

Community Development Block Grant - Disaster Recovery Program for DR-4420

Office Hours: Application Outreach

Homeownership Production Program

May 11, 2023

Webex Overview



Utilize the chat during the conversation.



You will be **muted** at the beginning of the meeting.
Please **unmute** yourself to ask questions and provide
feedback during the discussion.



We are available via email at ded.cdbgdr@nebraska.gov
for any additional thoughts or feedback.



AGENDA

Introductions

Program Overview

Application for Funding Process

Next Steps

Questions

Introductions

Housing Programs Lead:

Christina Zink
Housing Program Manager

**Nebraska Department of
Economic Development (DED)
CDBG-DR Staff:**

Jenny B. Mason
Disaster Recovery Director

Aaron Boucher
Community Development Specialist

Susan Nickerson
Disaster Recovery Coordinator

Tia Loftin
Infrastructure Match Program Manager



AGENDA

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Brief Point of Context

Of the total CDBG-DR award, federal rules require that:



80%

Most
Impacted and
Distressed

- 80% of ***total*** funds be invested in HUD-defined “Most Impacted and Distressed” counties of **Dodge, Douglas, and Sarpy**.



70%

Low/
Moderate
Income

- 70% of ***total*** funds are to support low/moderate income (LMI) residents.

Brief Point of Context, Continued

- Nebraska's overall CDBG-DR strategy includes funding for:
 - Planning
 - Infrastructure
 - Housing
- To provide flexibility for infrastructure and planning, the Affordable Housing Construction Program is targeted entirely to the HUD-identified MID Counties and LMI populations.
 - HPP is a “sub-program” within the broader Affordable Housing Construction Program



Affordable Housing Construction Program

Affordable Housing Construction Program		
Homeownership Production Program	Small Non-LIHTC Rental Production Program	LIHTC Gap Financing Program
All programs provide financing to support production of affordable housing.		
<ul style="list-style-type: none">• Available for affordable for-sale housing targeted primarily to LMI buyers.• Financing includes funding for appraisal gaps and affordability gaps.	<ul style="list-style-type: none">• Available for affordable multifamily rental housing not otherwise seeking LIHTCs.• Financing includes gap or primary financing.	<ul style="list-style-type: none">• Available for affordable multifamily rental housing combined with LIHTC from NIFA.• Financing includes gap financing.

Who is Eligible to Apply?

- Non-profit organizations under either 501(c)(3) or 501(c)(4) nonprofit organizations.
 - Will be designated as developers.
- Units of local government (e.g., counties, cities, or villages), PHAs, and Tribal Nations.
 - Will be designated as subrecipients.
- In practice, DED expects most applicants will be nonprofit developers.



Homeownership Production Program Overview

- **The Homeownership Production Program (HPP)** is being implemented to support recovery from the 2019 floods using funds from a Community Development Block Grant - Disaster Recovery (CDBG-DR) grant received from the U.S. Department of Housing and Urban Development (HUD). HPP is available within the counties defined by HUD as the “most impacted and distressed” (MID), which include Dodge, Douglas, and Sarpy counties.
- **Goals of the HPP:**
 - Increase opportunities for owner-occupied, affordable housing in flood-impacted (i.e., HUD MID) areas; and
 - Increase community resiliency in the face of future natural disasters.

HPP Overview, Continued

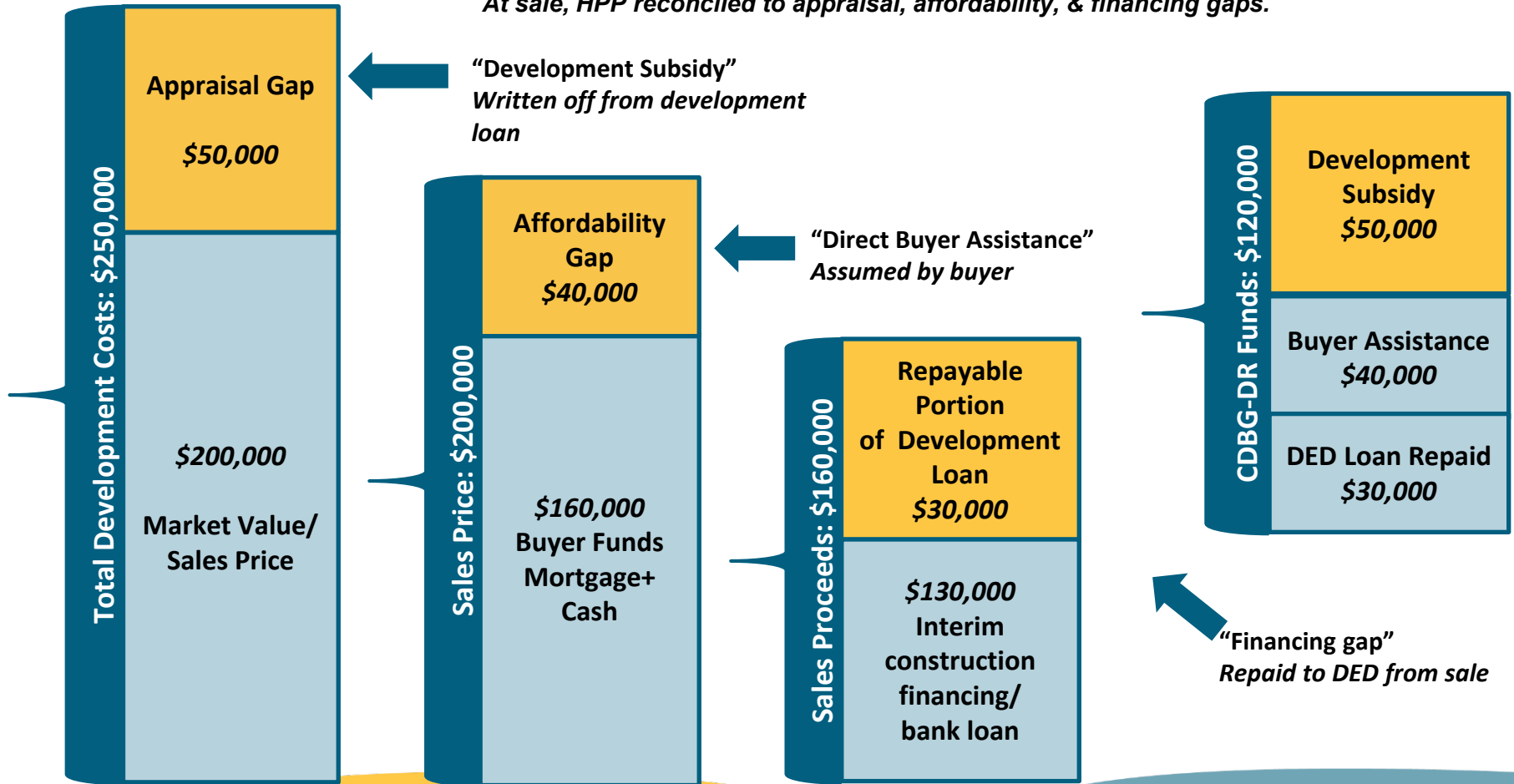
HPP financing may be used to address three types of funding gaps common in the production of affordable homeownership units:

- **Appraisal gap:** It is common for the cost of building a home to exceed its appraised value. This difference is often referred to as the “**appraisal gap**.” Without a development subsidy to address the appraisal gap, units cannot be produced.
- **Affordability gap:** Even if subsidies are identified to cover the appraisal gap, the appraised value of the home often exceeds the purchasing power of low- and moderate-income households. This is an “**affordability gap**” – in other words, the targeted buyers cannot afford to purchase the home outright, but need help with closing costs, prepaid expenses, and reducing their first mortgage to an affordable level. This is commonly provided in the form of second mortgage assistance to eligible buyers.
- **Financing gap:** Even when appraisal and affordability gap subsidies can be identified, developers of affordable homeownership projects often cannot obtain enough interim or construction financing from private sources to fund the development of the home until sale to the end buyer. This is a “**financing gap**.”

Sample Funding Walkthrough

Functional Use

At sale, HPP reconciled to appraisal, affordability, & financing gaps.



But what if we're not sure how a specific project is going to work out?

What if our “gaps” are off?

Application

- Typical cost
- Typical value
- Typical buyer

Commitment

- House-specific costs
- Appraisal (as-complete)
- Updated buyer profile
- Actual other financing

Sale/Closeout

- Final actuals for all critical metrics

Cross-Cutting Requirements



**Fair Housing and
Equal Opportunity**



Labor Standards



Property Standards



**Environmental
Review**



**Relocation
Requirements**



**Minority – and
Women- Owned
Business
Enterprises**



Section 3



**Green Building
Standards**



**Duplication of
Benefits**



Procurement*
*If applicant is a
subrecipient*

Environmental Review

Subject to National Environmental Policy Act of 1969 (NEPA), HUD's implementing regulations at 24 CFR Part 58, and other related Federal and State environmental laws.

There are two (2) fundamental aspects of NEPA:

- Public Participation: The public must be informed about the project before it begins.
- Limitation on Activities Before Environmental Clearance: The Responsible Entity (RE) for the project must obtain Environmental Clearance prior to proceeding with the project.
- Taking a Choice Limiting Action after application and prior to completion of ER process will make a project ineligible for federal assistance
 - Includes purchasing property, demolition, site prep/clearance, site work, any rehab/construction work, etc.



Buyer Eligibility Requirements

- Buyer(s) are required to attend and complete a pre-purchase homebuyer counseling class provided by a HUD-approved counseling agency
 - Must be completed within 12-months prior to receiving HPP assistance
- Individual applicants must have a gross income of at least 40% and no more than 80% AMI
- Participating buyers must contribute at least 1% of the purchase price toward their down payment and closing costs
- The HPP affordability gap loan is forgiven on a prorated basis over five (5) years
 - Buyer(s) must maintain the home as their primary residence during the five years for the loan to be forgiven and not face recapture payment of the loan
- Buyers are required to execute a HPP Homebuyer Agreement in addition to the standard Note and Deed of Trust



Questions?



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Letter of Intent

- All HPP applicants are **required** to submit a Letter of Intent to allow DED to verify eligibility, provide technical assistance, allow sufficient time for application review, and plan for scoring.
- Only full applications, submitted by eligible applicants that have submitted a Letter of Intent will be accepted.
- The Letter of Intent template can be found in Part V: Exhibits of the HPP Application Guidelines.
- Letters of Intent **must** be received by no later than **5:00 pm, Friday, May 26, 2023**.
- **Failure** to submit a Letter of Intent will result in an application not being reviewed, scored, or eligible for award.

Award Limits

The maximum award is up to **\$2,000,000**. Consistent with the Action Plan, awards are subject to the following additional restrictions:

- Not to exceed **\$150,000 per housing unit**; and
 - The \$150,000 award cap for each household includes all hard and soft construction costs.
- Not to exceed **\$50,000 per household** in the affordability gap
 - The affordability gap includes down payment and closing cost assistance

Additional detail on eligible costs can be found in the HPP Program Guide, Section 7.4.

Application Timeline

Homeownership Production Program (HPP) Timeline			
Date	Event/ Action	Location	Responsible Party/ies
Thursday, May 11, 2023	Application Information Session at 9:00AM CST/8:00AM MST	WebEx https://sonvideo.webex.com/weblink/register/r7ccb64fb6b69617133604468ddd7797d	NDED
Thursday, May 11, 2023	Application Portal opens at 12:00PM CST/11:00AM MST	CDBG-DR webpage https://opportunity.nebraska.gov/programs/community/cdbg-dr/	NDED
Friday, May 26, 2023	Required Letter of Intent must be received by 5PM CST/4PM MST	Email completed LOI to: christina.zink@nebraska.gov	Applicant
Thursday, June 1, 2023	Office Hour at 9:00AM CST/8:00AM MSTs	Available via email notification	NDED
Thursday, June 15, 2023	Application Closes at 5PM CST/4PM MST	Completed in AmpliFund https://opportunity.nebraska.gov/cdbg-dr	Applicant
Monday, July 17, 2023	Notification of Intent to Award*	Issued via email	NDED

**In the event the HPP funds are not all awarded in the 2023 application cycle, DED will initiate a second application cycle. Similarly, in the event DED increases the funds allocated to AHCP, DED may re-consider acceptable applicants not previously selected for funding without re-opening the Program.*

Application for Funding Overview

The Application for Funding is made of up of the following sections:

- **I:** Project and General Information
- **II:** Project Readiness
- **III:** Application Questions
- **IV:** Proposed Funding Summary and Budget
- **V:** Terms of Acceptance



Part I: Applicant Information

The screenshot displays a web-based application form titled 'Project Information'. At the top, a horizontal progress bar consists of six circular icons. The first icon, labeled 'Opportunity Details', contains a green checkmark. The subsequent icons are labeled 'Project Information', 'Application Forms', 'Budget*', 'Performance Plan*', and 'Submit', each containing a small green dot. Below the progress bar, the 'Project Information' title is on the left, and four green buttons ('Help', 'Download', 'Save', 'Save & Continue') are on the right. A grey bar below the title highlights 'Application Information'. The form includes an 'Application Name*' field with '(1)' and a green checkmark. A question 'How much are you requesting from the funder?' is followed by an 'Award Requested*' field containing '\$0.00'. At the bottom, 'Total Award Budget' is listed as '\$0.00'.

Opportunity Details Project Information Application Forms Budget* Performance Plan* Submit

Project Information

Help Download Save Save & Continue

Application Information

Application Name* (1) ✓

How much are you requesting from the funder?

Award Requested* \$0.00

Total Award Budget \$0.00

Part I: Project and General Information

✓

●

Opportunity DetailsProject InformationApplication Forms (2)Budget*Performance Plan*Submit

Forms

HelpDownloadSave & Continue

Name	Status	Print
Part 01: Applicant, Contact and Preparer Information	New	
Part 02: Project Information	New	


⏪ < 1 > ⏩

25 items per page

1 - 2 of 2 items

Save & Continue

Part I: Project and General Information



Opportunity Details Project Information Application Forms (2) Budget* Performance Plan* Submit

Part 01: Applicant, Contact and Preparer Information

1 of 2

[Download](#) [Save](#) [Save & Continue](#)

Primary Contact - Organization *

Primary Contact - Title *

Primary Contact - Phone Number *

Part I: Additional Contact Information

Additional Contact Information

The **Primary Contact Information** is on the previous page, Project Information section. The Primary Contact is the main point of contact for this application.

Secondary Contact

The **Secondary Contact** may work for the Applicant organization or a different organization.

Secondary Contact - First Name

Secondary Contact - Last Name

Secondary Contact - Title

Secondary Contact - Email Address

Secondary Contact - Phone Number (0000000000)

10

Secondary Contact - Extension

Does the Secondary Contact work at the Applicant's organization?

- ☐ Yes
☐ No

Part I: Project and General Information Cont.

Project Details and Description

Instructions

For new construction: provide a summary of the number of proposed homes, description of size (e.g. 3 bedroom, 2 bath, 1,500 sq. ft.), the location (e.g. major cross streets or neighborhood boundaries if proposing multiple homes), whether homes are new construction or acquisition rehab, anticipated target income range for buyers, and other source(s) of funding.

For rehabilitation or mix of new and rehab: please provide additional narrative clarifying the scope of the proposed project(s). What is the planned scope of work for any units that will be rehabilitated? Will the project involve "gutting" the existing structure such that all interior spaces and systems (e.g., MEPs, windows, roof, etc.) will effectively be new or will there only be "selective" rehabilitation for those spaces and systems most in need of replacement?

Project Description *

Is this project located in the MID counties of Dodge, Douglas, or Sarpy County? *

Select an item...

Project site(s) *

Select an item...

Provide a physical address. If individual site(s) have not yet been identified, e.g., for an infill proposal on scattered sites to be identified, then describe the boundaries of the neighborhood in which the homes will be built.

If known, provide project physical address

Provide the project area zip code(s). Include all project area zip codes that apply. If more than one zip code applies, separate them with a comma.

Project Area Zip Code(s) *

Provide the project area census tract(s) *

Part I: Project Details and Description Continued

Provide the project area block group(s) *

Construction type *

Select an item... ▼

Unit Type(s) *

Select an item... ▼

Total # of Units *

Affordable Units *

Market Units *

Provide the number of bedrooms per unit. Include all unit types that apply. If more than one type, separate with a comma and designate how many of each (e.g., 6 2BRs, 6 3BRs, 6 4BRs).

Bedrooms per unit *

Identify the CDBG-DR mitigation and green building standards selected. *

Is this project located within a 100-year flood plain? *

Select an item... ▼

Is the project located within a floodway? *

Select an item... ▼

Does your organization have development experience, including staff and board expertise, adhering to State and federal funding requirements (i.e. Section 3, DBRA, procurement)? *

Select an item... ▼

Part II: Project Readiness

Project Readiness

Does the applicant have site control (e.g., title, purchase option, etc.) for any or all of the proposed units? *

Select an item... ▼

Is the proposed project part of a larger effort? *

Select an item... ▼

Attach a map that shows the location of the project site(s)

UPLOAD: Project Site Map *

Choose File

Please explain your recent and/or ongoing experience with the development and sale of similar regulated affordable housing. *

Are all sites appropriately zoned? *

Select an item... ▼

Are there additional planning/permits required? *

Select an item... ▼

Are all sites served by appropriate infrastructure (e.g., electrical, water/sewer, geothermal, etc.)? *

Select an item... ▼

Please provide a brief overview of any additional details that pertain to the zoning and development of this project. *

NOTE: Sites should provide reasonable access to retail (e.g., grocery, pharmacy, general retail, etc.), educational opportunities, medical services, recreational amenities, job centers, transit, and public/governmental services.

Part II: Project Readiness Continued

Does the site have reasonable access to retail, educational opportunities, medical services, recreational amenities, transit, public/governmental services? *

Select an item... ▼

NOTE: Sites should not be disproportionately impacted by incompatible nearby uses such as industrial facilities, hubs for commercial truck traffic, landfills, adult entertainment establishments, or similar land uses.

Is this site disproportionately impacted by incompatible nearby uses (e.g., industrial facilities, hubs for commercial truck traffic, landfills, and adult entertainment establishments)? *

Select an item... ▼

Instructions

The following questions provide information on project readiness as it relates to staff capacity.

If you have the staff related to the position, please provide the additional detail.

Do you have staff identified for overall project Leadership and Management? *

Select an item... ▼

Do you have staff identified for Site Selection/Negotiating Acquisitions? *

Select an item... ▼

Do you have staff identified for Construction Planning/Design? *

Select an item... ▼

Do you have staff identified for Contractor Identification/Selection/Oversight? *

Select an item... ▼

Do you have staff identified for Marketing/Sales/Homebuyer Program Manager? *

Select an item... ▼

Part II: Project Readiness Continued

Has the applicant identified a HUD-approved housing counseling agency that will work/is working with homebuyers? *

Select an item...



Instructions

Please provide descriptions of all for-sale homeownership projects completed by your organization in the last five (5) years, including any currently under development and/or land held (or under option) for additional projects.

The description must identify the number of units produced, total/average cost per unit, sales prices/market values, and sales history including number of units sold, average (and maximum) time on the market from listing to sales contract, and typical income range of buyers.

Applicants must identify if any units developed took longer than six (6) months between construction completion and sales contract execution and whether any units were converted from for-sale to rental as a result of the inability to identify a qualified buyer.

Upload as 1 file.

UPLOAD: For-Sale Projects *

Choose File

Part III: Application Questions

Application Questions

Is the applicant aware of any NEPA concerns for any site(s)? (Noise, Historic Significance, Wetlands, Endangered Species, Other) *

Select an item... ▼

Have specific rehabilitation plan(s) (i.e., scope of work) been determined (rehabilitation or mix of new and rehabilitation projects only)? *

Select an item... ▼

Were any of the homes to be acquired/rehabilitated originally built before 1978? *

Select an item... ▼

What is the estimated cost/subsidy per beneficiary? *

0.00

Does the project support or address the needs of a PHA? *

Select an item... ▼

Does the project prioritize vulnerable populations? Check all that apply. *

- ☐ 2019 Winter Storm Ulmer (DR-4420) flooding survivors
- ☐ Low-to-moderate income individuals/families (30-60% AMI)
- ☐ Persons with disabilities
- ☐ Seniors
- ☐ Homeless
- ☐ Households at risk of homelessness
- ☐ None of the above

Part III: Duplication of Benefits

Duplication of Benefits

What is the cost of the project? (Total project cost) *

Have you received any payment of any funds to date for your project? *

Select an item...



Part IV: Proposed Project Budget and Narrative

Proposed Project Budget and Narrative

Instructions

- Enter the following total dollars amounts.
- Upload corresponding commitment letter(s) as 1 file.

CDBG-DR Funds amount requested is entered on the Project Information and Budget sections of this application.

Local Funds (This includes any private/bank construction financing or equity committed as working capital by the applicant.) *

UPLOAD: Local Funds - Commitment Letter(s) *

Private Funds *

UPLOAD: Private Funds - Commitment Letter(s) *

Other Federal Funds *

UPLOAD: Other Federal Funds - Commitment Letter(s) *

Part IV: Proposed Funding Summary and Budget

Proposed Funding Summary and Budget

Does the applicant have preliminary commitments for construction period financing? *

Select an item... ▼

Does the applicant plan to use its own working capital/equity as an interim source of finance? *

Select an item... ▼

Has the applicant identified specific, local lenders that will provide end mortgage financing to homebuyers? *

Select an item... ▼

Instructions

Provide a narrative explaining the budget and each line item/expense for the program. Describe exactly what and who the CDBG-DR and other funding will pay for in this proposed project. How were costs determined? What is the source of the cost estimate? Please ensure that budget amounts listed in the narrative match the summary and budget worksheet.

Include Sources and Uses (i.e., total funding sources and total project development costs) table that balances to \$0.

Upload 1 file.

NOTE: The Grant Funded line items will be identical to the "Proposed Budget" line items in the next section (Budget Section).

UPLOAD: Budget narrative *

Choose File

Part IV: Proposed Funding Summary and Budget

Instructions

Upload proforma(s) for "typical" unit. If proposing mix of homes, e.g., 3-bed 1.5 bath and 4-bed, 2.5 bath, include typical proforma for each house type.

Upload 1 file (unlocked excel format).

UPLOAD: Proforma(s) Excel *

Choose File

Part IV: Budget

Budget

[Help](#)[Download](#)[Save & Continue](#)

Budget View Settings

Options

☒ Line Items

Proposed Budget

Expense Budget

Category	Grant Funded	Total Budgeted
+ Acquisition	\$0.00	\$0.00
+ Hard Costs	\$0.00	\$0.00
+ Soft Costs	\$0.00	\$0.00
Total Expense Budget Cost	\$0.00	\$0.00

Revenue Budget

Grant Funding		
Award Requested	\$0.00	\$0.00
Subtotal	\$0.00	\$0.00
Non-Grant Funding		
Subtotal		\$0.00
Total Revenue Budget Cost		\$0.00
Total Overall Budget Cost		\$0.00

[✓ Mark as Complete](#)[Save & Continue](#)

Other: Performance Plan

Performance Plan

[Help](#)[Download](#)[Save & Continue](#)

Proposed Performance Plan

Project Timeline* [+ Add Goal](#)

Please provide a project timeline that indicates project activities and estimated date(s) of completion.

Include any additional details/barriers to project completion.

No items for strategy

[✓ Mark as Complete](#)

[Save & Continue](#)

Other: Uploads and Exhibits

Uploads and Exhibits

Demonstrated Need

UPLOAD: Housing Study (pdf) *

[Choose File](#)

Capacity

UPLOAD: Key Staff Resumes/Consultant Contract/Statement *

[Choose File](#)

UPLOAD: Certification of Good Standing *

[Choose File](#)

UPLOAD: Charter/Articles of Incorporation/By-Laws/Board Resolution

[Choose File](#)

Investment Plan and Impact

UPLOAD: Annual Audit, or reviewed year-end Financial Statement *

[Choose File](#)

UPLOAD: Financial Accountability Notarized Statement/CPA Certification *

[Choose File](#)

UPLOAD: Bank Information Letter *

[Choose File](#)

Uploads and Exhibits Continued

Readiness

UPLOAD: Homebuyer Selection Process *

[Choose File](#)

UPLOAD: Implementation Plan *

[Choose File](#)

UPLOAD: Relevant Zoning approval/confirmation letters *

[Choose File](#)

UPLOAD: Map showing the location of the project(s) *

[Choose File](#)

UPLOAD: Appropriate infrastructure approval/confirmation letters *

[Choose File](#)

Exhibits

UPLOAD: Letter of Intent *

[Choose File](#)

UPLOAD: Exhibit 10 - NDED Housing Site Review Form and Determination of Level of Review *

[Choose File](#)

UPLOAD: Exhibit 11 - Public Hearing Documentation *

[Choose File](#)

UPLOAD: Exhibit 12 - Statement of Assurances and Certification Template *

[Choose File](#)

UPLOAD: Exhibit 13 - Residential Anti-Displacement and Relocation Assistance Plan *

[Choose File](#)

Part V: Terms of Acceptance

Terms of Acceptance

To the best of my knowledge and belief, data and information in this application are true and correct. The Applicant will comply with all requirements in the Homeowner Production Program.

By signing and submitting this form, I affirm that the governing body of the Applicant has duly authorized this application and I have been authorized to submit the application.

First and Last Name of Authorized Representative *

Authorized Representative Title *

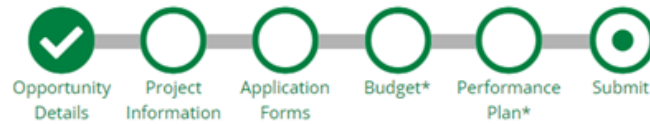
Terms of Acceptance *

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

Date Signed *

Part Six: Submit



You are about to submit your application, (1), to **Nebraska Department of Economic Development**.

Take the time to review your application by using the timeline above. You can select any section and jump to that page.

When the application is fully complete, please select the "Submit" button. This will submit your final application to the funder.

 Review

Submit

Threshold Requirements

Threshold Requirements	
Letter of Intent submitted by the due date	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Project incorporates CDBG-DR mitigation and green building standards	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
The project is NOT located in the floodway	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
The project is NOT located in the 100-year floodplain	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Applicant has development experience, including staff and board expertise adhering to state and federal funding requirements	<input type="checkbox"/> Yes/ <input type="checkbox"/> No

Competitive Selection Criteria

Criteria		Points Possible
Tiering Criteria*	Meets a National Objective: Benefitting LMI persons	1
	Located in a HUD-defined MID (Dodge, Douglas, and Sarpy counties)	1
Competitive Scoring	Project Readiness <ul style="list-style-type: none"> • Site control • Identified buyers • Identified HUD-approved Housing Counseling Agency 	3
	Cost per Beneficiary (not to exceed \$50,000 per buyer)	1
	Cost Reasonableness	5
	Resource Coordination	5
	Support and addresses needs of PHA(s)	1
	Marketing Plan: (Prioritization of disaster survivors, prioritization of vulnerable populations, and ongoing outreach efforts)	5
	Total Possible Points	22
Minimum Points Possible for Award		13



Questions?

Submission Summary

Submission Summary	
<i>Letter of Intent</i>	<i>Full Application</i>
Submit via email to: Christina Zink , Housing Program Manager, Disaster Recovery, at christina.zink@nebraska.gov Due: Friday, May 26, 2023 at 5PM CST/ 4PM MST	The full application must be completed in AmpliFund. Full application can be found here: https://opportunity.nebraska.gov/cdbg-dr Due: Thursday, June 15, 2023 at 5 PM CST/ 4PM MST

Next Steps



Visit the DED CDBG-DR Program Website

Review Application Guidelines, Program Guide, and update/verify AmpliFund Log-In.



Submit Letter of Intent

Submit LOI to christina.zink@nebraska.gov by 5:00 pm CST May 26, 2023



Attend Future Office Hour

Attend open Office Hour on Thursday, June 1, 2023. Available via email notification.

Website: opportunity.nebraska.gov/cdbg-dr

Email: ded.cdbgdr@nebraska.gov.

Additional Program Resources

- **Reference the following documents for additional information:**
 - [Homeownership Production Program Factsheet](#) (sent via email)
 - [Homeownership Production Program Guide](#)
 - Homeownership Production Application Guide
 - [Affordable Housing Construction Program Frequently Asked Questions \(FAQS\)](#)
 - [CDBG-DR Green Building Standards](#)
 - [HUD Community Development Block Grant Disaster Recovery Program \(CDBG-DR\)](#)

Screen shot of toolkit

Housing Programs

The CDBG-DR housing programs (Affordable Housing Construction Program and Homeowner Assistance Program) have been designed based on unmet needs and local priorities, as identified through feedback from local long-term recovery groups and local outreach efforts. See below for an overview of each housing program.

Affordable Housing Construction Program

Homeowner Assistance Program

Affordable Housing Construction Program

The Affordable Housing Construction Program is intended to increase the affordable housing supply in flood-impacted areas, including affordable rental housing and affordable homeownership for low- and moderate-income households that lost their homes in DR-4420. Funds may be directed to new construction or unit rehabilitation to offset the impact of disaster-related losses.

This Program will be delivered between multiple applications. The first application is in partnership with the Nebraska Investment Finance Authority where Low-Income Housing Tax Credits (LIHTC) and Collaborative Resources Allocation for Nebraska funding will be leveraged. Additional applications will be through DED directly, where LIHTC is not a funding source.

Project Toolbox

AHCP: Homeownership Production Program (HPP) Application
Application Period:
Open Date – 5/11/2023 12:00 PM Central Time
Close Date – 6/15/2023 5:00 PM Central Time

Appeal Procedures
Once applications are available and awards are made, stakeholders will be able to use information in this section.
[Appeal](#)

CDBG-DR Manual
[Learn More](#)

Program Guidelines
[Learn More](#)

Technical Assistance
[Learn More](#)

Contact Information

Christina Zink

Housing Program Manager

ded.cdbgdr@nebraska.gov

NEBRASKA

Good Life. Great Opportunity.