. This part of the country already had significant snowpack on the ground due to above-average precipitation during the 2018-2019 winter season. Nebraska experienced its worst flooding event in 50 years between March and July 2019. As temperatures warmed in April and May 2019, the heavy snow and excessive rainfall from the 2018-2019 winter season contributed to rapid melting of ice and snow, resulting in flooded rivers and ice jams that breached levees, damaged infrastructure, and destroyed thousands of homes and businesses. The eastern side of the state was particularly impacted by flooding, resulting in fatalities, evacuations, and search and rescue missions. In many areas, the flood damage was exacerbated by thick river ice breaking off in an atypically severe manner. Bridges were washed away by flooding or rendered impassable due to accumulated ice chunks.

Recovery Needs:

Grantees who receive an allocation through the CDBG-DR program are required to conduct an Unmet Needs Assessment (UNA) to assist in the identification and prioritization of critical unmet needs following a disaster and to identify long-term recovery efforts that will mitigate against future disasters. For DR-4420, the State of Nebraska’s UNA identified \$269,043,934 in unmet need, specifically \$55,637,821 in unmet housing need, \$196,163,422 in unmet infrastructure need, and \$17,242,691 in economic revitalization need. Throughout the State, recovery efforts have been taken and continue to be initiated for public and private housing and infrastructure facilities. Local jurisdictions reported having completed repairs on homes that were damaged or destroyed as well as repairing infrastructure facilities. However, additional need remains. As a result of the UNA process, Nebraska will establish five programs (funding opportunities) to assist in its disaster recovery:

1. Infrastructure Match Program
2. Affordable Housing Construction Program
3. Homeowner Assistance Program
4. Risk Awareness Planning Program
5. Housing Resilience Planning Program

Nebraska’s CDBG-DR program and funding opportunities are not designed or intended to create Program Income nor establish revolving loan funds (RLFs).

Low- and Moderate-Income (LMI) & Vulnerable Populations: Nebraska will prioritize activities under the housing programs that benefit LMI households, persons experiencing homelessness, and individuals requiring supportive housing, as identified in 24 CFR 91.315(e).

Prioritization of vulnerable populations aligns with applicable Fair Housing requirements.

Most Impacted and Distressed (MID) Areas: HUD requires that 80% of CDBG-DR funds be allocated and spent in HUD-defined MID areas. HUD originally identified the MID areas as being the entirety of Sarpy County, zip code 68025 (Fremont, Inglewood, and Woodcliff) in Dodge County, and zip codes 68064 and 68069 in Douglas County (Valley and Leshara). Based on the UNA, Nebraska expanded the HUD-defined MID to include all of Dodge County and Douglas County. As a result,



Dodge, Douglas, and Sarpy counties will be the target for 80% of available CDBG-DR funding.

Infrastructure Needs: As the UNA and HUD's early assessments both indicate, DR-4420 generated catastrophic impacts to infrastructure, resulting in significantly higher losses in that category than economic and housing needs. Infrastructure damage was widespread, with 84 out of 93 counties impacted, reporting damage to roads, bridges, levees, dams and many other critical infrastructure facilities. To address the extensive infrastructure needs within the state, the state is prioritizing CDBG-DR funding under DR-4420 for infrastructure recovery.

Housing Needs: To determine how many housing units would require funding through the CDBG-DR program, DED conducted a data analysis to review the total number of homes served through existing State housing programs. DED estimated the total remaining unmet need in both the HUD MID and state MID areas to be 252 housing units.

| Overall | This Report Period | To Date |
|--|---------------------------|-----------------|
| Total Projected Budget from All Sources | \$4,600,000.00 | \$10,796,900.00 |
| Total Budget | \$4,600,000.00 | \$10,796,900.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$61,026.03 | \$1,639,511.75 |
| Program Funds Drawdown | \$61,026.03 | \$1,639,511.75 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$61,026.03 | \$1,639,511.75 |
| HUD Identified Most Impacted and Distressed | \$48,820.83 | \$1,311,609.41 |
| Other Funds | \$ 0.00 | \$ 0.00 |
| Match Funds | \$ 0.00 | \$ 0.00 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

Funds Expended

| Overall | This Period | To Date |
|--|--------------------|-----------------|
| CITY OF OMAHA | \$ 0.00 | \$ 0.00 |
| CITY OF PERU | \$ 0.00 | \$ 0.00 |
| COUNTY OF PLATTE | \$ 0.00 | \$ 0.00 |
| City of Fairbury ² | \$ 0.00 | \$ 0.00 |
| Dodge County | \$ 0.00 | \$ 0.00 |
| Nebraska Department of Economic Development ¹ | \$ 61,026.03 | \$ 1,639,511.75 |
| North Bend Drainage District | \$ 0.00 | \$ 0.00 |
| Village of Winslow | \$ 0.00 | \$ 0.00 |

Progress Toward Required Numeric Targets

| Requirement | Target | Projected | Actual |
|-------------------------------------|-----------------|------------------|----------------|
| Overall Benefit Percentage | 70.00% | 100.00% | .00% |
| Minimum Non Federal Match | \$.00 | \$.00 | \$.00 |
| Overall Benefit Amount | \$71,918,770.00 | \$4,600,000.00 | \$.00 |
| Limit on Public Services | \$16,340,700.00 | \$.00 | \$.00 |
| Limit on Admin/Planning | \$21,787,600.00 | \$6,196,900.00 | \$1,639,511.75 |
| Limit on Admin | \$5,446,900.00 | \$5,446,900.00 | \$1,639,511.75 |
| Most Impacted and Distressed | \$87,150,400.00 | \$9,557,520.00 | \$1,311,609.41 |

Overall Progress Narrative:

Progress Overview QPR-2023 Q2, March 31, 2023 - June 30, 2023

During this reporting period, DED launched a funding mechanism to support new construction of affordable, owner-occupied, single-family housing; selected hundreds of infrastructure projects seeking CDBG-DR to support their local cost-share requirements; and submitted a nonsubstantial action plan amendment (APA2).

DED began accepting applications for funding under the Affordable Housing Construction Program (AHCP) - Homeownership Production (HPP) application. Initial interest was gauged through outreach and the submission of letters of intent to apply.



DED is in process of determining if additional technical assistance would enable additional eligible entities to participate in HPP. To that end, DED may seek another round of applications should it determine there is interest in capacity building at the applicant-level.

DED made funding decisions for the Infrastructure Match (Match) Program, identifying over 200 FEMA Public Assistance (PA) projects and twelve (12) Hazard Mitigation Grant Program (HMGP) projects for preliminary award. As stated in previous QPRs, establishing a funding mechanism for CDBG-DR to help local jurisdictions with the local cost share for these FEMA PA and HMGP projects was identified as a high priority need during the initial action planning process. The number of applications for funding through the Match Program defied expectations, with several eligible applicants seeking funding for less than \$1,000.00 and over 80 percent of applicants seeking less than \$50,000.00. DED did not place a minimum request amount on applications.

On the administrative side, during 2023 Q2, DED set up several DRGR activities in response to funding decisions made under its infrastructure and housing programs. Across the board, DED is hearing from applicants and awarded applicants that projects going out for bids are coming in significantly higher than anticipated. Therefore, DED anticipates infrastructure activities, particularly those associated with an HMGP project, will be further modified upon entering funding agreements as details are formalized. While macroeconomic pressures are likely to affect all types of projects, including housing, the time between the disaster and shovels in the ground is resulting in increased costs because those writeups and estimates were made some time ago.

Additionally, thus far, the interest in housing programs has significantly exceeded initial estimations and may be oversubscribed under current allocations. While steadily moving awarded projects ahead, DED continues to assess programs and their allocations, and identify additional areas of need in housing and infrastructure.

The Milestones section of this Overall Progress Narrative includes key dates of action items.

Technical Assistance. To support successful implementation of its programs, DED continues to expand and refine its "toolkit" materials containing technical assistance for potential subrecipients and successful applicants through webinars, program tools, and other resources. DED publishes these materials on its public website.

During this period, DED held or participated in several one-on-one technical assistance sessions, three (3) project progress meetings in coordination with NEMA, and numerous ad hoc phone calls and emails were conducted to support Match Program participants. DED's Infrastructure Program Manager participates in monthly check-in meetings with all HMGP projects including North Bend Drainage District, City of Omaha, City of Peru, Dodge County, Platte County, City of Fairbury and Village of Winslow. During these meetings, updates pertaining to budget, property closings, and other progress-related details on the projects are shared amongst the local jurisdiction(s), DED, NEMA, and FEMA. With respect to housing programs, two (2) TA webinars were held for potential applicants seeking to construct new single-family housing via HPP and several other meetings were carried out in support of awards made for multi-family housing. Additionally, informal discussions and conversations are ongoing with potential and awarded project partners, advocacy groups, housing developers, and subrecipients for housing programs.

Expenditures and Accomplishments. Consistent with the data included in the Grantee Projections dashboard, DED had anticipated incurring expenditures for housing and infrastructure activities during Q2 2023. However, except for the expenditure of Admin, there were no expenditures nor accomplishments to report during this period. DED had projected 1) expenditures for infrastructure, housing, and planning activities to occur within the reporting period, 2) accomplishments for infrastructure activities under the Infrastructure Match (Match) Program, and 3) accomplishments for housing activities. However, funding awards for AHCP did not occur until late in Q2 and Q4 2022; and accomplishments are not anticipated for those housing awards for several months and not before funding agreements are in place. DED is in the process of conducting due diligence to enter into funding agreements resulting from the DED-NIFA joint application process. In a prior reporting period, DED entered into a funding agreement with NEMA to support the expenditure of DR funding for PA Match, individual funding agreements with the local jurisdictions are anticipated for HMGP Match projects under the Match Program. DED expects those subrecipient agreements to be in place in the next two reporting periods.

Challenges and Lessons Learned. As stated in prior reporting periods, aligning program launch timelines with capacity continues to be a challenge. Due to its piggyback programs to address unmet needs in housing and infrastructure, DED must align its resources and schedules to any standing funding cycles of its partners; and, while challenging, still likely to result in swifter accomplishments than standing up standalone, unfamiliar programs. In the case of its partnership with NIFA, the AHCP was able to launch quickly alongside an immediate application cycle for their 2022 and 2023 QAP. In coordination with NIFA, DED has made available CDBG-DR resources for the upcoming 2024-25 QAP cycle. Specific challenges AHCP-LIHTC awards include aligning underwriting requirements between the multiple funding sources; in particular, those circumstances unique to the development of housing in rural community.

As for the Infrastructure Match Program, the timing of DR assistance becoming available continues to be a significant challenge as some projects having not yet started, others in progress, and still others being complete. While DED did anticipate some degree of this, the scale and scope of the problem was exacerbated by the receipt of over 300 pre-applications to the Match Program -- many of which could not meet the top two tiers of priorities DED established in its Action Plan for meeting the HUD requirements per the FRN. The universe of applications seeking relatively small amounts of funding and the number of applicants outside of the HUD MID required strategic assessment of the Match and overall DR program before proceeding with the application process. Moreover, with a record amount of federal funding available to address community needs in the state and across the nation in the broader sense, DED and its stakeholders and partners are working diligently to be good stewards of those federal resources, inclusive of these DR funds. Determining the DRGR setup for PA projects supported by CDBG-DR through the Match Program continues to be a challenge as selected projects are many and diverse in their outcomes.

Planned Progress. During 2023 Q3, DED plans to carry out a strategic planning and public participation process as part of its planned substantial action plan amendment, which will be the third amendment (APA3) to its action plan. DED anticipates APA3 will address the shifting unmet needs based on the completion of multiple application cycles, funding decisions under the infrastructure and housing programs, and ongoing outreach and engagement with local, state and regional partners, and stakeholders to assess outstanding unmet recovery needs. APA3 is likely to include reallocation of funding to support those



needs as identified across the programs currently identified in the action plan; and add flexibility. DED will follow the amendment process as detailed in its HUD-approved Action Plan.

DED remains committed to its delivery of additional technical assistance to subrecipients and successful applicants through in-person meetings, webinars, and the publication of program tools and other resources. Outreach and the resulting discussions often result in bringing to light other areas of need, which inform allocation and program design decision-making.

During Q3, DED anticipates executing subrecipient agreements (SRAs) for all HMGP projects selected for funding in Q2. For PA projects selected for funding in Q2, NEMA will act as the pass-through entity for those projects. In Q3 and Q4, DED anticipates reviewing reimbursement requests for PA projects closed out by FEMA. All HGMP and several PA projects are ongoing. DED is in the process of determining next steps for reimbursement, reporting on accomplishments, and the like.

Milestones

April 24, 2023. Affordable Housing Construction Program & Homeownership Production (HPP) subprogram: DED announces application cycle timeline.

April 25-27, 2023. DED staff attended HUD's 2023 CDBG-DR Problem Solving Clinic via the remote/virtual option.

May 8, 2023. Infrastructure Match Program, application cycle: DED made initial funding decisions, initiating the process of informing those selected local jurisdictions and deepening coordination efforts with its partner in program delivery, Nebraska Emergency Management Agency (NEMA). This followed the Detailed Eligibility Review process, which was conducted for over 250 applications for funding.

May 11, 2023. Affordable Housing Construction Program & Homeownership Production (HPP) subprogram, application cycle: DED hosted its first of two webinars to deliver technical assistance to potential applicants.

May 12, 2023. Affordable Housing Construction Program & Homeownership Production (HPP) subprogram, application cycle: Application portal opened. DED began accepting applications.

May 25, 2023. Affordable Housing Construction Program - LIHTC Gap Financing subprogram: DED entered into a funding agreement for 132 Sahler AHCP-LIHTC project.

June 1, 2023. Affordable Housing Construction Program & Homeownership Production (HPP) subprogram, application cycle: DED hosted a second webinar to deliver technical assistance to potential applicants.

June 2, 2023. DED published the HUD-approved QPR for Q1 2023.

June 15, 2023. Affordable Housing Construction Program & Homeownership Production (HPP) subprogram, application cycle: Application portal closed. DED began reviewing applications for funding awards.

June 27-29, 2023. DED staff attended COSCDA CDBG-DR/MIT Boot Camp, a peer-to-peer training opportunity for all CDBG-DR and CDBG-MIT grantees

June 29, 2023. DED submitted APA 2, a nonsubstantial action plan amendment to HUD for acknowledgement.

Project Summary

| Project #, Project Title | This Report | To Date | |
|--|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| DR-19-AD, Administration | \$61,026.03 | \$5,446,900.00 | \$1,639,511.75 |
| DR-19-AHC, Affordable Housing Construction Program | \$0.00 | \$26,000,000.00 | \$0.00 |
| DR-19-HAP, Homeowner Assistance Program | \$0.00 | \$11,000,000.00 | \$0.00 |
| DR-19-HRP, Housing Resilience Planning Program | \$0.00 | \$2,250,000.00 | \$0.00 |
| DR-19-IMP, Infrastructure Match Program | \$0.00 | \$63,491,100.00 | \$0.00 |
| DR-19-RAP, Risk Awareness Planning Program | \$0.00 | \$750,000.00 | \$0.00 |

Activities





Grantee Activity Number: DR-19-AD-000

Activity Title: DR-19-AD-Administration

Activity Type:

Administration

Project Number:

DR-19-AD

Projected Start Date:

07/07/2021

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/07/2027

Completed Activity Actual End Date:**Responsible Organization:**

Nebraska Department of Economic Development1

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | \$0.00 | \$5,446,900.00 |
| Total Budget | \$0.00 | \$5,446,900.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$61,026.03 | \$1,639,511.75 |
| Program Funds Drawdown | \$61,026.03 | \$1,639,511.75 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$61,026.03 | \$1,639,511.75 |
| Nebraska Department of Economic Development1 | \$61,026.03 | \$1,639,511.75 |
| Most Impacted and Distressed Expended | \$48,820.83 | \$1,311,609.41 |

Activity Description:

This activity is to cover the state administrative cost of running the CDBG-DR Program, specifically the infrastructure, housing, and planning programs in Nebraska to provide assistance to Nebraska communities recovering from Winter Storm Ulmer (DR-4420). The state administrative costs will not exceed five percent (5%) of the total allocation. DED anticipates retaining the full 5% allocated for administrative costs associated with the CDBG-DR for purposes of oversight, management, and reporting. Any necessary changes will be reflected in Action Plan amendments.

Location Description:

Activity Progress Narrative:

Refer to the Overall Progress Narrative for a summary of administration-related efforts carried out in Q2 in relationship to and in support of program and activity delivery.

Planned Progress. DED will make the necessary changes to the DRGR Action Plan required by APA 2, which was submitted to HUD on June 29 and anticipated to be in effect by no later than July 10. In accordance with its policies and procedures, upon HUD's action, DED will also publish, on its website, the public-facing action plan, as amended, and associated materials. Continuing the process initiated during Q2, DED will continue entering activities into DRGR to reflect funding decisions made to-date. DED anticipates incurring expenditures for Housing and Infrastructure activities in upcoming reporting periods. Hence, during Q3, DED will continue

entering additional information and new activities under its DRGR Action Plan, corresponding with the execution of funding agreements for those activities.

By 2023 Q4, DED anticipates submitting voucher corrections to move costs to-date charged to Admin that are eligible and allocable under Activity Delivery Costs.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / DR-19-AHC / Affordable Housing Construction Program



Grantee Activity Number: DR-19-AHCP-23-03-0209

Activity Title: DR-19-AHCP-LIHTC-KSE

Activity Type:

Construction of new housing

Project Number:

DR-19-AHC

Projected Start Date:

03/30/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Affordable Housing Construction Program

Projected End Date:

03/31/2025

Completed Activity Actual End Date:**Responsible Organization:**

Nebraska Department of Economic Development1

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2023****To Date**

\$2,300,000.00

\$2,300,000.00

Total Budget

\$2,300,000.00

\$2,300,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Nebraska Department of Economic Development1

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Kennedy Square East is a 2022 4% LIHTC project will include mixed-income community comprised of an affordable condominium and a market rate one. The project will include 63 units of income restricted housing restricted at below 40-60% AMI. Units will include 1-3 bedrooms. Developer: Brinshore Development, LLC - Owner: Kennedy East LIHTC, LLC.

Location Description:**Activity Progress Narrative:**

New Construction with 20-year affordability period located in the HUD-MID (City of Omaha, Douglas County). CDBG-DR is gap-financing along with CNI and other funding. During 2023 Q1, DED executed a funding agreement with the housing developer (03/30/2023; AUGF 03/20/2023). Project scheduling is slated; and demolition, including demolition of prior public housing structures, is underway.

Planned Progress. Construction is planned to start in 2023 Q3. The first payment request is expected to align with those initial construction costs.

NOTE: Upon review of this Activity in completing the QPR for 2023 Q2, DED became aware of a typo in the



activity set up under Activity Description. This project has a total of 62 units (not 63).

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: DR-19-AHCP-23-03-0215

Activity Title: DR-19-AHCP-LIHTC-128Fort

Activity Type:

Construction of new housing

Project Number:

DR-19-AHC

Projected Start Date:

07/07/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Planned

Project Title:

Affordable Housing Construction Program

Projected End Date:

07/31/2025

Completed Activity Actual End Date:**Responsible Organization:**

Nebraska Department of Economic Development1

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2023 To Date**

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Nebraska Department of Economic Development1

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

128 Fort is a 2023 9% LIHTC project consisting of 64 units intended for seniors. Each unit will be two-bedroom. 51 of the units will be income restricted to at below 60% AMI and 13 of the units will be market rate. Developer: Foundations Development, LLC; Owner: 128 Fort, LLC

Location Description:**Activity Progress Narrative:**

New Construction with 20-year affordability period located in the HUD-MID (City of Omaha, Douglas County, 68164). CDBG-DR is gap-financing along with other funding. During Q2 2023, DED worked through underwriting and due diligence items with the housing developer.

Planned progress. DED anticipates transmittal of the DR funding agreement during Q3 2023.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Grantee Activity Number: DR-19-AHCP-23-03-210

Activity Title: DR-19-AHCP-LIHTC-FNTII

Activity Type:

Construction of new housing

Project Number:

DR-19-AHC

Projected Start Date:

06/09/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Planned

Project Title:

Affordable Housing Construction Program

Projected End Date:

06/30/2025

Completed Activity Actual End Date:**Responsible Organization:**

Nebraska Department of Economic Development1

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2023 To Date**

\$0.00

\$0.00

Total Budget

\$0.00

\$0.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Nebraska Department of Economic Development1

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

Fremont Northside Townhomes II is a 2022 9% LIHTC project consisting of 27-unit rental housing project consisting of three and four-bedroom rental units. All 27 units will be limited to household incomes at below 60% AMI. Developer: Mesner Development Co., Owner: Fremont Northside Townhomes II, LLC

Location Description:**Activity Progress Narrative:**

New Construction with 20-year affordability period located in the HUD-MID (City of Fremont, Dodge County, 68025). CDBG-DR is gap-financing along with other funding. During Q2 2023, DED worked through underwriting and due diligence items with the housing developer.

Planned progress. DED anticipates transmittal of the DR funding agreement during Q3 2023.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: DR-19-AHCP-23-03-211

Activity Title: DR-19-AHCP-LIHTC-132 Sahler

Activity Type:

Construction of new housing

Project Number:

DR-19-AHC

Projected Start Date:

05/25/2023

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod-Income Housing

Activity Status:

Under Way

Project Title:

Affordable Housing Construction Program

Projected End Date:

06/30/2025

Completed Activity Actual End Date:**Responsible Organization:**

Nebraska Department of Economic Development1

Overall**Total Projected Budget from All Sources****Apr 1 thru Jun 30, 2023****To Date**

\$2,300,000.00

\$2,300,000.00

Total Budget

\$2,300,000.00

\$2,300,000.00

Total Obligated

\$0.00

\$0.00

Total Funds Drawdown

\$0.00

\$0.00

Program Funds Drawdown

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Nebraska Department of Economic Development1

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Activity Description:

132 Sahler is 2022 9% LIHTC project consisting of 50 units (2 bedroom) for seniors. 40 of the units will be limited to income levels at below 60% AMI and 10 units will be market rate. Developer: Foundations Development, Owner: 132 Sahler, LLC

Location Description:**Activity Progress Narrative:**

New Construction with 20-year affordability period located in the HUD-MID (City of Omaha, Douglas County). CDBG-DR is gap-financing along with other funding. During 2023 Q2, DED executed the DR funding agreement with the housing developer (05/25/2023; AUGF 05/08/2023). Project is scheduled to execute land purchase agreement and begin site grading.

Planned Progress. DED anticipates transmittal of the first payment reimbursement request Q3 2023.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / DR-19-IMP / Infrastructure Match Program

Grantee Activity Number: DR-19-IMP-HMGP-23-03-306-LMI
Activity Title: DR-19-IMP-HMGP-Fairbury-LMI-Acquisition

Activity Type:

Acquisition - general

Project Number:

DR-19-IMP

Projected Start Date:

03/12/2021

Benefit Type:

Direct (Person)

National Objective:

Low/Mod Buyout

Activity Status:

Under Way

Project Title:

Infrastructure Match Program

Projected End Date:

09/17/2024

Completed Activity Actual End Date:

Responsible Organization:

City of Fairbury2

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| City of Fairbury2 | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

This project will acquire 21 properties including 11 residential and 10 vacant lots

Location Description:

City of Fairbury-68352

Activity Progress Narrative:

Acquisition located in the State-MID (City of Fairbury, Jefferson County, 68532). As of 2023 Q2, this acquisition project involves 15 properties total (down from the initial estimate of 21 properties): 9 residential single-family homes (down from 11) and 6 vacant lots (down from 10). The current estimated funds to homeowners is \$212,625.00 from all funding sources. As an HMGP project, this is a volunteer program and some of the residents have chosen to cease participation since the initial creation of this activity in DRGR. This will change the overall budget. At this time, no funding has been provided, inclusive of CDBG-DR and FEMA HMGP resources. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost.

DED has adopted the FEMA Record Environmental Consideration per the procedures allowed under the Super Storm Sandy Act. The City of Fairbury has received bids for assessments, titles, and abatement. Monthly coordination meetings are held between DED, NEMA, FEMA and local jurisdiction representatives.



Planned progress. In Q3 2023, the city anticipates bidding out demolition; and the CDBG-DR SRA will be executed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: DR-19-IMP-HMGP-23-03-307-LMI-MID
Activity Title: DR-19-IMP-HMGP-Dodge-LMI-MID-Elevation

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 DR-19-IMP
Projected Start Date:
 10/11/2022
Benefit Type:
 Direct (HouseHold)
National Objective:
 Low/Mod

Activity Status:
 Under Way
Project Title:
 Infrastructure Match Program
Projected End Date:
 09/17/2024
Completed Activity Actual End Date:

Responsible Organization:
 Dodge County

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| Dodge County | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

The structural flood mitigation (elevation) of 5 properties located in Ames, North Bend, Nickerson, Dodge and Saunders County

Location Description:

Activity Progress Narrative:

Property elevation located in scattered sites in the HUD-MID (Dodge County). As of 2023 Q2, there are 4 properties involved in this elevation project (down from 5), all the structures are single family homes. This is a volunteer program, and one property owner has elected to cease participation since the local jurisdiction submitted their application for CDBG-DR funding through the Match Program. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost. Monthly coordination meetings are held between DED, NEMA, FEMA, and local jurisdiction representatives. At this time, no CDBG-DR funding has been provided.

DED has adopted the FEMA Record Environmental Consideration per the procedures allowed under the Super Storm Sandy Act.

Planned progress. In Q3 2023, the CDBG-DR SRA will be executed.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Grantee Activity Number: DR-19-IMP-HMGP-23-03-308-UN-MID
Activity Title: DR-19-IMP-HMGP-OMAHA-UN-MID-Sewer_Relocation

Activity Type:
 Construction/reconstruction of water/sewer lines or systems

Project Number:
 DR-19-IMP

Projected Start Date:
 08/19/2022

Benefit Type:
 Area (Census)

National Objective:
 Urgent Need

Activity Status:
 Under Way

Project Title:
 Infrastructure Match Program

Projected End Date:
 09/17/2024

Completed Activity Actual End Date:

Responsible Organization:
 CITY OF OMAHA

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| CITY OF OMAHA | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Replacing aerial crossing over Copper Creek. The pipeline is susceptible to creek debris flowing over and under the pipe crossing.

Location Description:

Activity Progress Narrative:

Sewer relocation project located in the HUD-MID (City of Omaha, Douglas County, 68183). As of 2023 Q2, conceptual design, topographic survey, geotechnical investigation, stream channel assessment, hydraulic modeling, and preliminary and final design have been completed. Final design review, permitting, and easement acquisitions are in progress. Due to current economic challenges, during the bid opening for this project, it was found that the FEMA estimated cost was short by approximately \$13 million. The new non-federal cost share is estimated at \$13,044,037.95. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost. At this time, no CDBG-DR funding has been provided.

The City of Omaha has executed a contract with Hawkins Construction to include DBRA and Section 3 provisions. Monthly coordination meetings are held between DED, NEMA, FEMA and local jurisdiction representatives. DED has adopted the FEMA Record of Environmental Consideration per the procedures allowed under the Super



Storm Sandy Act.
Planned progress. In Q3 2023, the CDBG-SRA will be executed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: DR-19-IMP-HMGP-23-03-309-MID
Activity Title: DR-19-IMP-HMGP-Winslow-UN-MID-Acquisiton

Activity Type:

Acquisition - general

Project Number:

DR-19-IMP

Projected Start Date:

04/19/2021

Benefit Type:

Direct (Person)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Infrastructure Match Program

Projected End Date:

09/17/2024

Completed Activity Actual End Date:

Responsible Organization:

Village of Winslow

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| Village of Winslow | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Acquisition of 53 properties including residential, vacant lots, commercial properties and storage.

Location Description:

Activity Progress Narrative:

Property acquisition project located in the HUD-MID (Village of Winslow, Dodge County, 68072). As of 2023 Q2, there are 40 properties involved in this acquisition project (down from 53), 33 are single family homes and 7 are non-residential properties. As an HMGP project, this is a volunteer program and some of the residents have chosen to cease participation since the initial creation of the activity in DRGR. This will change the overall budget. The current estimated funds to homeowners is \$1,279,951.53. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost. At this time, no funding has been provided, inclusive of CDBG-DR and FEMA HMGP resources.

DED has adopted the FEMA Record of Environmental Consideration per the procedures allowed under the Super Storm Sandy Act. Monthly coordination meetings are held between DED, NEMA, FEMA and local jurisdiction representatives. Planned progress. In Q3 2023, the CDBG-DR SRA will be executed.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Grantee Activity Number: DR-19-IMP-HMGP-23-03-310-UN
Activity Title: DR-19-IMP-HMGP-Peru-UN-Acquisition

Activity Type:

Acquisition - general

Project Number:

DR-19-IMP

Projected Start Date:

12/15/2020

Benefit Type:

Direct (HouseHold)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Infrastructure Match Program

Projected End Date:

09/17/2024

Completed Activity Actual End Date:

Responsible Organization:

CITY OF PERU

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| CITY OF PERU | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Purchase of 21 properties that include both vacant lots (7) and residential properties (13)

Location Description:

Activity Progress Narrative:

Property acquisition project located in the State-MID (City of Peru, Nemaha County, 68421). As of 2023 Q2, there are 21 properties involved in the acquisition project, 14 of the structures are single family homes, 7 are vacant lots. As an HMGP project this a volunteer program and some of the residents have chosen to cease participation since the initial creation of the activity. This will change the overall budget. The current estimated funds to homeowners is \$536,339.47. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost. At this time, no funding has been provided, inclusive of CDBG-DR and FEMA HMGP resources. The City of Peru is currently preparing request for services including property assessments, titles, and abatement. DED has adopted the FEMA Record of Environmental Consideration per the procedures allowed under the Super Storm Sandy Act. Monthly coordination meetings are held between DED, NEMA, FEMA and local jurisdiction representatives.

Planned progress. In Q3 2023, the CDBG-DR SRA will be executed.



NOTE: Upon review of this Activity in completing the QPR for 2023 Q2, DED became aware of a typo in the activity set up under Activity Description. This project involves 14 residential, SF units (not 13).

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: DR-19-IMP-HMGP-23-03-312-MID
Activity Title: DR-19-IMP-HMGP-North_Bend-UN-MID-Drainage

Activity Type:

Dike/dam/stream-river bank repairs

Project Number:

DR-19-IMP

Projected Start Date:

01/12/2021

Benefit Type:

Area (Census)

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Infrastructure Match Program

Projected End Date:

09/17/2024

Completed Activity Actual End Date:

Responsible Organization:

North Bend Drainage District

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| North Bend Drainage District | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Increase the 4.2 mile North Bend Cutoff Ditch's capacity to drain flood waters into the Platte River

Location Description:

Activity Progress Narrative:

Dike/dam/stream-river bank repair project located in the HUD-MID (City of North Bend, Dodge County, 68649). As of 2023 Q2, the Phase I study has been approved by FEMA. Phase I funding covers the cost of development of hydrologic and hydraulic studies, environmental compliance consultation, historical compliance consultation, land right consideration summary, conceptual designs, final engineer project design, estimates, project summary, a completed benefit cost analysis-feasibility study. Conceptual project design options will reflect future needs with respect to existing area conditions, including constraints and opportunities. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost. At this time, no CDBG-DR funding has been provided.

Monthly coordination meetings are held between DED, NEMA, FEMA and local jurisdiction representatives. DED has adopted the FEMA Record of Environmental Consideration per the procedures allowed under the Super Storm Sandy Act.

Planned progress. In 2023 Q3, the CDBG-DR SRA will be executed.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: DR-19-IMP-HMGP-23-03-315-UN
Activity Title: DR-19-IMP-HMGP-Platte_CO-UN-Elevation

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 DR-19-IMP
Projected Start Date:
 08/19/2022
Benefit Type:
 Direct (HouseHold)
National Objective:
 Urgent Need

Activity Status:
 Under Way
Project Title:
 Infrastructure Match Program
Projected End Date:
 09/17/2023
Completed Activity Actual End Date:

Responsible Organization:
 COUNTY OF PLATTE

| Overall | Apr 1 thru Jun 30, 2023 | To Date |
|--|-------------------------|---------|
| Total Projected Budget from All Sources | \$0.00 | \$0.00 |
| Total Budget | \$0.00 | \$0.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| COUNTY OF PLATTE | \$0.00 | \$0.00 |
| Most Impacted and Distressed Expended | \$0.00 | \$0.00 |

Activity Description:

Structural flood mitigation including increased elevation.

Location Description:

Activity Progress Narrative:

Property elevation located in scattered sites in the State-MID (Platte County). As of 2023 Q2, there are 2 properties involved in this elevation project, all the structures are single family homes. This is a volunteer program, and 3 property owners have elected to cease participation since the local jurisdiction submitted their application for CDBG-DR funding through the Match Program. At this time, no CDBG-DR funding has been provided. The standard cost-share for HMGP is 72:25. Through the Match program, CDBG-DR is made available to cover the local cost-share, which is typically 25% of the total cost.

Monthly coordination meetings are held between DED, NEMA, FEMA, and local jurisdiction representatives. DED has adopted the FEMA Record Environmental Consideration per the procedures allowed under the Super Storm Sandy Act.

Planned Progress. In Q3 2023, the CDBG-DR SRA will be executed.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None