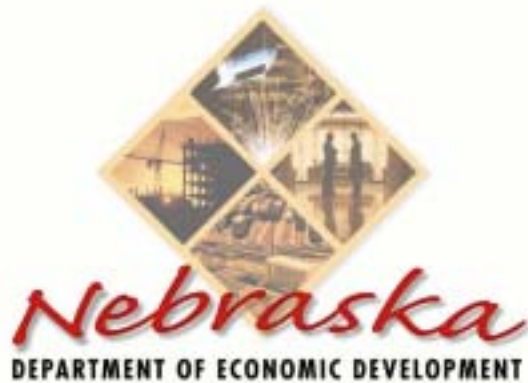
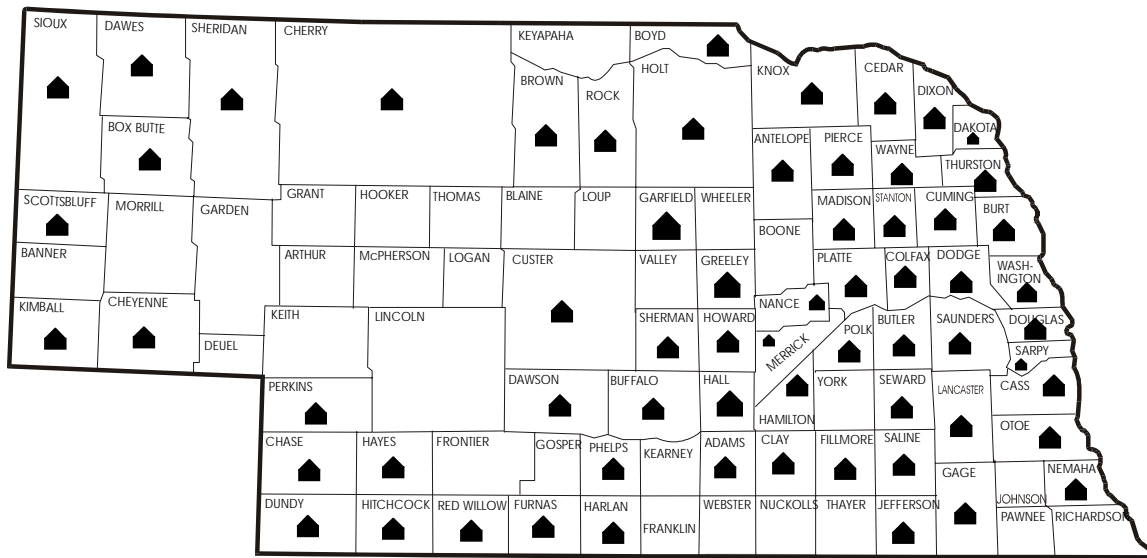


# NEBRASKA AFFORDABLE HOUSING TRUST FUND

## ANNUAL REPORT 2001



COMMUNITY & RURAL DEVELOPMENT DIVISION

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Nebraska Department of Economic Development  
Community and Rural Development Division  
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# Nebraska Affordable Housing Trust Fund 2001 Annual Report

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## ***The Nebraska Affordable Housing Trust Fund***

### **What is the Nebraska Affordable Housing Trust Fund?**

- A state financial resource developed in 1996 to increase the supply and improve the quality of affordable housing in Nebraska.

LB 1322 was signed into law on April 17, 1996, and supported by the Nebraska Affordable Housing Commission, the Nebraska Department of Economic Development (DED) and the Nebraska Investment Finance Authority which worked with representatives from the League of Nebraska Municipalities, the Nebraska Bankers Association, the Nebraska Homebuilders Association, the State Chamber of Commerce and other for-profit and nonprofit housing development organizations.

Additionally, LB 516 was signed into law in 2001, reauthorizing the Nebraska Affordable Housing Trust Fund (NAHTF). As stated by Governor Mike Johanns in his January 11, 2001 State of the State Address, the "Affordable Housing Trust Fund is helping to address the need for adequate and affordable housing in communities all across Nebraska – especially in our rural areas."

### **Why was the Nebraska Affordable Housing Trust Fund created?**

- To supplement declining federal resources for housing.
- To address the need for affordable housing as identified by DED.
- To promote the state's economic growth by increasing the supply of affordable housing.

### **Where does the Trust Fund get its revenue?**

- \$1 from the Documentary Stamp Tax (January 1, 1998 thru December 31, 2001)
- \$4 million from Bank and Securities Act Cash Fund (Calendar Years 2000-2001)
- \$.50 from the Documentary Stamp Tax (January 1, 2002 thru December 31, 2003)
- \$1 from the Documentary Stamp Tax (beginning January 1, 2004)

### **What type of projects does it fund?**

The Trust Fund provides loans and grants to nonprofit organizations, local governments, and public housing authorities for:

- Rehabilitation of existing housing.
- The Homeownership Opportunity Program using existing housing.
- Housing development, including related infrastructure assistance, new construction of single or multifamily units, or conversion of a building into housing.
- Technical assistance, design and financial services, and consultation.

### **A Success Story**

Since 1998, the NAHTF has been successful in supporting low-income families and allowing communities to provide housing to support economic growth. Throughout the past four years, the NAHTF has not only provided a substantial amount of safe, decent, and affordable housing units across the state, but the investment of these funds in communities is projected to result in 2,178 new jobs within the state and more than \$228 million in community investment.

## **INTRODUCTION**

The Nebraska Affordable Housing Trust Fund (NAHTF) was created in 1996 through the Nebraska Affordable Housing Act. The purpose of this fund is to enhance economic development, as well as contribute to the general prosperity of Nebraska citizens through safe, decent, and affordable housing.

Funding for the NAHTF is received from revenue generated through the state's Documentary Stamp Tax. The tax is collected by counties, remitted to the Nebraska State Treasurers office, and credited to the Nebraska Department of Economic Development (DED).

Because DED first awarded NAHTF grants and loans in July 1998, this report reflects the actual number of housing units completed from July 1998 through December 31, 2001. In addition, this report identifies organizations receiving NAHTF awards, including project locations, gross monthly rent, award amounts, leverage amounts, number of units completed, and occupancy rates. Also included is an estimated amount of new employment and community investment from each project.

In February 2002, each project's fund administrator submitted a year-end project report to DED detailing the actual number of housing units provided during the 2001 Calendar Year (refer to Chart E, pages 20-21). These responses provided the raw data used to compile this report. However, not all NAHTF awards have housing units directly associated with them. In addition to grants for new construction, rehabilitation, and homebuyer assistance programs, DED also awards technical assistance grants to community-based housing development groups, infrastructure development grants, site improvement grants, and predevelopment loans.

## **NEBRASKA HOUSING NEEDS**

The *2001 Nebraska Housing Market Report* reveals a great need for safe, decent and affordable housing. Perhaps nowhere is this need more urgently demonstrated than among the state's special populations, including the homeless, mentally ill, migrant workers, and individuals with HIV/AIDS and other disabilities.

Low-income housing also is in high demand in rural areas of Nebraska. Many homes throughout western, central, and eastern Nebraska communities, villages, and outlying areas are old, dilapidated and not fit for habitation. Additionally, areas in central and eastern Nebraska have undergone major changes in subdivision and zoning regulations that have significantly curtailed housing construction.

Other factors that prevent Nebraskans from obtaining housing, include deficiencies in suitable land for development and access to affordable financing, builders and materials.

For example, two-thirds of owner-occupied Nebraska homes in 2000 were valued between \$50,000 and \$150,000 according to recent U.S. Census Bureau data. Affordable homes valued at less

***The median  
value of  
housing  
increased  
by about 36  
percent  
from 1990 to  
2000.***

than \$50,000 account for only 18.6 percent of all available housing stock. The median Nebraska home value in 2000 was \$88,000, up from \$50,400 in 1990. The median value of housing increased by about 36 percent from 1990 to 2000. This high cost of housing makes it difficult, if not impossible, for low-to median-income families to purchase their own homes.

One reason for the high valuation in housing across Nebraska is that in recent years, many homebuyers/builders have favored expensive, newly-constructed, single-family homes. For example, counties in the Sandhills, the central Panhandle, along the Platte River and bordering Nebraska's metropolitan areas had the highest percentages of million-dollar homes in 2000. Additionally, metropolitan counties and those counties crossed by Interstate 80 had the greatest number of homes valued at more than \$300,000 in 2000.

***More  
Nebraska  
households  
paid 35  
percent or  
more of their  
income for  
home  
ownership in  
2000 than in  
1990.***

Residential construction in Nebraska also appears to be concentrated in Nebraska's more costly metropolitan counties. For example, in 2001, Cass, Dakota, Douglas, Lancaster, Sarpy, and Washington counties accounted for 85% of the total valuation of residential units authorized by building permits (refer to Chart D, pages 18-19).

However, median family income increased by significantly less — 16% — during the same period. Nebraska households paid 35 percent or more of their incomes for home ownership in 2000 (10.6 percent) than in 1990 (8.8 percent).

NAHTF is an important and essential way to meet existing affordable housing needs, and to provide for affordable housing in the future.

Additionally, NAHTF plays an important role in providing a match contribution to federal housing funds. During Fiscal Year 2000, the NAHTF provided nearly \$1.1 million of match toward a required match contribution to continue access to federal housing funds.

### ***FUNDS REQUESTED & AWARDED***

During Calendar Year 2001, approximately \$6.7 million from the NAHTF was awarded to 37 organizations. Individual awards ranged from \$7,200 to \$676,762. To date, the NAHTF has awarded a total \$22.3 million, leveraging \$105.9 million in other funds since 1998 (refer to Chart A, pages 11-14).

During Calendar Year 2001, various organizations requested approximately \$19.9 million for housing activities through the Nebraska Affordable Housing Program Funds, which includes funding from the NAHTF, the federal Community Development Block Grant (CDBG) program, and the federal HOME investment partnership.

### ***ACTUAL UNITS***

Since the program's implementation in 1998, the NAHTF has assisted in the construction, adaptation, or rehabilitation of 1,504 affordable housing units in Nebraska.

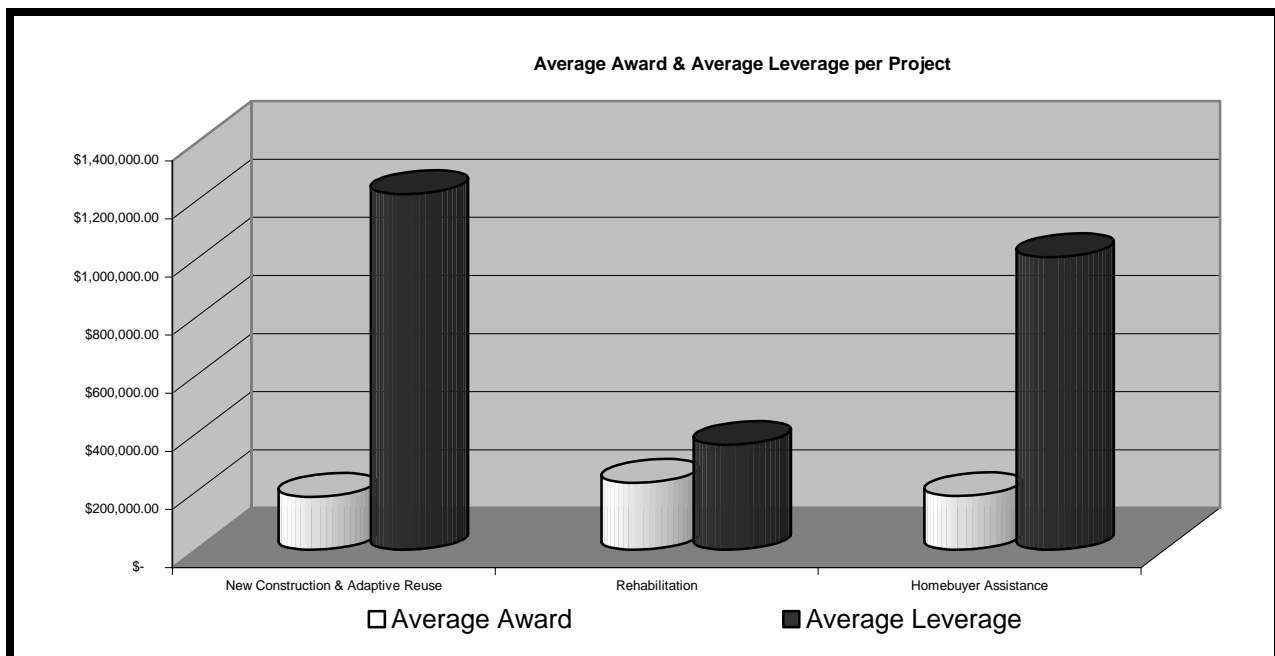
When leveraged with private investments, the NAHTF awards have allowed for the construction, adaptation, or rehabilitation of an additional 330 units, totaling 1,834 units of affordable housing for Nebraska families (refer to Chart A, page 11-14).

During Calendar Years 1998-2001, 55 recipients requested funds for new construction and adaptive reuse of affordable rental and homebuyer units. Of these, 47 recipients completed projects totaling 830 units. When leveraged private investments are included, the NAHTF funds allowed for the construction of 218 additional units, including both single and multifamily housing.

During Calendar Years 1998-2001, 28 recipients requested funds for rehabilitating existing units to meet quality standards. By December 31, 2001, 418 affordable housing units were rehabilitated using NAHTF funds. When leveraged with private investments, the NAHTF funds allowed for the rehabilitation of 43 additional units.

During Calendar Years 1998-2001, 23 NAHTF recipients requested funds for homebuyer assistance. This included assistance for closing costs and downpayment assistance for existing homes. This assistance secured an additional 242 units of affordable housing for Nebraska families. Additionally, in Calendar Years 1998-2001, 15 recipients were awarded funds for predevelopment and four recipients were awarded funds for infrastructure development and site improvement.

The following chart provides a representation of the average funds awarded to recipients through NAHTF according to activity type. It also highlights the average leverage amount contributed from other sources including both public and private funds. Without the large amount of leveraged funds contributed to these trust fund projects, the development of safe, decent, and affordable housing would not be as successful as it is in Nebraska.



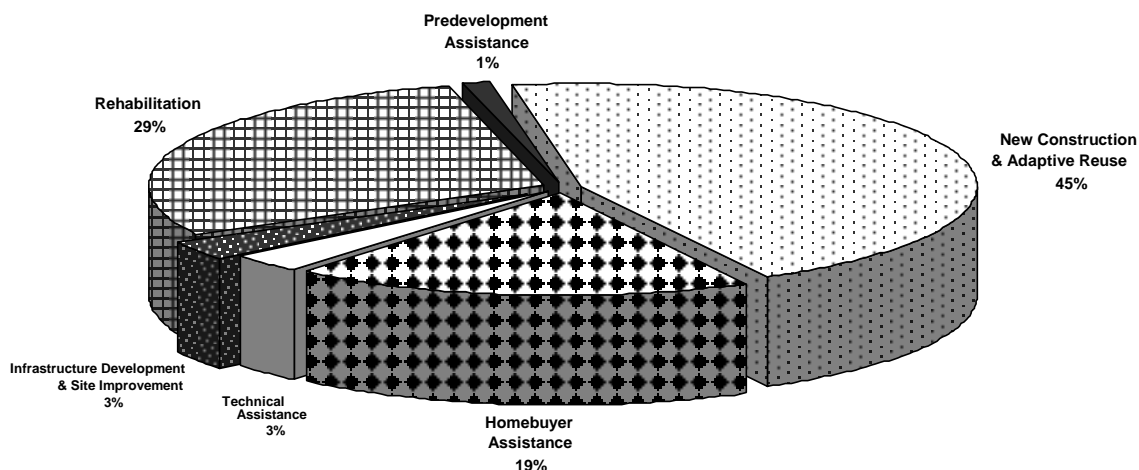
As identified in Chart B (page 15), from January 1, 2001 through December 31, 2001, 28 NAHTF recipient organizations provided 330 single and multifamily affordable units through new construction and adaptive reuse of existing structures. Of these, 328 were occupied on completion, yielding an initial occupancy rate of 99.4%.

The remaining NAHTF awardees requesting funds for affordable housing projects had not completed their projects by the end of Calendar Year 2001 and therefore were not occupied. Since NAHTF awardees have two years from the date of the award to complete projects, additional housing units will be provided by the NAHTF awardees in the coming years, adding to the substantial number of affordable housing units provided through NAHTF funding.

Lastly, through Calendar Year 2001, DED awarded Technical Assistance awards to recipient organizations under the NAHTF. These funds provide a mechanism for leveraging both public and private investments in attracting people, developing businesses, and assisting communities and regions in gaining a level of self-sufficiency for housing development.

The following chart provides a representation of the percentage of funds awarded for each housing activity.

### 1998-2001 NAHTF Recipient Awards



### RENT COST

Of the 39 NAHTF awards presented in Calendar Year 2001, seven were awarded for constructing new rental housing. Included in these selected awards is an eight-unit multifamily housing project in Albion. Another recipient was awarded NAHTF funding to construct an eight-unit multifamily housing project in Valentine. This project is designed for very low-income individuals with developmental disabilities, with one of the units occupied by a live-in staff member. In addition, construction of a 20-unit rental project in Omaha designated for families with disabilities was funded. These units will serve families at or below the 60% area median income.

Chart C (pages 16-17) details the proposed monthly rents for all rental projects funded from Calendar Years 1998-2001. The 2001 awardees' rents vary from \$254 to \$370 for a one-bedroom unit. Two-bedroom rents vary from \$285 to \$598. This includes rent at and below market rates.

### **COMMUNITY INVESTMENT & EMPLOYMENT**

As shown in Chart A (pages 11-14), more than \$228 million in community investment was projected from the 145 NAHTF projects funded since 1998. The direct project cost invested on location, as well as employee compensation, proprietors' income, other property income, direct and indirect business taxes, payroll cost and benefits, and an array of other inputs provide an infusion of revenue into Nebraska communities. This flow, in addition to other payments, such as sales and excise taxes paid by individuals and businesses in the community, all combine to enhance Nebraska communities' economic development while providing affordable housing. The Trust Fund projects will generate a projected 2,178 jobs for Nebraska citizens.

***It is projected that more than \$228 million in community investment will result from the 145 NAHTF projects funded since 1998.***

***The Trust Fund projects will generate a projected 2,178 jobs in Nebraska.***

By using the IMPLAN Professional Social Accounting & Impact Analysis software from MIG, Inc., the department was able to incorporate the effects of expenditures, as well as direct, indirect, and induced employment into the above projections of community investment and employment. The IMPLAN engine uses a regional Development Input-Output Model to determine the economic impact a community can anticipate if regional parameters remain the same. This model clearly illustrates the impact the NAHTF can have on Nebraska communities.

### **CONCLUSION**

In conclusion, the NAHTF has benefited low- and moderate-income families in Nebraska. In four years, the NAHTF has provided financial assistance for 1,504 units of affordable housing through new construction, rehabilitation, homebuyer assistance, predevelopment loans, infrastructure development, and site improvement. In addition, various entities have been awarded technical assistance grants to assist Nebraska communities in gaining a level of self-sufficiency in housing development.

***In four years, the NAHTF has provided financial assistance for 1,504 units of affordable housing.***

Over time, the NAHTF has assisted nearly all Nebraska counties in developing affordable housing and economic development. Since 2000, the NAHTF has assisted 19 nonprofit housing organizations through Technical Assistance awards.

The economic impact of these housing projects will be substantial across Nebraska. The 147 awards provided through the NAHTF from 1998 to 2001 are expected to generate \$228.4 million in community investment and create 2,178 new jobs. Building on these successes, the NAHTF will continue to ensure access to safe, decent, and affordable housing for all Nebraskans in years to come.

## Nebraska Affordable Housing Trust Fund 1998-2001 Recipients - Actual Performance

Grant Number	Name of Recipient	Location(s)	Activity	Award Amount	Leverage Amount	Total Project Cost	Units Completed	Projected Employment Generated	Projected Community Investment
98-HO-103	Panhandle Community Services	Sidney	NC	\$336,000	\$2,730,513	\$3,066,513	83	46.90	\$ 4,653,318.00
98-HO-104	Scottsbluff Terytown Gering Community Development Corporation	Scottsbluff	NC	\$243,000	\$1,123,954	\$1,366,954	15	23.40	\$ 2,372,052.00
98-HO-203	Village of Johnston	Johnstown	R	\$143,250	\$256,750	\$400,000	14	9.20	\$ 663,264.00
98-HO-206	City of Loup City	Loup City	HA	\$143,250	\$822,428	\$965,678	4	13.60	\$ 1,336,047.00
98-HO-304	Gothenburg Housing Development Corporation	Gothenburg	NC	\$234,212	\$1,332,083	\$1,566,295	43	20.60	\$ 2,319,195.00
98-HO-305	Mid-Nebraska Community Services	Imperial	NC	\$125,810	\$407,820	\$533,630	5	10.10	\$ 948,695.00
98-HO-404	Central Nebraska Goodwill Housing	Grand Island	NC	\$47,516	\$546,300	\$593,816	16	10.20	\$ 1,072,414.00
98-HO-407	City of St. Paul	St. Paul	HA	\$150,000	\$716,000	\$866,000	14	11.90	\$ 1,229,268.00
98-HO-409	City of Grand Island	Grand Island	NC	\$100,000	\$124,441	\$224,441	1	3.90	\$ 405,334.00
98-HO-510	Progress Corporation Oakland	Oakland	NC	\$148,500	\$320,700	\$469,200	8	7.80	\$ 348,252.00
98-HO-511	Allen Development Group	Allen	NC	\$53,800	\$105,000	\$158,800	2	1.80	\$ 201,090.00
98-HO-513**	Village of Winslow	Winslow	R	\$104,000	\$296,000	\$400,000	14	9.10	\$ 779,676.00
98-HO-514**	City of Tilden	Tilden	R	\$200,000	\$0	\$200,000	21	4.80	\$ 406,794.00
98-HO-523	Leigh & Snyder Housing Corporation Gage County Economic Development Corporation	Leigh & Snyder	NC	\$107,000	\$759,473	\$866,473	16	13.30	\$ 1,405,608.00
98-HO-612	Corporation Southeast Nebraska Community Action Council	Beatrice	NC	\$239,490	\$1,324,750	\$1,564,240	44	23.20	\$ 2,364,326.00
98-HO-613	Catholic Charities	Nebraska City	NC	\$158,340	\$1,399,390	\$1,557,730	42	23.50	\$ 2,457,853.00
98-HO-614	Auburn Affordable Housing	David City	NC	\$50,000	\$975,006	\$1,025,006	16	13.90	\$ 1,524,548.00
98-HO-615	Housing and Neighborhood Developers	Auburn	NC	\$220,000	\$1,087,202	\$1,307,202	3	17.40	\$ 1,968,544.00
98-HO-701	Holy Name Housing Corporation	Omaha	HA	\$77,500	\$708,309	\$785,809	14	13.80	\$ 1,597,429.00
98-HO-702	South Omaha Affordable Housing Corporation	Omaha	NC	\$88,600	\$1,888,153	\$1,976,753	50	34.70	\$ 4,018,433.00
98-HO-703	Omaha Economic Development Corporation	Omaha	HA	\$41,936	\$1,542,457	\$1,584,393	18	27.80	\$ 3,220,826.00
98-HO-705	Omaha 100, Inc.	Omaha	NC	\$57,000	\$2,314,330	\$2,371,330	18	41.60	\$ 4,820,548.00
98-HO-706**	Bethpage, Inc.	Omaha	HA	\$125,000	\$141,000	\$266,000	55	4.70	\$ 540,736.00
98-HO-708	Mount Moriah Missionary Baptist Church Development Corporation, Inc.	Omaha	NC	\$100,000	\$1,878,109	\$1,978,109	16	34.70	\$ 4,021,190.00
98-HO-709	South Omaha Affordable Housing	Omaha	R	\$61,704	\$3,255,261	\$3,316,965	64	77.10	\$ 8,013,521.00
98-HO-710	South Omaha Affordable Housing	Omaha	NC	\$38,000	\$1,786,600	\$1,824,600	19	32.00	\$ 3,709,130.00
98-HO-711	City of Lincoln	Lincoln	NC	\$33,600	\$1,984,861	\$2,018,461	21	35.40	\$ 4,103,218.00
98-HO-806	Native Council on Economic and Community Development	Macy	NC	\$257,324	\$2,988,000	\$3,225,324	33	58.00	\$ 6,183,168.00
98-HO-902**	Winnebago Tribe	Winnebago	I	\$76,500	\$0	\$76,500	20	1.00	\$ 109,355.00
98-HO-903	City of Scottsbluff	Scottsbluff	R	\$72,955	\$561,000	\$633,955	12	2.30	\$ 243,551.00
99-TF-102	Burwell Housing Authority	Burwell	NC	\$200,000	\$26,000	\$226,000	16	5.30	\$ 466,475.00
99-TF-202	Village of Scotia	Scotia	R	\$180,000	\$447,509	\$627,509	9	8.20	\$ 880,786.00
99-TF-204	City of Basset	Basset	R	\$195,000	\$17,000	\$212,000	19	4.20	\$ 341,618.00
99-TF-207	Boyd, Brown, Holt, Keya Paha, & Rock Counties	Boyd, Brown, Holt, Keya Paha, & Rock Counties	HA	\$90,000	\$255,000	\$345,000	4	4.70	\$ 486,531.00
99-TF-209	Central Nebraska Community Services, Inc.	Grant	R/HA	\$305,000	\$370,200	\$675,200	19	9.20	\$ 930,767.00
99-TF-301*	Southwest Nebraska Community Betterment Corporation	Imperial	NC	\$150,000	\$497,000	\$647,000	0	8.00	\$ 924,043.00
99-TF-302	Mid-Nebraska Community Services	McCook	NC	\$190,000	\$21,033	\$211,033	2	3.40	\$ 388,792.00
99-TF-305	McCook Economic Development Corporation	McCook	NC	\$459,361	\$1,337,544	\$1,796,905	12	28.20	\$ 2,879,099.00

## Nebraska Affordable Housing Trust Fund 1998-2001 Recipients - Actual Performance

Grant Number	Name of Recipient	Location(s)	Activity	Award Amount	Leverage Amount	Total Project Cost	Units Completed	Projected Employment Generated	Projected Community Investment
99-TF-306	Cambridge Housing Authority	Cambridge	R	\$235,620	\$962,963	\$1,198,583	16	22.50	\$ 2,112,117.00
99-TF-401	Cambridge Housing Authority	Harvard	NC	\$200,000	\$437,750	\$637,750	8	8.10	\$ 926,528.00
99-TF-402	Orleans Housing Authority	Orleans	NC	\$142,073	\$317,980	\$460,053	6	6.30	\$ 645,314.00
99-TF-403	Central City Housing Authority	Central City	NC	\$217,712	\$1,087,224	\$1,304,936	16	17.40	\$ 1,959,452.00
99-TF-404	Autumn Village, Inc.	Kearney	NC	\$65,419	\$877,500	\$942,919	15	15.10	\$ 1,603,123.00
99-TF-406	City of Holdrege	Holdrege	R	\$200,000	\$60,277	\$260,277	0	5.20	\$ 479,634.00
99-TF-501	Tilden Housing Development Corporation	Tilden	NC	\$190,000	\$601,992	\$791,992	7	13.40	\$ 1,380,160.00
99-TF-507*	Building Futures II, Inc.	Norfolk	NC	\$28,985	\$591,400	\$620,385	0	10.60	\$ 1,081,112.00
99-TF-509	Clearwater	Clearwater	R/HA	\$400,000	\$348,129	\$748,129	29	10.00	\$ 1,059,381.00
99-TF-514**	Village of Leigh	16 Counties in Northeast Nebraska	R	\$300,000	\$49,500	\$349,500	35	5.40	\$ 566,965.00
99-TF-515**	Woodland Park Housing Authority	Stanton County	R	\$400,000	\$36,000	\$436,000	4	5.30	\$ 613,537.00
99-TF-517**	Elkhorn Valley Community Development Corporation	Norfolk	HA	\$210,000	\$1,300,000	\$1,510,000	17	25.70	\$ 2,631,394.00
99-TF-601	Blue Valley Community Action	Beatrice	NC	\$250,000	\$1,747,000	\$1,997,000	34	28.60	\$ 3,013,474.00
99-TF-602	Osceola Shelby Housing I, Limited Partnership	Osceola & Shelby	NC	\$270,000	\$718,700	\$988,700	12	11.90	\$ 1,376,613.00
99-TF-603**	Southeast Nebraska Affordable Housing Council	8 Counties in Southeast Nebraska	R	\$400,000	\$1,408,000	\$1,808,000	12	32.90	\$ 3,248,912.00
99-TF-604	Southeast Nebraska Affordable Housing Council	Plattsmouth	R	\$190,752	\$457,332	\$648,084	6	11.80	\$ 1,164,584.00
99-TF-609	Southeast Nebraska Affordable Housing Council	Seward	NC	\$473,464	\$1,348,103	\$1,821,567	12	24.70	\$ 2,766,730.00
99-TF-610	Gage County Economic Development	Beatrice	NC	\$437,176	\$1,382,466	\$1,819,642	12	26.10	\$ 2,745,840.00
99-TF-612	City of Seward	Seward	NC	\$215,000	\$898,863	\$1,113,863	14	15.10	\$ 1,685,703.00
99-TF-701	Christmas in April - Omaha	Omaha	R	\$146,000	\$79,000	\$225,000	79	5.10	\$ 543,392.00
99-TF-706**	City of Omaha	Omaha	HA	\$500,000	\$4,770,000	\$5,270,000	6	89.40	\$ 10,692,415.00
99-TF-708	Immanuel Elderly Housing	Omaha	NC	\$250,000	\$4,139,777	\$4,389,777	50	74.50	\$ 8,906,511.00
99-TF-801	Christmas in April - Lincoln	Lincoln	R	\$33,000	\$31,833	\$64,833	8	1.50	\$ 147,502.00
99-TF-802**	City of Lincoln	Lincoln	R	\$200,000	\$207,000	\$407,000	5	9.60	\$ 925,968.00
99-TF-803	Lincoln Action Program	Lincoln	NC	\$80,000	\$178,000	\$258,000	16	4.50	\$ 563,693.00
99-TFPD-102	Scotts Bluff County Housing Authority	Scotts Bluff County	PD	\$15,650	\$0	\$15,650	NA	0.60	\$ 35,699.00
99-TFPD-602	Southeast Nebraska Affordable Housing Council	Plattsmouth	PD	\$10,000	\$1,000	\$11,000	NA	0.40	\$ 22,004.00
99-TFPD-603	Nemaha County Economic Development Alliance	Nemaha	PD	\$9,000	\$1,000	\$10,000	NA	0.40	\$ 18,639.00
99-TFPD-606**	23 Preservation Foundation	Fairbury	PD	\$20,000	\$0	\$20,000	NA	0.90	\$ 38,223.00
99-TFPD-702	Community Housing and Services Corporation	Omaha	PD	\$20,000	\$172,245	\$192,245	NA	7.70	\$ 533,432.00
99-TFPD-801**	Daywatch	Lincoln	PD	\$20,000	\$2,000	\$22,000	NA	1.00	\$ 53,501.00
99-TFTA-101	High Plains Community Development Corporation	Dawes, Sheridan, Sioux & Box Butte Counties	TA	\$27,785	\$27,785	\$55,570	NA	2.10	\$ 95,323.00
99-TFTA-201	Central Nebraska Community Services, Inc.	Loup City	TA	\$16,823	\$0	\$16,823	NA	0.60	\$ 25,711.00
99-TFTA-401	Mid-Nebraska Community Action Corporation	Kearney	TA	\$25,000	\$66,417	\$91,417	NA	5.10	\$ 180,465.00
99-TFTA-501**	Wayne Community Housing Development Corporation	Wayne	TA	\$4,540	\$2,412	\$6,952	NA	0.30	\$ 13,283.00
99-TFTA-504	Northeast Housing Initiative	Cedar, Dixon & Pierce Counties	TA	\$26,980	\$27,200	\$54,180	NA	0.70	\$ 76,242.00
99-TFTA-505	Burt/Washington County Community Housing Development Organization	Tekamah	TA	\$25,000	\$0	\$25,000	NA	0.70	\$ 51,546.00
99-TFTA-601	Blue Valley Community Action	Fairbury	TA	\$25,000	\$3,571	\$28,571	NA	1.30	\$ 54,604.00
99-TFTA-602	Blue Valley Community Action	Fairbury	TA	\$25,000	\$95,648	\$120,648	NA	5.30	\$ 230,578.00

## Nebraska Affordable Housing Trust Fund 1998-2001 Recipients - Actual Performance

Grant Number	Name of Recipient	Location(s)	Activity	Award Amount	Leverage Amount	Total Project Cost	Units Completed	Projected Employment Generated	Projected Community Investment
99-TFTA-701**	Omaha 100, Incorporated	Omaha	TA	\$25,000	\$141,000	\$166,000	NA	6.50	\$ 460,195.00
99-TFTA-702	Omaha Economic Development Corporation	Omaha	TA	\$25,000	\$25,000	\$50,000	NA	2.00	\$ 138,613.00
99-TFTA-703	South Omaha Affordable Housing	Omaha	TA	\$25,000	\$88,622	\$123,622	NA	4.90	\$ 312,712.00
99-TFTA-704	Family Housing Advisory Services	Omaha	TA	\$25,000	\$179,400	\$204,400	NA	8.10	\$ 566,651.00
99-TFTA-712	Housing and Neighborhood Developers	Omaha	TA	\$24,000	\$139,500	\$163,500	NA	6.40	\$ 453,264.00
99-TFTA-802	Nebraska Association of CHDOs	Lincoln	TA	\$25,000	\$67,772	\$92,772	NA	4.40	\$ 232,429.00
99-TFTA-902	Nee-Shook-Ha-Chee Community Development Corporation	Winnebago	TA	\$30,872	\$80,163	\$111,035	NA	2.20	\$ 177,193.00
00-TFATP-001**	Great Plains Paralyzed Veterans of America Education Center	Statewide	R	\$200,000	\$0	\$200,000	7	4.80	\$ 482,438.00
00-TFHP-102**	Panhandle Community Services	Cheyenne County	HA	\$142,494	\$1,294,000	\$1,436,494	0	22.00	\$ 2,179,825.00
00-TFHP-103**	High Plains Community Development Corporation	Dawes, Sheridan, Sioux & Box Butte Counties	HA	\$158,500	\$37,425	\$195,925	0	7.40	\$ 336,083.00
00-TFHP-201**	CORE Development	Holt County	R/HA	\$250,000	\$167,500	\$417,500	12	7.80	\$ 684,987.00
00-TFHP-203**	City of Sargent	Merna, Anselmo, Comstock & Sargent	R	\$400,000	\$36,000	\$436,000	0	14.20	\$ 1,441,408.00
00-TFHP-301	City of Imperial	Imperial	R	\$52,600	\$157,800	\$210,400	0	4.00	\$ 374,052.00
00-TFHP-303**	Southwest Nebraska Community Betterment Corporation	Chase, Dundy, Hayes, Hitchcock & Perkins County	R/HA	\$255,350	\$131,850	\$387,200	12	7.40	\$ 688,369.00
00-TFHP-505	City of Wakefield	Wakefield	HA	\$314,650	\$90,000	\$1,214,650	10	13.30	\$ 1,588,300.00
00-TFHP-506*	City of Dakota City	Dakota City	HA	\$158,700	\$1,124,000	\$1,282,700	0	14.70	\$ 1,866,596.00
00-TFHP-507**	CORE Development	Antelope County	HA	\$55,994	\$109,725	\$165,719	3	2.20	\$ 234,612.00
00-TFHP-601**	Blue Valley Community Action	9 counties	HA	\$300,000	\$3,090,910	\$3,390,910	68	48.50	\$ 5,116,885.00
00-TFHP-701**	City of Omaha	Omaha	HA	\$676,762	\$1,036,200	\$1,712,962	29	67.50	\$ 4,748,776.00
00-TFHP-801**	City of Lincoln	Lincoln	R/NC	\$349,804	\$2,720,000	\$3,069,804	5	58.20	\$ 6,254,063.00
00-TFHP-901**	Northern Ponca Housing Authority	Federal Designated Service Area	R	\$192,000	\$17,100	\$209,100	5	4.80	\$ 425,450.00
00-TFPD-401**	City of Genoa	Genoa	PD	\$20,000	\$2,200	\$22,200	NA	0.30	\$ 31,512.00
00-TFPD-501	City of Crofton	Crofton	PD	\$7,200	\$500	\$7,700	NA	0.10	\$ 10,835.00
00-TFPD-601	Greater Wahoo Development Foundation	Wahoo	PD	\$20,000	\$2,742	\$22,742	NA	0.70	\$ 45,286.00
00-TFPD-602	Village of Utica	Utica	PD	\$20,000	\$2,200	\$22,200	NA	0.30	\$ 33,019.00
00-TFPD-801*	Daywatch	Lincoln	PD	\$13,030	\$0	\$13,030	NA	0.60	\$ 32,872.00
00-TFRH-102	Scotts Bluff County Housing Authority	Scotts Bluff County	NC	\$163,500	\$474,500	\$638,000	7	10.30	\$ 1,114,203.00
00-TFRH-202**	City of Albion	Albion	NC	\$221,500	\$411,061	\$632,561	0	8.30	\$ 895,530.00
00-TFRH-302	Bethpage, Inc.	Lexington & Holdrege	NC	\$40,000	\$543,583	\$583,583	6	11.60	\$ 1,075,418.00
00-TFRH-402	Hastings/Adams County Housing Development Corporation	Hastings	NC	\$168,500	\$1,477,251	\$1,645,751	16	25.30	\$ 2,868,269.00
00-TFRH-502*	Catholic Charities	Columbus	NC	\$250,000	\$0	\$250,000	0	3.40	\$ 399,309.00
00-TFRH-503	Northeast Housing Initiative	West Point	NC	\$184,958	\$485,042	\$650,000	8	7.60	\$ 878,456.00
00-TFRH-504	Columbus Development Corporation	Columbus	NC	\$460,693	\$1,874,851	\$1,874,851	12	25.60	\$ 2,994,092.00
00-TFRH-505	Good Shepherd Assisted Living Center	Blair	NC	\$27,538	\$1,360,733	\$1,388,271	20	15.80	\$ 2,066,743.00
00-TFRH-603	Southeast Community College	Beatrice	NC	\$131,251	\$902,779	\$1,034,030	10	14.40	\$ 1,560,500.00
00-TFRH-609**	Seward County Housing Corporation	Seward	NC	\$373,000	\$935,546	\$1,308,546	0	17.80	\$ 1,980,332.00
00-TFRH-610**	Nemaha County Development Alliance	Johnson, Auburn & Nemaha	NC	\$400,000	\$0	\$400,000	0	5.30	\$ 602,369.00
00-TFRH-701**	Douglas County Housing Authority	Omaha	NC	\$200,000	\$2,057,103	\$2,257,103	0	37.30	\$ 4,581,940.00
00-TFRH-702	South Omaha Affordable Housing	Omaha	NC	\$340,980	\$3,776,020	\$4,117,000	30	68.10	\$ 8,357,548.00
00-TFRH-801	Lincoln Civic Housing	Lincoln	NC	\$350,000	\$6,012,609	\$6,362,609	20	107.90	\$ 12,187,190.00
00-TFSD-101**	Panhandle Community Services	Sidney	HA	\$150,000	\$3,206,200	\$3,356,200	0	51.30	\$ 5,092,907.00
00-TFSD-102**	Scotts Bluff County Housing Authority	Gering	I	\$200,000	\$290,500	\$490,500	0	11.50	\$ 845,228.00
00-TFSD-501**	City of Norfolk	Norfolk	I	\$400,000	\$5,347,165	\$5,747,165	0	97.80	\$ 10,015,268.00
00-TFTA-301*	Southwest Nebraska Community Betterment Corporation	Grant	TA	\$25,000	\$0	\$25,000	NA	0.90	\$ 42,872.00

## Nebraska Affordable Housing Trust Fund 1998-2001 Recipients - Actual Performance

Grant Number	Name of Recipient	Location(s)	Activity	Award Amount	Leverage Amount	Total Project Cost	Units Completed	Projected Employment Generated	Projected Community Investment
00-TFTA-701	Holy Name Housing Corporation	Omaha	TA	\$25,000	\$127,847	\$152,847	NA	5.90	\$ 426,945.00
00-TFTA-704	Omaha Habitat for Humanity	Omaha	TA	\$25,000	\$85,000	\$90,000	NA	6.30	\$ 454,573.00
00-TFTA-705	Family Housing Advisory Services	Across the State of Nebraska	TA	\$25,000	\$284,000	\$284,000	NA	11.00	\$ 793,298.00
00-TFTA-802	Nebraska Housing Resource	Lincoln	TA	\$25,000	\$25,000	\$50,000	NA	0.80	\$ 95,771.00
00-TFTA-901	Native Council on Economic and Community Development	Walthill	TA	\$25,000	\$40,000	\$65,000	NA	1.30	\$ 106,352.00
01-TFHP-202**	City of Atkinson	Atkinson, Emmet, Spencer, Bristow, Butte & Lynch	HA/R/NC	\$400,000	\$427,500	\$827,500	0	11.30	\$ 1,166,969.00
01-TFHP-302**	Southwest Nebraska Community Betterment Corporation	Chase, Dundy, Hayes, Hitchcock & Perkins Counties	R	\$333,900	\$116,900	\$450,800	21	8.60	\$ 801,438.00
01-TFHP-402**	Hastings/Adams County Housing Development Corporation	Hastings	HA	\$94,500	\$553,000	\$647,500	0	9.80	\$ 1,124,550.00
01-TFHP-403**	Mid-Nebraska Community Action	Buffalo County	R	\$400,000	\$36,400	\$436,400	0	7.00	\$ 741,954.00
01-TFHP-501**	Village of Leigh	Burt, Cedar, Colfax, Cumming, Dixon, Dodge, Madison, Pierce, Platte, Stanton, Thurston & Wayne Counties	HA	\$400,000	\$1,125,000	\$1,525,000	0	25.90	\$ 2,657,532.00
01-TFHP-503**	Elkhorn Valley Community Development Corporation	Norfolk	R	\$410,000	\$1,575,000	\$1,985,000	0	33.80	\$ 3,459,150.00
01-TFIN-602**	Blue Valley Community Action	Wymore	SI	\$50,000	\$15,000	\$65,000	2	0.90	\$ 98,085.00
01-TFPD-202**	Village of Page	Page	PD	\$10,000	\$0	\$10,000	NA	0.20	\$ 20,340.00
01-TFPD-501**	Village of Carroll	Carroll	PD	\$10,000	\$0	\$10,000	NA	0.10	\$ 13,051.00
01-TFPD-604**	Village of Western	Western	PD	\$10,000	\$1,000	\$11,000	NA	0.20	\$ 16,599.00
01-TFPD-606	Beatrice Housing Agency	Beatrice	PD	\$15,000	\$0	\$15,000	NA	0.20	\$ 22,635.00
01-TFRH-201**	Keya Paha Housing Corporation	Valentine	NC	\$50,000	\$538,015	\$588,015	0	8.00	\$ 829,239.00
01-TFRH-701**	New Creations	Omaha	NC	\$100,000	\$0	\$100,000	0	1.90	\$ 139,665.00
01-TFTA-301**	Southwest Nebraska Community Betterment Corporation*	Grant	TA	\$25,000	\$0	\$25,000	NA	0.90	\$ 42,872.00
01-TFTA-502**	Native Council on Economic and Community Development	Macy & Walthill	TA	\$25,000	\$0	\$25,000	NA	0.50	\$ 40,905.00
01-TFTA-702**	South Omaha Affordable Housing Corporation	Omaha	TA	\$25,000	\$0	\$25,000	NA	1.00	\$ 69,833.00
01-TFTA-703**	Omaha 100, Inc.	Omaha	TA	\$25,000	\$0	\$25,000	NA	1.00	\$ 69,833.00
01-TFTA-704**	Family Housing Advisory Services	Omaha	TA	\$25,000	\$0	\$25,000	NA	1.00	\$ 69,833.00
01-TFTA-801**	Nebraska Association of CHDOs	Lincoln	TA	\$25,000	\$35,500	\$60,500	NA	1.00	\$ 115,883.00
	<b>TOTAL</b>			\$22,301,903	\$105,958,957	\$128,260,860	1504	2178.8	\$ 228,417,702.00
*	Project Year-End Report Not Submitted								
**	Project In Progress (Not Complete)								
HA	Homeowner Assistance								
I	Infrastructure Development								
NA	Not Applicable								
NC	New Construction & Adaptive Reuse								
TA	Technical Assistance								
PD	Predevelopment Assistance								
R	Rehabilitation to Meet Quality Standards								
SI	Site Improvement								

Source: Based on data from the Nebraska Affordable Housing Trust Fund Project Year-End Reports for Calendar Years 1998, 1999, 2000, and 2001

**Initial Occupancy Rates  
for Completed Trust Fund Projects**

**Awardees Completing New Construction and Adaptive Reuse Housing Units  
January 1, 2001 - December 31, 2001**

Grant Number	Name of Recipient	Location(s)	Units Completed	Units Occupied	Initial Occupancy Rate
98-HO-305	Mid-Nebraska Community Services	Imperial	5	5	100.0%
98-HO-511	Allen Development Group	Allen	1	1	100.0%
98-HO-615	Auburn Affordable Housing	Auburn	3	3	100.0%
98-HO-705	Omaha Economic Development Corporation	Omaha	18	18	100.0%
98-HO-806	City of Lincoln	Lincoln	33	33	100.0%
98-HO-902	Native Council on Economic and Community Development	Macy	20	20	100.0%
99-TF-202	Burwell Housing Authority	Burwell	9	9	100.0%
99-TF-302	Mid-Nebraska Community Services	Imperial	2	2	100.0%
99-TF-305	McCook Community Housing Corporation	McCook	12	12	100.0%
99-TF-402	Orleans Housing Authority	Orleans	6	6	100.0%
99-TF-404	Autumn Village	Kearney	15	15	100.0%
99-TF-501	Tilden Housing Development Corporation	Tilden	7	7	100.0%
99-TF-601	Blue Valley Community Action	Beatrice	17	17	100.0%
99-TF-602	Osceola Shelby Housing I, Limited Partnership	Osceola & Shelby	12	10	83.3%
99-TF-609	Southeast Nebraska Affordable Housing Council	Seward	12	12	100.0%
99-TF-610	Gage County Economic Development	Beatrice	12	12	100.0%
99-TF-612	City of Seward	Seward	12	12	100.0%
00-TF-801	City of Lincoln	Lincoln	5	5	100.0%
00-TFRH-102	Scotts Bluff County Housing Authority	Gering	7	7	100.0%
00-TFRH-302	Bethpage, Inc.	Lexington & Holdrege	6	6	100.0%
00-TFRH-402	Hastings/Adams County Housing Development Corporation	Hastings	16	16	100.0%
00-TFRH-503	Northeast Housing Initiative, Inc.	West Point	8	8	100.0%
00-TFRH-504	Columbus Development Corporation	Columbus	12	12	100.0%
00-TFRH-505	Good Shepherd Assisted Living	Blair	20	20	100.0%
00-TFRH-603	Southeast Community College	Beatrice	10	10	100.0%
00-TFRH-702	South Omaha Affordable Housing Corporation	Omaha	30	30	100.0%
00-TFRH-801	Lincoln Civic Housing	Lincoln	20	20	100.0%
	<b>TOTAL</b>		330	328	99.4%

**Additional Initial Occupancy Rates  
Lease-up process began in August of 2001**

Grant Number	Name of Recipient	Location(s)	Units Completed	Units Occupied	Initial Occupancy Rate
99-TF-708	Immanuel Health Systems*	Omaha	50	10	20.0%

Source: Nebraska Affordable Housing Trust Fund Project Year-End Report for Calendar Year 2001

## Proposed Rent for Rental Units

1998 Applicants *	Number of Units	Number of Bedrooms				
		Studio/Efficiency	1	2	3	4
Auburn Housing Partners, L.P.	16		2 @ \$305	10 @ \$377	4 @ \$460	
Bethphage, Inc.	16				16 @ \$594	
Catholic Charities	16			12 @ \$395	4 @ \$435	
Central Nebraska Goodwill Housing	8		6 @ \$238	2 @ \$318		
Gage County Economic Dev., Inc.	24		3 @ \$306 1 @ \$447 2 @ \$494	2 @ \$396 12 @ \$537 4 @ \$660		
Gothenburg Housing Dev. Corp.	24		3 @ \$294 1 @ \$425 2 @ \$465	2 @ \$362 12 @ \$510 4 @ \$627		
Leigh & Snyder Housing, Inc.	16		4 @ \$314 4 @ \$332 4 @ \$389 4 @ \$395			
Mid-Nebraska Community Action	10				10 @ \$300	
Mount Moriah Missionary Baptist Church Development Corp.	64	26 @ \$425	38 @ \$515			
Native Council on Economic and Community Development	4			4 @ \$265		
Panhandle Community Services, Inc.	48		6 @ \$301 4 @ \$483	4 @ \$386 2 @ \$461 24 @ \$534 8 @ \$650		
Progress Corp.	8		8 @ \$390			
Scottsbluff-Terrytown-Gering Community Development Coalition	15			4 @ \$411	6 @ \$486 5 @ \$581	
South Omaha Affordable Housing Corporation	19		3 @ \$386	14 @ \$457	2 @ \$524	
South Omaha Affordable Housing Corporation	21		3 @ \$386	15 @ \$457	3 @ \$524	
Southeast Nebraska Community Action Council	24		3 @ \$293 2 @ \$475	2 @ \$373 1 @ \$447		
Winnebago Tribe of Nebraska	8			8 @ ?		

1999 Applicants *	Number of Units	Number of Bedrooms				
		Studio/Efficiency	1	2	3	4
Autumn Village, Inc.	15		15 @ \$272			
Blue Valley Community Action	17				10 @ \$492 7 @ \$522	
Building Futures II, Inc.	10		10 @ \$273			
Central City Housing Authority	16			16 @ \$418		
Gage County Economic Development	18		2 @ \$246 2 @ \$388	2 @ \$320 12 @ \$461		
Grant Housing Authority	6				6 @ \$480	
Harvard Townhouse, Inc.	8			6 @ \$442	2 @ \$550	
Lincoln Action Program Housing Development Corporation	8				8 @ \$569	
McCook Community Housing Corp.	36		4 @ \$305 4 @ \$448	4 @ \$389 24 @ \$537		
Mid-Nebraska Community Action	2					2 @ \$488
Orleans Housing Authority	6			6 @ \$365		
Osceola Housing Authority & Shelby Betterment Corporation	12			8 @ \$365	4 @ \$460	
Tilden Housing Development Corp.	7			7 @ \$400		

2000 Applicants **	Number of Units	Number of Bedrooms				
		Studio/Efficiency	1	2	3	4
City of Albion	8			8 @ \$388		
Bethpage, Inc.	6			6 @ \$285		
Catholic Charities	24			12 @ \$458	12 @ \$517	
Columbus Development Corp.	12		3 @ \$382	9 @ \$461		
Douglas County Housing Authority	20			10 @ \$598	10 @ \$714	
Good Shepherd Assisted Living	20		20 @ \$316			
Hastings/Adams County Housing Development Corporation	16				5 @ \$363 6 @ \$436 5 @ \$520	
Lincoln Civic Housing	20				10 @ \$648	
Nemaha County Development Alliance	20			8 @ \$465 12 @ \$440		
Northeast Housing Initiative	8			8 @ \$447		
Scotts Bluff County Housing Authority	7				7 @ \$504	
Seward County Housing Development Corporation	16			16 @ \$422		
South Omaha Affordable Housing	30			18 @ \$459	12 @ \$527	
Southeast Community College	10			3 @ \$478	7 @ \$553	

2001 Applicants **	Number of Units	Number of Bedrooms				
		Studio/Efficiency	1	2	3	4
Keya Paha Housing Corporation	8		8 @ \$254			
New Creations	19		16 @ \$370 2 @ \$350 1 @ \$400			

\* Actual information based on data from the Nebraska Affordable Housing Trust Fund Annual Report for Calendar Year 1998, 1999, 2000, 2000

\*\* Number of units and proposed rents based on individual applications

New Private Housing Units Authorized by Building Permits by County, Nebraska, 1981 to 2001

	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	
<b>NEBRASKA</b>	<b>3,783</b>	<b>3,614</b>	<b>5,465</b>	<b>5,786</b>	<b>5,001</b>	<b>6,236</b>	<b>4,902</b>	<b>5,739</b>	<b>6,040</b>	<b>6,750</b>	<b>6,235</b>	<b>6,745</b>	<b>7,751</b>	<b>7,877</b>	<b>8,164</b>	<b>10,091</b>	<b>9,880</b>	<b>9,560</b>	<b>8,696</b>	<b>8,684</b>	<b>5,481</b>	
Adams	58	57	52	42	13	25	32	26	32	46	45	47	215	202	105	181	88	82	81	85	85	77
Antelope	15	22	14	12	7	2	5	7	3	8	9	9	17	20	15	27	22	17	21	21	0	0
Arthur	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Banner	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Blaine	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Boone	5	4	5	5	8	2	3	5	6	3	4	4	5	6	6	13	9	6	10	10	0	2
Box Butte	46	5	12	5	0	5	3	2	2	2	1	2	7	27	10	10	17	18	2	2	2	9
Boyd	2	2	1	0	0	1	0	0	0	0	0	0	0	0	2	1	0	1	0	0	0	0
Brown	7	4	1	0	1	0	0	0	0	2	2	4	0	5	4	3	5	6	4	3	4	4
Buffalo	122	169	155	194	80	43	80	97	61	98	204	337	338	292	313	286	172	282	271	198	158	158
Burt	8	16	15	7	6	2	4	12	12	1	2	7	19	12	18	10	9	25	33	0	0	0
Butler	0	4	4	6	23	3	1	5	6	2	9	5	9	11	11	3	7	20	9	0	0	0
Cass	90	57	75	73	63	81	106	92	88	106	130	95	119	122	151	283	207	187	200	150	133	133
Cedar	7	10	0	0	6	6	7	8	8	8	13	13	20	25	6	8	9	12	8	0	0	0
Chase	0	17	8	8	3	1	4	6	12	4	7	5	6	11	18	12	11	12	13	0	0	0
Cherry	7	5	3	9	7	2	2	1	26	5	5	5	8	14	9	10	4	29	5	15	0	0
Cheyenne	13	9	16	11	14	31	8	7	3	1	9	14	23	24	16	63	61	72	47	30	38	38
Clay	14	7	17	16	7	8	3	8	3	10	7	14	14	16	22	16	11	14	20	0	0	0
Collax	33	12	11	0	3	1	5	8	8	9	11	23	33	11	14	6	37	15	10	9	5	5
Cuming	20	5	19	10	5	8	2	4	5	6	3	17	6	9	10	22	18	36	13	0	0	0
Custer	14	7	15	8	5	6	3	1	2	2	3	8	10	7	4	19	2	2	3	0	3	3
Dakota	33	32	29	33	27	43	30	34	60	55	145	61	121	133	195	86	254	39	100	53	23	23
Dawes	19	25	6	4	24	3	1	0	0	0	0	2	1	20	29	26	21	23	8	0	0	0
Dawson	41	34	48	25	15	5	4	5	10	71	114	24	85	52	34	96	60	51	21	7	5	5
Deuel	0	5	0	1	1	0	0	1	1	1	0	0	0	3	6	1	4	3	3	1	0	0
Dixon	5	8	3	7	4	3	3	1	5	13	13	3	17	9	27	9	11	3	10	2	2	2
Dodge	52	24	41	43	25	26	45	77	42	61	46	59	76	182	147	58	68	129	150	116	40	40
Douglas	820	1,123	1,821	2,164	1,914	3,038	1,934	1,876	2,082	2,422	1,962	2,305	2,439	1,860	2,253	3,459	3,361	3,221	2,751	2,866	2,260	2,260
Dundy	5	16	2	5	0	0	0	0	1	0	0	0	0	0	0	1	1	0	1	0	0	0
Fillmore	14	20	13	17	2	2	1	4	13	8	14	4	8	12	7	15	3	6	3	0	0	0
Franklin	6	5	1	16	5	1	2	2	3	0	2	1	0	6	1	3	3	4	4	0	0	0
Frontier	0	14	0	1	0	0	0	1	3	2	0	1	4	3	1	5	0	1	6	0	0	0
Furnas	3	6	1	0	2	1	5	3	3	3	5	0	11	7	5	18	2	6	4	3	3	3
Gage	43	67	41	10	24	12	15	15	41	35	34	59	65	43	44	35	57	82	57	143	37	37
Garden	0	1	0	17	14	1	2	1	1	1	0	0	0	0	1	0	1	1	1	0	0	0
Garfield	2	1	4	2	2	0	0	0	3	0	0	2	3	2	1	0	1	2	0	0	0	0
Gosper	0	2	2	3	0	0	0	0	1	0	8	9	7	8	8	13	13	2	7	0	0	0
Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greeley	1	0	0	1	1	0	0	0	1	0	0	0	1	3	7	2	1	0	2	2	1	1
Hall	349	197	137	70	44	35	47	45	61	96	144	185	226	248	261	426	169	267	154	124	88	88
Hamilton	0	16	33	14	10	3	11	12	16	19	38	43	36	77	45	48	52	57	33	0	0	0
Harlan	4	4	6	3	2	0	1	3	3	3	2	1	3	2	4	1	1	6	8	0	0	0
Hayes	0	0	0	1	0	1	0	1	0	0	0	0	1	0	0	0	0	0	1	0	0	0
Hitchcock	1	1	0	0	2	1	0	1	1	1	1	0	0	2	3	4	0	0	1	0	0	0
Holt	45	13	22	19	6	4	7	7	6	7	25	10	11	13	16	15	20	32	11	0	0	0
Hooker	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0

### New Private Housing Units Authorized by Building Permits by County, Nebraska, 1981 to 2001

	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Howard	17	13	12	41	16	5	5	6	7	11	19	37	28	16	55	41	51	27	25	0	0
Jefferson	11	17	15	7	7	3	1	1	4	3	6	8	5	6	6	4	4	6	0	0	0
Johnson	7	2	6	5	1	3	1	5	0	0	8	3	7	6	5	6	2	6	17	0	0
Kearney	10	13	6	11	0	0	2	2	1	3	10	6	11	25	4	8	7	7	8	0	0
Keith	30	47	71	40	21	18	27	27	12	23	4	18	17	24	14	17	36	54	34	0	0
Keya Paha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kimball	4	3	4	1	0	1	0	0	0	0	0	0	1	3	1	1	2	1	1	0	0
Knox	0	17	0	0	22	23	28	36	38	44	46	57	60	15	12	18	10	9	5	1	1
Lancaster	641	252	1,006	1,291	1,256	1,241	1,321	1,711	1,789	2,070	1,561	1,426	1,645	1,955	1,951	2,321	2,236	2,139	1,686	1,606	1,321
Lincoln	115	23	0	0	0	43	8	12	20	40	47	59	81	83	117	114	260	155	139	101	52
Logan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loup	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
McPherson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Madison	116	58	108	107	166	106	88	252	173	149	84	119	180	152	285	136	191	148	141	84	66
Merrick	15	15	9	9	2	3	11	11	8	20	28	17	57	43	34	21	40	29	41	0	0
Morrill	4	2	1	0	1	2	0	0	2	0	0	1	21	3	1	4	9	1	2	0	0
Nance	0	3	0	4	2	5	1	1	1	3	4	1	3	17	10	6	10	6	8	0	0
Nemaha	11	9	14	7	4	3	7	4	5	10	10	17	31	26	17	10	8	16	26	0	0
Nuckolls	0	19	12	0	6	6	2	1	1	1	1	0	1	1	5	0	1	2	2	0	0
Otoe	34	7	11	24	13	21	12	9	15	13	17	47	47	107	53	46	100	114	117	0	0
Pawnee	4	1	3	3	2	0	2	0	0	0	0	0	0	1	2	2	1	5	3	0	0
Perkins	5	8	6	4	1	0	0	0	1	1	2	30	4	0	0	0	4	7	6	0	0
Phelps	26	13	55	19	4	9	3	5	3	5	8	32	9	20	11	24	55	21	17	3	10
Pierce	0	5	10	0	3	13	15	17	18	13	12	18	11	15	34	28	17	33	21	4	2
Platte	120	80	91	83	66	36	81	120	194	192	129	154	91	235	95	71	64	82	61	108	47
Polk	4	14	1	5	0	1	4	5	4	7	7	6	6	12	6	2	8	6	6	0	0
Red Willow	30	53	77	41	25	5	6	6	6	10	12	8	19	65	39	38	13	19	13	0	0
Richardson	6	3	5	3	2	14	2	2	1	3	3	31	9	6	7	1	11	5	9	0	0
Rock	2	2	0	1	0	0	0	0	0	0	1	1	0	1	0	3	3	3	0	0	0
Saline	20	5	20	18	23	10	12	27	71	15	77	32	51	39	30	52	29	30	36	33	9
Sarpy	311	688	956	830	757	1,117	662	940	834	685	736	773	919	951	1,018	1,267	1,348	1,293	1,636	1,729	830
Saunders	0	0	0	0	27	12	28	16	19	25	48	83	73	86	69	90	125	103	99	40	47
Scotts Bluff	97	68	81	44	27	30	26	19	17	84	127	40	64	107	69	63	113	142	91	54	47
Seward	28	27	35	48	22	37	26	35	55	67	43	104	102	86	80	56	60	71	72	48	25
Sheridan	8	5	5	12	0	0	0	2	0	0	1	0	0	5	10	8	2	3	8	0	0
Sherman	3	1	0	4	1	1	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0
Sioux	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stanton	0	1	3	0	13	5	5	7	30	32	10	12	10	17	20	18	13	14	11	12	16
Thayer	22	9	11	9	3	9	2	4	0	3	3	10	5	7	7	8	5	3	4	5	2
Thomas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thurston	3	3	18	13	12	0	4	3	2	1	4	7	5	5	14	20	13	12	12	6	8
Valley	0	0	0	6	5	1	2	1	1	0	0	2	4	4	5	10	6	2	3	0	0
Washington	51	56	50	61	50	60	113	56	61	94	107	147	157	118	189	163	94	165	203	103	110
Wayne	0	0	0	12	18	17	10	5	3	5	15	12	8	12	18	73	68	28	12	1	0
Webster	4	4	7	1	2	1	1	0	2	1	4	2	0	1	0	6	2	0	4	0	0
Wheeler	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0
York	0	3	0	0	3	4	4	5	7	7	24	43	37	109	35	46	42	45	26	0	0

Source: U.S. Bureau of the Census, Construction Statistics Division, May 2000  
 U.S. Department of Commerce, Bureau of the Census, Current Construction Reports, January 2002

**Nebraska Affordable Housing Trust Fund  
Year-End Project Report**  
(January 1, 2001 to December 31, 2001)

<b>Information</b>	1) Awardee Name						
	2) Awardee Number						
	3) Contact Person						
	4) Address						
	5) Telephone Number						
<b>Project Information</b>	6) Project Name						
	7) Project Status (circle one)		Complete		In Progress		
	8) Project Location						
	9) Award Date						
	10) NAHTF Award Amount						
	11) Amount and Source of Other Funds						
	12) Total Project Cost						
	13) Number of NAHTF-Assisted Units*		Occupied (Yes or No)?	<u>Rental Only</u>		<u>Owner-Occupied Only</u>	
				Number of Bedrooms	Monthly Rent & Tenant Paid Utilities	Number of Bedrooms	Average Monthly PITI & Utilities
Subtotal:							
14) Number of Non-NAHTF-Assisted Units*		Occupied (Yes or No)?	<u>Rental Only</u>		<u>Owner-Occupied Only</u>		
			Number of Bedrooms	Monthly Rent & Tenant Paid Utilities	Number of Bedrooms	Average Monthly PITI & Utilities	
Subtotal:							
15) Total Number of Housing Units*							
16) DED Program Rep							
<b>Certification</b>	I certify that to the best of my knowledge and belief, this report is accurate and complete.						
	17) Signed: Chief Executive Official		Typed Name		Date		

# Nebraska Affordable Housing Trust Fund

## Year-End Project Report INSTRUCTIONS

### Awardee Information

- 1) Awardee Name Official name of the NAHTF recipient.
- 2) Awardee Number NAHTF number for award being reported (e.g. 00-TFRH-100).
- 3) Contact Person Individual who can answer questions regarding the completion of this report.
- 4) Address Mailing address for official correspondence.
- 5) Telephone Number Telephone number of contact person during business hours.

### Project Information

- 6) Project Name Official name of the project receiving funds.
- 7) Project Status Indicate the status of the project (i.e. complete or in progress).
- 8) Project Location Community in which project is taking place.
- 9) Award Date Date the Department of Economic Development officially awarded the trust fund grant.
- 10) NAHTF Award Amount Exact amount of funds awarded from the NAHTF.
- 11) Amount and Source of Other Funds Exact amount of all other funds leveraged for project and the source of funds.
- 12) Total Project Cost Total of lines (10) & (11).
- 13) Number of NAHTF-Assisted Units For rental projects: List only the number of units placed into service during the year.
- 14) Number of Non-NAHTF-Assisted Units & For ownership of existing units: List only the number of units with loan closings during the year.  
For ownership of new units: List only the number of units with construction completed during the year.  
For rehabilitation of owner-occupied units in which there was no ownership change: List only the number of units with construction completed during the year.
- 15) Total Number of Housing Units Total of sections (13) & (14).
- 16) DED Program Rep DED staff representative assigned to project.

### Certification

- 17) Signed: Chief Executive Official The official must sign and certify attesting to the accuracy of the report (local governments - chair/mayor; nonprofit organizations/public housing authorities - executive director)