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Opportunity Details

Opportunity Information

Title

2024 Nebraska Affordable Housing Trust Fund (NAHTF) Housing Development Pre-Application

Description

Important Notice: Applicant Organization must use their own AmpliFund account to submit applications. Third Party Application Preparers must request to be added as a user to the Applicant's own AmpliFund account in order to submit an application under the Applicant's AmpliFund account. Please contact support@dednebraska.zendesk.com for assistance.

The Nebraska Affordable Housing Trust Fund (NAHTF) was established by the 1996 Nebraska Affordable Housing Act (Neb. Rev. Stat. §§58-701 through 58-711). The Act was adopted to address the state's affordable housing needs and called for a portion of the documentary stamp tax from Nebraska real estate transactions to be transferred to the NAHTF providing a resource to increase the supply and improve the quality of affordable housing in Nebraska and to encourage economic development and promote the general prosperity of all Nebraskans.

Awarding Agency Name

Nebraska Department of Economic Development

Fund Activity Categories

Housing

Category Explanation

NAHTF provides funding for housing projects and technical/capacity building assistance to stimulate development of safe, decent and affordable housing.

Opportunity Manager

Barb Pierce

Public Link

https://ne.amplifund.com/Public/Opportunities/Details/030be077-a857-4114-9766-97ae16667412

Award Information

Other Funding Requirement

Submission Information

Submission Window

02/08/2024 5:00 AM - 03/07/2024 5:00 PM

Submission Timeline Additional Information

Pre-recorded Application Workshop:
A pre-recorded application workshop will be available for viewing. Check Application Guidelines for details.

Open Office Hours: Check Application Guidelines for Timeline. Only Applicants and/or the Application Preparers with Pre-Applications submitted will be invited to attend.

Other Submission Requirements

NAHTF Application Guidelines:
https://opportunity.nebraska.gov/nahtf

Projects that require Proformas must have a Proforma uploaded with the full application in order to be considered for scoring. Applicants needing assistance with Proformas may submit a Proforma to the Housing Program Representative for their region for review and guidance. These should be submitted for assistance at least one month prior to deadline

to ensure time for review and feedback. Check Application Guidelines for date and details.

Site review forms may be submitted for new construction, rental rehab, rehab conversion, and infrastructure to request review by Housing Program Representative. Check Application Guidelines for date site review forms must be received in order to ensure review can be done prior to Application Submission.

Question Submission Information

Question Submission Additional Information

Application Guidelines will give guidance on accessing resources and submitting questions regarding the Application or use of AmpliFund.

Eligibility Information

Eligibility Type

Public

Additional Eligibility Information

Who is eligible to apply?
1. Local and Governmental subdivisions
2. State and federally recognized local or regional Public Housing Authorities or Agencies
3. Community Action Agencies
4. Community-based, Neighborhood-based, or Reservation-based nonprofit 501(c)(3) or 501(c)(4) organizations

For-profit entities working in conjunction with one of the other eligible applicant organizations are eligible to benefit from NAHTF funds. The eligible applicant organization must be the Applicant for the NAHTF funds and shall be the entity that enters into the DED contract. NAHTF does not allow for sub-recipient relationships.

Applicants designated as 501(c)(3) or 501(c)(4) must upload their Federal Tax-exempt Letter of Determination to both the pre-application and full application. Applicants may be asked prior to award to submit their most recent Form 990 to verify they were an active tax-exempt organization at time of application submission. The Department uses Guidestar.org to verify non-profit active status and Form 990 submissions. Applicants are encouraged to keep their Form 990 submissions up to date so as not to risk losing their non-profit status.

Additional Information

Additional Information URL

https://opportunity.nebraska.gov/amplifund/

Additional Information URL Description

For Assistance with the Grant Management System, AmpliFund, go to DED Grants Help Center:
https://dednebraska.zendesk.com/hc/en-us/articles/7931736146715-How-to-Request-Help

Resources:
General and Program specific user guides are found at https://opportunity.nebraska.gov/amplifund/

Weekly open office hours are provided by AmpliFund Support Team for AmpliFund specific questions. These are held every Thursday from 2:00-3:00PM (CT). See bottom of DED Grants Help Center page for Zoom Meeting Details.

Statewide Relay System:
Individuals, who are hearing and/or speech impaired and have a TTY, may contact the Department through the Statewide Relay System by calling (800) 833-7352 (TTY) or (800) 833-0920 (voice).

The relay operator should be asked to call DED at (800) 426-6505 or (402) 471-3111.

Project Information

Application Information

Application Name

Award Requested

Cash Match Requirement
$0.00

Cash Match Contributions
$0.00

Total Award Budget
$0.00

Primary Contact Information

Name

Email Address

Address

Phone Number

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2024 Nebraska Affordable Housing Trust Fund (NAHTF) Housing Development Pre-Application

Project Description

Form 01: Applicant, Preparer, and Local Contact Information

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Applicant Information

The Applicant's Primary Contact Information was entered in previous section titled Project Information. The person identified must be on staff with the Applicant Organization and not a third party preparer. The Application Preparer will be identified below under the section titled "Preparer Information."

Applicant Organization

Fill in the legal name of organization below. If awarded, this is the organization that will enter a contract with DED.

Name of Applicant Organization

Federal Tax ID (000000000)

Applicant Type
- ○ Unit of Local Government
- ○ Public Housing Authority
- ○ Nonprofit 501(c)(3)
- ○ Nonprofit 501(c)(4)

UPLOAD: Letter from IRS for 501(c)(3) designation.

UPLOAD: Letter from IRS for 501(c)(4) designation.

Applicant - Phone Number (0000000000)

Applicant - Address Line 1

Applicant - Address Line 2

Applicant - City

Applicant - State
Select an item... ▼

Applicant - Postal Code

Authorizing Individual

Authorizer is the individual authorized to sign contracts and other legal documents on behalf of the Applicant Organization.

Authorizer - First Name

Authorizer - Last Name

Authorizer - Title

Authorizer - Email Address

_____

Preparer Information

If Applicant is not the Preparer Organization, double check to make sure the Primary Contact listed on the Project Information page lists a member of the *Applicant* staff and NOT the Preparer staff.

Preparers who are not on staff with the Applicant Organization should be using the Applicant's own AmpliFund account to submit this application.

Contact support@dednebraska.zendesk.com for assistance if unable to create or access Applicant's AmpliFund account.

Is the Preparer Organization different from the Applicant Organization?
- ○ Yes
- ○ No

Preparer Type
- ○ Out State Consultant
- ○ In State Consultant
- ○ Nonprofit Organization
- ○ Economic Development District
- ○ Other

Preparer Type: please specify...

Application Preparer Information

Application Preparer - Organization Name

Application Preparer - First Name

Application Preparer - Last Name

Application Preparer - Title

Application Preparer - Email Address

Application Preparer - Phone Number (0000000000)

Application Preparer - Extension

Application Preparer - Address Line 1

Application Preparer - Address Line 2

Application Preparer - City

Application Preparer - State

Select an item... ▼

Application Preparer - Postal Code

_____

Local Contact

Contact must work for Applicant organization. The Local Contact will be responsible for adding additional users if the Applicant Organization does not have an AmpliFund Recipient account yet. This can be the same individual listed as Primary Contact on the Project Information page.

NOTE: This should not be the third party preparer.

Local Contact - First Name

Local Contact - Last Name

Local Contact - Title

Local Contact - Email Address

Local Contact - Phone Number (0000000000)

Local Contact - Extension

_____

Multiple Applications

NOTE: If applying for multiple projects, Applicant will need to submit one application for each project.

Will Applicant be applying for more than one project?
- ○ Yes
- ○ No

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DED Housing Award Eligibility Milestones

Applicants with current DED Housing awards through NAHTF must meet the milestones outlined in the table below by due date of the pre-application (March 7, 2024). For any awards that will not meet required milestones by March 7, 2024, the Applicant must provide a detailed plan (uploaded below) outlining how the housing award will be compliant with the required milestone by the date of the full application May 9, 2024.

2020 and earlier	100% of funds drawn
2021	75% of funds drawn

2022	30% of funds drawn
2023	Must have received Notice of Release of Funds by May 9, 2024

Does Applicant have an open DED Housing Award through the NAHTF program? Include any awards that have not received Certificate of Completion.

◯ Yes
◯ No

Complete the open grants table if applicable.

Please complete Applicant's Open Grants table.

EXAMPLE:

Grant Number	Funds Awarded	Funds Drawn	% of Funds Drawn	Meets Required Milestone
17TFHO11111	$255,000	$248,000	97%	Yes
19TFRH55555	$475,000	$109,250	23%	No

Open Grants: Include the requested information in table below and identify if award meets milestone.

Grant Number	Funds Awarded	Funds Drawn	% of Funds Drawn	Meets Required Milestone

I have completed the table immediately above.

◯ The table is filled out to the best of my knowledge and ability.
◯ The table has been left blank because I do not have applicable information to fill it out.

For any awards that will not meet required milestones by March 7, 2024, the Applicant must provide a detailed plan outlining how the housing award will be compliant with the required milestone by the date of the full application, May 9, 2024.

Did Applicant identify any awards not meeting the required milestones?

◯ Yes
◯ No

Instructions

If multiple awards were identified, submit one PDF that includes a specific plan for each award.

UPLOAD: DED Housing Milestone Plan

_____

District Indicator

Choose the Congressional District where project units will be located.
- ○ Congressional District 1
- ○ Congressional District 2
- ○ Congressional District 3

Note: Projects may serve only one Congressional District per award.

Follow this link to Congressional District Map:

https://nebraskalegislature.gov/about/congress_map.php

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Project Service Area

Instructions for Selecting Project Service Area

The Project Service Area is the area that will be eligible to receive project funding if awarded. Projects may not have project units located in more than one Congressional District.

Complete ONLY ONE of the project service area boxes below; EITHER the County or the Community box. **DO NOT FILL IN BOTH.** *[The only exception is if there are communities being served by the project that will be located outside the counties that have already been selected.]*

Important - Contact a Housing Program Representative if you have questions regarding Project Service Area.

If project does not plan to serve every community in a county, do not fill out the County Selection. Proceed to the "Community Selection".

If project will serve all communities in an entire county select below the county or counties the project will serve.

NOTE: If selecting a county, Applicant is indicating that the program will serve ANY community within that county.

Select all applicable Counties. (Hold down the ctrl (Windows) or cmd (Mac) button to select multiple items).

If project will serve only a select community or several communities, but not an entire county, select the specific communities to be served by this project.

Select all applicable Communities. (Hold down the ctrl (Windows) or cmd (Mac) button to select multiple items).

Instructions for Finding Housing Region

To find the project's housing region, view the housing region map here:

https://opportunity.nebraska.gov/nahtf and click "Contact DED Housing".

Using the map, identify which region the Project is in and select region below. If it covers multiple regions, consult with member of Housing Team to identify applicable region.

Select your Project's Housing Region.
- ○ Western Region
- ○ Central Region
- ○ Northeast Region
- ○ Southeast Region
- ○ Metro Douglas/Sarpy Region

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NAHTF Program Legislation First Priorities

See Application Guidelines for Nebraska Revised Statutes pertaining to the following officially designated zones.

Application Guidelines can be found here:

https://opportunity.nebraska.gov/nahtf

Note: The full application will require uploaded maps to show location of units.

Enterprise Zone

Will the project units be located in an Enterprise Zone?
- ○ Yes
- ○ No

If Yes, select which one best describes this project:
- ○ The entire project is located within an Enterprise Zone.
- ○ A portion of the project will be located within an Enterprise Zone.

Opportunity Zone

Will the project units be located in an Opportunity Zone?
- ○ Yes
- ○ No

If Yes, select which one best describes this project:
- ○ The entire project is located within an Opportunity Zone.

○ A portion of the project will be located within an Opportunity Zone.

Extremely Blighted Area

Will the project units be located in officially designated Extremely Blighted Area?
○ Yes
○ No

If Yes, select which one best describes this project:
○ The entire project is located in an officially designated Extremely Blighted Area.
○ A portion of the project is located in an officially designated Extremely Blighted Area.

80% AMI Beneficiaries

Will entire project serve households at or below 80% of AMI?
○ Yes
○ No

If No, will a portion of the units completed in the project be serving households at or below 80% of AMI?
○ Yes
○ No

Disaster Recovery

Disaster Recovery housing projects are designed as a long-term recovery effort from a natural disaster. The project design, beneficiaries, and narratives need to be central to Disaster Recovery. The project must be located in a declared county to qualify. Disaster Recovery 4420-DR counties are designated by the following map link: https://www.fema.gov/disaster/4420

Is the proposed project designed for Disaster Recovery 4420-DR?
○ Yes
○ No

If Yes, the Disaster Recovery must be reflected as a central theme in the program guidelines uploaded to the full application and clearly designed to address a need resulting from the disaster and whose beneficiaries were households affected by the Disaster declared in 4420-DR .

Form 02: Housing Project Information

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Housing Project Type

The Department categorizes housing programs into three different types. Only one type may be applied for per application.

Review Application Guidelines for information on these three types of housing projects and select the project type being applied for below.

Select Project Type for this application:
- ○ Homebuyer Project
- ○ Rental Project
- ○ Homeowner (Owner-Occupied Rehabilitation)

Project Description Summary

In space below provide the following:

- **Project type**
- **Number of units to be completed within contract period.**

Note: The full application will require a detailed Project Description Summary. Be sure to prepare by reviewing the Application Guidelines before completing the Full Application.

Project Description Narrative

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Project Activities

Eligible Activities making up a typical Nebraska Affordable Housing Trust Fund budget are divided into three categories:

- **Primary**
  - **Every project MUST include a Primary Activity to be eligible.**
- **Support**
  - **Support Activities are optional.**
  - **A Support Activity MUST be conducted in tandem with a Primary Activity.**
- **Administrative Allowances**
  - **Administrative Allowances Activities are optional.**

The sum of a project's Primary plus Support Activities <u>MUST be within the maximum amount allowed</u> for this application cycle.

    Refer to Application Guidelines for maximum allowed for sum of Primary plus Support Activities.

- *General Administration, Housing Management, and Lead-based Paint activity allowances are NOT included in the maximum of Primary plus Support Activities.*
- *Review Application Guidelines for maximums related to administrative costs and lead-based paint.*

NOTE: All activities Applicant selects in this section (Primary, Support, and Administrative) MUST be the same activities used to build the NAHTF budget later in this application. ONLY NAHTF-funded activities are used to create the NAHTF budget. A Pro-Forma, when requested, will include Other Sources of funding and the Total Development Cost of a project.

Primary Activities Selection

Applicants must select at least one Primary Activity requesting NAHTF Funding.

Important Note: The eligible activities listed below should reflect the Housing Type applicant has selected in first question of Form 02 above.

Homebuyer NAHTF-Funded Primary Activity

Select the Project's Primary Homebuyer Activity to be funded with NAHTF.
- ○ New Construction Only
- ○ New Construction and Homebuyer Assistance (HBA)
- ○ Purchase/Rehab/Resale Only
- ○ Purchase/Rehab/Resale and Homebuyer Assistance (HBA)
- ○ Homebuyer Assistance Only
- ○ Homebuyer Assistance with Rehabilitation

Amount NAHTF being requested for new construction only
$0.00

Amount NAHTF being requested for new construction
$0.00

Amount NAHTF being requested for HBA
$0.00

Amount NAHTF being requested for Purchase/Rehab/Resale only
$0.00

Amount NAHTF being requested for PRR
$0.00

Amount NAHTF being requested for HBA
$0.00

Amount NAHTF being requested for Homebuyer Assistance only
$0.00

Amount NAHTF being requested for Homebuyer Assistance with Rehabilitation
$0.00

Rental NAHTF-Funded Primary Activity

Select Project's Primary Rental Activity to be funded with NAHTF.
- ○ New Construction of multi-family units
- ○ Rehabilitation of multi-family Vacant Units
- ○ Rehabilitation of multi-family Occupied Units
- ○ Conversion for multi-family units

Amount NAHTF being requested for Rental Activity
    $0.00

Homeowner NAHTF-Funded Primary Activity

Select Project's Primary Homeowner Activity to be funded with NAHTF. (Owner-Occupied Rehabilitation)
  ○ This is a Rehabilitation Project of a single-family owner-occupied unit
  ○ Not Applicable; This project is NOT a Homeowner Rehabilitation Project

Amount NAHTF being requested for Homeowner Activity
    $0.00

Oops - It doesn't appear you chose a Primary activity to request NAHTF funding for. Please review the first question on project type at the top of Form 02 to select the project type you are applying for. If assistance is needed, contact a Housing Program Representative.

Support Activities Selection

Requesting NAHTF funding for Support Activities is optional. Support Activities can NOT stand alone without a Primary Activity to support. The Support Activity must be directly related to or in support of the Primary Activity selected above.

See Application Guidelines for definitions and limitations of Support Activities.

Hint : Do not select a Support Activity UNLESS NAHTF is being requested to support it.   Support activities funded by other sources will be listed in the Leverage table and Pro-Forma.

Select the Project's Support Activities to be funded with NAHTF. (Select any that apply)
  ☐ Developer Fee
  ☐ Demolition
  ☐ Rental Reserves
  ☐ Acquisition
  ☐ Infrastructure Improvements

Administrative Allowances Selection

Requesting NAHTF funding for Administrative Activities is optional.

DED has determined a set maximum allowance available for request to cover the Administrative Support necessary to administer a State-funded project. Refer to the Application Guidelines for details, definitions, and limitations.

The Administrative Allowance categories are:

  • **General Administration**
  • **Housing Management**
  • **Lead Based Paint Testing.**

NOTE: DED recommends Applicant carefully review the Lead Based Paint Question and Answer document found on the NAHTF webpage under Application Guidelines. Also, refer to Application Guidelines for Lead Based Paint Testing funding allowance per unit. Any NAHTF Lead-Based Paint Testing funds requested and

remaining in the Recipient's budget at the end of contract shall be recaptured by DED for use in future funding cycles.

Select the Project's Administrative Activities Recipient is requesting NAHTF support for. (Select any that apply)

- ☐ Housing Management
- ☐ General Administration
- ☐ Lead Based Paint Testing

Alternative Activity Verification Process

Does your project include an eligible activity not described above, that you wish to request NAHTF funding for?

- ○ Yes. I have contacted the Housing Program Representative for my region. Housing Program Representative's approved documentation describing eligible activity and amount of NAHTF being requested for budget is uploaded below.
- ○ No

UPLOAD: Alternative Activity Documentation

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2024 Nebraska Affordable Housing Trust Fund (NAHTF) Housing Development Pre-Application

Form 03: Housing Project Design

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Affordability Period

This is the period of time a project's units must remain compliant. See Application Guidelines for details.

What will the affordability period be for the project?
- ○ 5 years
- ○ 6 years
- ○ 7 years
- ○ 8 years
- ○ 9 years
- ○ 10 or more years

Beneficiaries and Area Median Income (AMI)

Below applicant will indicate the Total NAHTF- assisted "affordable" Beneficiaries/Units to be served and to remain affordable in this project.

If this is a rental project, this is the number of units subject to rent limits if awarded and does not include market-rate units.

Homebuyer Projects and Homeowner Projects will claim all units as NAHTF assisted "affordable" units to be completed during the open contract period.

Applicant is agreeing to keep this number of units affordable throughout the affordability period selected in this application.

Hint: The sum of all beneficiaries being served at each AMI level is entered in the final box. Example: A project serving 5 households at 120% and 2 households @ 100% will serve a total of 7 households and these units will remain affordable throughout the affordability period.

Percentages are maximums, i.e. 120% means at or below 120% will be served.

Enter the number of households to be served at each AMI level listed below. The Project may serve one or all AMI's.

Enter "0" if no units will be restricted to that AMI level.

Units at 120% AMI

0

Units at 100% AMI

0

Units at 80% AMI

0

Units at 60% AMI or below

0

Enter Total of the above numbers of units to remain affordable units

0

Hint – This should equal the total of all units to remain affordable.

If rental project, enter the number of market-rate units. Enter "0" if all units will be NAHTF-assisted "affordable" units or, if this is not a Rental Project, enter "0".

0

_____

Site Review

A Site Review is required for the following project types:

- **Homebuyer New Construction**
- **Rental New Construction**
- **Rental Conversion**
- **Rental Rehabilitation**
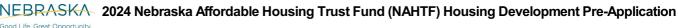- **Projects with Support Activities of infrastructure or acquisition of multi-site subdivisions**

Does this project require a Site Review?

○ Yes
○ No. This project is NOT one of the above listed project types and does NOT require a Site Review.

Important Note!

A project may be considered more ready when a site is identified prior to full application submission. Submit Site Review form to the Housing Program Representative for your region by <u>March 21, 2024,</u> in order to have sites approved for including in the full application. Site reviews received after this date are not guaranteed to receive approvals prior to full application submission deadline.

The Site Review Form can be downloaded from the NAHTF webpage and submitted to DED Housing Consultant for your region. Follow link to NAHTF webpage and download the form found under section titled Forms and Templates.

Form 04: Housing Project Financing

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Information for Full Application Preparation

Program Guidelines

The foundational document for every project is the project's Program Guidelines created by the Applicant specifically for the housing project being applied for. DED recommends applicants create their Program Guidelines prior to filling out the full application.

Applicants must use the Program Guidelines Checklist for their project type to ensure all DED requirements are covered within the project's Program Guidelines. The checklist is found on the NAHTF web page.

The project's Program Guidelines will be a required upload in Form 3 of the full application.

Pro-Forma

Homebuyer Projects:

- Pro-Formas will be required as a part of the full application for Homebuyer projects involving new construction, purchase/rehab/resale, infrastructure improvements or acquisition of multiple sites as in a subdivision.
- Homebuyer Assistance Only projects do not require a Pro-Forma.
- The Homebuyer Pro-Forma shall include basic unit information, if known (square footage, number of bedrooms, etc.), a development cost budget, cash flow analysis showing use of sale proceeds, and sources and uses/equity gap information.
- The Project Pro-Forma for Homebuyer New Construction and PRR projects should demonstrate how sales proceeds will flow through the project.
- Applicant should review Homebuyer Assistance (HBA) requirement for new construction Homebuyer projects in Application Guidelines to determine if Recapture or Resale provisions will be used in this project.

Rental Projects:

- Pro-Formas will be required as part of the full application for Rental Projects involving new construction, rehabilitation, or acquisition of multi-family units.
- Rental Projects have a REQUIRED Pro-Forma template. Only the current template downloaded from the NAHTF website located under Application Guidelines Section will be accepted.

Homeowner Projects:

- Owner-Occupied Rehabilitation projects do not require a Pro-Forma.

Contact your housing consultant if unsure whether your project will require submission of a Pro-Forma.

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Leverage Funds

Leveraged sources are other financial resources used to finance the project during the open contract period. These funding sources are not included in the DED NAHTF contract budget, with the exception of Applicant's Match, which is the only leverage source included in the NAHTF budget.

NOTE: Homebuyer mortgages and rental payments are not leverage and should not be listed below or shown

in the Pro-Forma as such.

Leverage sources and amounts will be requested in the full application leverage table.

What is the total amount of leveraged funding (Other Sources)? (Do not include match funding amount)
0

_____

Matching Funds

- **Matching Funds are not required to be eligible to submit a NAHTF application. Applicants providing match are joining DED in the investment of resources and risk, therefore they are awarded points for taking on such.**
- **Cash Match can only be used in an activity also being funded by NAHTF.**
- **Match cannot be declared in General Administration, Housing Management, or Lead-Based Paint activities. If shown in these categories, it will not be scored for points or included in the DED contract if awarded.**
- **Match is considered unrestricted <u>cash available upon award.</u> The cash may not be a loan or repaid to applicant or another organization and must remain in the project for the duration of the contract period.**
- **Only project related costs <u>incurred</u> by the Applicant are eligible <u>as cash match</u>. Source documentation will be required to document an awardee's cash expenditure (match) on eligible project expenses.**
- **All Cash Match must be <u>expended</u> by the DED recipient during the contract period and must be expended in proportion to the amount of NAHTF project costs drawn per line item in the contract budget.**

Does this Housing Project have cash match?
- ○ Yes
- ○ No

Amount of cash match. (This is also the "Cash Match Contributions" field in the Project Information section).
$0.00

Which activities will cash match be applied to?

Form 05: Terms of Acceptance

_____

Electronic Signature

Is the Application Preparer the Authorizing Individual?

○ Yes
○ No

If answer is no, Application Preparer is attesting below they have authority to submit on behalf of the Applicant.

BEFORE YOU SIGN AND CLICK SUBMIT

Did you download the pre-application?

○ Yes
○ No

_____

Terms of Acceptance

To the best of my knowledge and belief, data and information in this pre-application are true and correct. The Applicant will comply with all requirements in the Nebraska Affordable Housing Trust Fund. By signing and submitting this form I affirm that I have been authorized to submit the pre-application.

Please type First and Last Name of Application Preparer

Electronic Signature

○ I understand that checking this box constitutes a legal signature confirming that I acknowledge the above Terms of Acceptance.

Date Signed

Budget

Proposed Budget Summary

Expense Budget

	Grant Funded	Non-Grant Funded	Total Budgeted
01. New Construction			
Subtotal	$0.00	$0.00	$0.00
02. Homebuyer Assistance			
Subtotal	$0.00	$0.00	$0.00
03. Purchase Rehab Resale			
Subtotal	$0.00	$0.00	$0.00
04. Rehabilitation			
Subtotal	$0.00	$0.00	$0.00
05. Developer Fee			
Subtotal	$0.00	$0.00	$0.00
06. Demolition			
Subtotal	$0.00	$0.00	$0.00
07. Acquisition			
Subtotal	$0.00	$0.00	$0.00
08. Infrastructure Improvements			
Subtotal	$0.00	$0.00	$0.00
09. Rental Project Reserves			
Subtotal	$0.00	$0.00	$0.00
10. Housing Management			
Subtotal	$0.00	$0.00	$0.00
11. General Administration			
Subtotal	$0.00	$0.00	$0.00
12. Lead Based Paint Testing			
Subtotal	$0.00	$0.00	$0.00
13. Additional Eligible NAHTF Activities			
Subtotal	$0.00	$0.00	$0.00
Total Proposed Cost	$0.00	$0.00	$0.00

Revenue Budget

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2024 Nebraska Affordable Housing Trust Fund (NAHTF) Housing Development Pre-Application

	Grant Funded	Non-Grant Funded	Total Budgeted
Grant Funding			
Award Requested	$0.00		$0.00
Subtotal	**$0.00**		**$0.00**
Non-Grant Funding			
Cash Match		$0.00	$0.00
Subtotal		**$0.00**	**$0.00**
Total Proposed Revenue	**$0.00**	**$0.00**	**$0.00**

Proposed Budget Detail

Proposed Budget Narrative

01. New Construction

Housing Projects - Hard Costs. Costs related to the building of a new structure(s) for single or multiple housing units. New Construction funds can be used for rental or homebuyer projects. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

02. Homebuyer Assistance

Housing Projects - Hard Costs. Homebuyer Assistance funds are resources used to assist with costs associated with the purchase of a home, including down payment, closing costs and fees. Homebuyer Assistance funds can be used for homebuyer projects. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

03. Purchase Rehab Resale

Housing Projects - Hard Costs. Purchase Rehab Resale funds are resources used to for homebuyer projects. Includes NAHTF-funded acquisition and rehabilitation. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

04. Rehabilitation

Housing Projects - Hard Costs. These costs include the alteration, improvement or modification of an existing structure. Rehabilitation Funds can be used for rental, homeowner, or homebuyer projects. Do NOT use this field if project is Purchase Rehab Resale. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for

more information.

05. Developer Fee

Housing Projects - Soft Costs. Developer Fee funds are resources used for rental and homebuyer projects. Developer Fee is tracked separately for project budgets. See definition in Application Guidelines. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

06. Demolition

Housing Projects - Hard Costs. Demolition is a support activity and must be done in conjunction with another housing activity. Property must meet the definition of a blighted structure. Demolition funds can be used for rental, homeowner, or homebuyer projects. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

07. Acquisition

Housing Projects - Hard Costs. Acquisition is a support activity and can be used for rental or homebuyer projects that use NAHTF to fund acquisition. Do NOT use this category for PRR projects. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

08. Infrastructure Improvements

Housing Projects - Hard Costs. These costs are for the building of new, off-site utility connections usually to an adjacent street. Can be used for rental or homebuyer projects. This is different from utility hook-up costs which are considered New Construction costs. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

09. Rental Project Reserves

Housing Projects – Soft Costs. Rental Project Reserves are ongoing expenses incurred from the normal day-to-day activity of managing a rental unit. Reserves include replacement, operating and rent-up reserves. This is a separate budget line item for Rental Projects and are funded by NAHTF reimbursement into a specific reserve account upon project completion. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

10. Housing Management

Housing Projects - Soft Costs. Maximum budget allowance is up to $5,000 per unit. Housing management funds are resources used for rental, homeowner, or homebuyer projects. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

11. General Administration

Housing Projects - Soft Costs. Projects may request up to $20,000 total in General Administration Costs. These are resources used for rental, homeowner, and homebuyer projects. General Administration includes those activities that are administrative in nature and are attributable to the receipt of the award. Name*: Enter Category Name. Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

12. Lead Based Paint Testing

Housing Projects - Soft Costs. Lead Based Paint Testing funds are resources used for rental, homeowner, and homebuyer projects that include rehabilitation activities. Paint testing, risk assessments and clearance testing are project-related soft costs but are subject to the $1,500 NAHTF funds per unit maximum. Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.

13. Additional Eligible NAHTF Activities

Housing Projects and Technical Assistance Projects. Additional Eligible NAHTF Activities must be an activity identified by Eligible activities as provided in Section 58-706 of the Nebraska Affordable Housing Act, see page 5. Eligible Projects Costs: Enter the total amount in the "Direct Cost" field. If this Line Item has Match, change "Non-Grant Funded" to "Yes". Enter in your Match Dollar Amount or Match Percentage. After saving your line item, verify that the "Grant Funded", "Non-Grant Funded" and "Total Budgeted" columns are correct. Do not enter Ineligible Project Costs in this category. See NAHTF Application Guidelines for more information.