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# NEBRASKA AFFORDABLE HOUSING TRUST FUND ANNUAL REPORT JANUARY 1, 1999 – DECEMBER 31, 1999

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## ***INTRODUCTION***

The Nebraska Affordable Housing Trust Fund (NAHTF) was created by the 1996 Nebraska Affordable Housing Act with the purpose of enhancing the economic development of the State and contributing to the general prosperity of Nebraska's citizens through the provision of safe, decent and affordable housing. Through Calendar Year 2002, an estimated \$24 million will be awarded, with funds coming from two revenue sources: (1) Documentary Stamp Taxes collected from counties for the recordation of deeds, and (2) \$2 million from the Securities Act Cash Fund in calendar years 2000 and 2001.

During Calendar Year 1999, \$4 million was deposited into the NAHTF, augmenting \$900,000 in funds remaining from Calendar Year 1998. This report identifies organizations receiving Trust Funds, project locations, gross monthly rents, award amounts, leverage amounts, number of units completed, occupancy rates, and new employment and community investment resulting from each project. Since 1999 is the second year that DED received funds, actual performance for projects funded in 1998 and 1999 are shown.

## ***NEBRASKA HOUSING TRENDS***

Since 1970, residential housing construction in Nebraska has accounted for a significant portion, but not a majority, of total construction in the state. Non-residential and non-building construction together account for the major share of the value of construction contracts. Residential construction's share of the total value of contracts has ranged from a low of 24.7 percent in 1982, to a high of 46.4 percent in 1979.

Total value of residential construction contracts in the state has grown from \$122 million in 1970, to \$917 million in 1999 (see page 11). However, the number of new housing units that are annually authorized by building permits has not risen proportionally. In 1999, Nebraska had 8,696 new housing units authorized by building permits, down from 9,560 in 1998, and significantly lower than the peak year in 1972, when 13,556 building permits were authorized for new housing.

A primary reason for the decrease in the total number of new housing and increased valuations is that recently, construction has favored more expensive single-family homes. Also, construction has occurred more often in Nebraska's metropolitan areas. In 1999, the state's six metropolitan counties (Cass, Dakota, Douglas, Lancaster, Sarpy, and Washington) accounted for nearly 75 percent of the state total valuation of residential units authorized by building permits.

These recent trends have generated an increased demand for, and decreased supply of, affordable housing for low- to moderate-income households. This demand-supply gap is evident across the state and is why the NAHTF was established.

## **FUNDS REQUESTED & AWARDED**

During Calendar Year 1999, approximately \$13.8 million in Affordable Housing Program Funds was requested for housing activities, which included funding for Community Development Block Grants (CDBG), HOME funds and the NAHTF. The NAHTF alone awarded \$4.1 million to twenty-six organizations, with individual awards ranging from \$4,500 to \$500,000. Combined, NAHTF projects leveraged \$14.2 million.

## **ACTUAL UNITS**

Since DED first awarded Trust Funds to recipients in July 1998, the actual number of housing units completed through Calendar Year 1999 are identified in this report. These numbers are derived from year-end reports filled out by each location's fund administrator (see page 12).

For projects in Calendar Years 1998 and 1999, thirty-five recipients requested funds for new construction and adaptive reuse of affordable units.<sup>1</sup> Of these, seventeen recipients completed projects providing 229 units. This allowed for 286 total units when leveraged with private investment, which includes units for single- and multifamily housing.

In addition, twelve recipients requested funds to rehabilitate units to meet Quality Standards. 123 of these were completed by year's end. Nine recipients requested funds for down-payment assistance, of which 60 units were secured. Lastly, five recipients requested funds for predevelopment and infrastructure assistance.

In all, 388 assisted affordable units were completed with the NAHTF. This allowed for a total of 469 units when leveraged with private investment.

## **OCCUPANCY RATES**

By December 31, 1999, seventeen NAHTF recipients completed 286 single and multifamily units totaling 588 bedrooms (63 - 1 bedroom, 147 - 2 bedroom, 73 - 3 bedroom and 3 - 4 bedroom units) through new construction and the adaptive reuse of existing structures. Of these, 193 units are occupied for a rate of 67.4 percent.

Eighteen awardees (six from 1998 and twelve from 1999) that requested funds for new construction and adaptive reuse had not completed their projects by the end of the calendar year and, therefore, were not occupied.

<sup>1</sup> Affordable units are those units occupied by persons who have an income of 80% or less of the area's median income for rental activities, or 100% or less of the area's median income for homeownership activities.

## ***RENT COSTS***

Out of the thirty-five recipients requesting funds for new construction and adaptive reuse of single and multifamily units in 1998 and 1999, twenty-five were rental projects. Three recipients also requested funds for the rehabilitation of existing rental housing. In the chart on the next page, gross monthly rents, including utilities, are displayed for each recipient, varying from a low of \$238 to a high of \$660. This includes rent at and below market rates.

## ***COMMUNITY INVESTMENT & EMPLOYMENT***

To project the number of new employees and community investment resulting from each project, IMPLAN Professional Social Accounting & Impact analysis Software from MIG, Inc. was used. This Regional Development Input-Output Model attempts to determine what regional change a community can anticipate if current regional perimeters remain the same. For the thirty projects funded in 1998, approximately \$69.4 million in community investment is anticipated, and \$34.0 million is anticipated for the twenty-six projects funded in 1999. These amounts include the project cost invested on location, employee compensation, proprietors income, other property income, indirect business taxes, payroll costs and benefits, payments received from self-employed individuals as income, payments from rents, royalties and dividends, and excise and sales taxes paid by individuals to businesses.

In addition, it is anticipated that approximately 927 and 440 new jobs respectively will be created from the 1998 and 1999 projects. These figures include direct, indirect and induced employment.

## ***CONCLUSION***

In conclusion, the NAHTF has been of particular benefit to low- to moderate-income Nebraska families. For 1998 and 1999 projects combined, 286 new affordable units have been completed. In addition, 183 existing affordable units have received assistance with rehabilitation and down payments. The economic impact will be substantial, especially in the communities where projects are located. It is expected that \$103.4 million will be generated in community investment, and 1,367 new jobs created.

**Nebraska Affordable Housing Trust Fund  
1998 Recipients - Actual Performance \***

Name of Recipient	Location(s)	Activity	Award Amount	Leverage Amount	Total Project Cost	Units Completed	Units Occupied	Occupancy Rate	Employment Generated	Community Investment
Allen Development Group, Inc.	Allen	NC	\$48,800	\$105,000	\$153,800	2	2	100.0%	1.81	\$243,004
Auburn Housing Partners, L. P.	Auburn	NC	\$220,000	\$1,087,202	\$1,307,202	0	0	0.0%	25.21	\$2,339,892
Bethpage, Inc.	Omaha	NC	\$100,000	\$1,878,109	\$1,978,109	16	16	100.0%	69.23	\$4,411,183
Catholic Charities	David City	NC	\$50,000	\$975,006	\$1,025,006	16	16	100.0%	14.28	\$1,681,010
Central Nebraska Goodwill Housing	Grand Island	NC	\$47,516	\$546,300	\$593,816	8	8	100.0%	16.03	\$1,187,090
Gage County Economic Dev., Inc.	Beatrice	NC	\$239,490	\$1,324,750	\$1,564,240	24	8	33.3%	32.96	\$2,876,202
Gothenburg Housing Dev. Corp.	Gothenburg	NC	\$234,212	\$1,332,083	\$1,566,295	24	19	79.2%	27.41	\$2,725,381
Grand Island, City of	Grand Island	NC	\$100,000	\$124,441	\$224,441	0	0	0.0%	6.05	\$451,128
Holy Name Housing Corp.	Omaha	161915 DP/NC/R	\$88,600	\$1,888,153	\$1,976,753	50	39	78.0%	69.19	\$4,408,509
Housing & Neighborhood Developers	Omaha	NC	\$77,500	\$708,309	\$785,809	14	14	100.0%	27.5	\$1,752,354
Johnstown, Village of	Johnstown	R	\$143,250	\$256,750	\$400,000	14	14	100.0%	3.71	\$604,000
Leigh & Snyder Housing, Inc.	Leigh/Snyder	NC	\$107,000	\$759,473	\$866,473	16	0	0.0%	13.93	\$1,473,004
Lincoln, City of	Lincoln	NC	\$257,324	\$599,000	\$856,324	0	0	0.0%	28.44	\$1,866,786
Loup City, City of	Loup City	DP	\$143,250	\$660,000	\$803,250	2	0	0.0%	12.05	\$1,341,428
Mid-Nebraska Community Service	Holys Center, Palisade, Spaulding & Tennesa	NC	\$103,000	\$457,893	\$560,893	0	0	0.0%	9.62	\$970,345
MMBCC Development Corp.	Omaha	R	\$61,704	\$3,419,806	\$3,481,510	64	64	100.0%	121.85	\$7,763,100
Native Council on Economic & Community Development, Inc.	Macy	NC	\$76,500	\$214,871	\$291,371	4	4	100.0%	3.33	\$457,452
Omaha 100, Inc.	Omaha	DP	\$125,000	\$143,000	\$268,000	9	9	100.0%	9.38	\$597,640
Omaha Economic Dev. Corp.	Omaha	NC	\$67,000	\$2,084,200	\$2,151,200	0	0	0.0%	74.94	\$4,774,922
Panhandle Community Services, Inc.	Sidney	NC	\$336,000	\$2,707,962	\$3,043,962	48	22	45.8%	49.28	\$5,213,002
Progress Corp.	Oakland	NC	\$148,500	\$320,700	\$469,200	8	8	100.0%	8.04	\$811,716
St. Paul, City of	St. Paul	DP	\$150,000	\$716,000	\$866,000	10	10	100.0%	13.92	\$1,472,031
Scottsbluff-Terrystown-Gering Comm. Dev. Coalition, Inc.	Scottsbluff & Gering	NC	\$243,000	\$1,123,954	\$1,366,954	15	15	100.0%	37.1	\$2,747,211
SE Nebraska Comm. Action Council	Nebraska City	NC	\$158,340	\$1,399,390	\$1,557,730	24	0	0.0%	36.16	\$2,959,634
South Omaha Affordable Housing Corp.	Omaha	NC	\$38,000	\$1,796,600	\$1,834,600	19	19	100.0%	63.86	\$4,068,458
South Omaha Affordable Housing Corp.	Omaha	NC	\$33,600	\$1,984,861	\$2,018,461	21	21	100.0%	70.65	\$4,501,168
South Omaha Affordable Housing Corp.	Omaha	DP	\$41,936	\$1,911,800	\$1,953,736	16	12	75.0%	68.38	\$4,356,831
Tilden, City of	Tilden	R	\$200,000	\$0	\$200,000	11	11	0.0%	4.93	\$398,000
Winnnebago Tribe of Nebraska	Winnnebago	NC	\$123,500	\$79,200	\$202,700	0	0	0.0%	2.32	\$318,239
Winslow, Village of	Winslow	R	\$104,000	\$296,000	\$400,000	14	14	0.0%	5.43	\$652,000
<b>TOTAL</b>			<b>\$3,857,022</b>	<b>\$30,890,813</b>	<b>\$34,767,162</b>	<b>449</b>	<b>345</b>	<b>76.8%</b>	<b>927.03</b>	<b>\$69,414,718</b>

DP - Downpayment Assistance  
NC - New Construction & Adaptive Reuse  
R - Rehabilitation to Meet Quality Standards

\* Based on data from Nebraska Affordable Housing Trust Fund Project Year-End Reports for Calendar Year 1999.

**Nebraska Affordable Housing Trust Fund  
1999 Recipients - Actual Performance \***

Name of Recipient	Location	Activity	Award Amount	Leverage Amount	Total Project Cost	Units Completed	Units Occupied	Occupancy Rate	Employment Generated	Community Investment
Autumn Village, Inc.	Kearney	NC	\$65,419	\$877,500	\$942,919	0	0	0.0%	27.61	\$1,951,842
Bassett, City of	Bassett	DP/NC	\$90,000	\$255,000	\$345,000	0	0	0.0%	5.67	\$589,950
Blue Valley Community Action	Beatrice	NC	\$250,000	\$1,743,869	\$1,993,869	0	0	0.0%	44.86	\$3,748,474
Building Futures II, Inc.	Norfolk	NC	\$28,985	\$591,400	\$620,385	0	0	0.0%	15.29	\$1,203,547
Central City Housing Authority	Central City	NC	\$217,712	\$1,087,224	\$1,304,936	0	0	0.0%	24.23	\$2,309,737
Christmas in April Lincoln, Inc.	Lincoln	R	\$33,000	\$29,750	\$62,750	1	1	100.0%	2.08	\$136,795
Christmas in April Omaha, Inc.	Omaha	R	\$146,000	\$146,000	\$292,000	4	4	100.0%	10.22	\$651,160
Clearwater, Village of	Clearwater	DP	\$400,000	\$324,000	\$724,000	7	0	0.0%	8.53	\$1,143,920
Grant Housing Authority	Grant	NC	\$150,000	\$497,000	\$647,000	0	0	0.0%	9.71	\$1,080,490
Harvard Townhouse, Inc.	Harvard	NC	\$200,000	\$437,750	\$637,750	0	0	0.0%	9.57	\$1,065,043
Hastings/Adams Co. Housing	Kenesaw	PD	\$20,000	\$2,500	\$22,500	NA	NA	NA	0.34	\$37,575
Kimball, City of	Kimball	PD	\$18,000	\$2,000	\$20,000	NA	NA	NA	0.32	\$34,000
Leigh, Village of	Leigh	R	\$300,000	\$0	\$300,000	0	0	0.0%	4.07	\$489,000
Lincoln Action Program	Lincoln	NC	\$80,000	\$773,260	\$853,260	8	8	100.0%	28.34	\$1,860,107
Lincoln, City of	Lincoln	R	\$200,000	\$207,000	\$407,000	0	0	0.0%	13.52	\$887,260
Mid-Nebraska Communtiy Svcs.	Imperial	NC	\$190,000	\$21,033	\$211,033	0	0	0.0%	3.54	\$362,977
Omaha, City of	Omaha	DP/NC/R	\$500,000	\$4,770,000	\$5,270,000	0	0	0.0%	184.45	\$11,752,100
Orleans Housing Authority	Orleans	NC	\$142,073	\$317,980	\$460,053	0	0	0.0%	5.42	\$726,884
Osceola & Shelby Housing Auth.	Osceola & Shelby	NC	\$270,000	\$718,700	\$988,700	0	0	0.0%	14.48	\$1,641,242
Scotia, Village of	Scotia	R	\$195,000	\$0	\$195,000	0	0	0.0%	2.44	\$312,000
Scottsbluff County Housing Auth.	Scottsbluff	PD	\$20,000	\$2,000	\$22,000	NA	NA	NA	0.64	\$45,540
Scottsbluff, City of	Scottsbluff	R	\$200,000	\$40,000	\$240,000	0	0	0.0%	7.03	\$496,800
Seward, City of	Seward	DP	\$215,000	\$752,400	\$967,400	0	0	0.0%	26.60	\$1,954,048
Southeast Nebraska AHC	Plattsmouth	PD	\$10,000	\$0	\$10,000	NA	NA	NA	0.26	\$19,800
Southeast Nebraska AHC	Wahoo	PD	\$4,500	\$0	\$4,500	NA	NA	NA	0.10	\$8,415
Tilden Housing Development Corp.	Tilden	NC	\$140,000	\$601,992	\$741,992	0	0	0.0%	18.28	\$1,439,464
<b>TOTAL</b>			<b>\$4,085,689</b>	<b>\$14,198,358</b>	<b>\$18,284,047</b>	<b>20</b>	<b>13</b>	<b>65.0%</b>	<b>439.99</b>	<b>\$33,996,328</b>

DP - Downpayment Assistance  
NC - New Construction & Adaptive Reuse  
PD - Predevelopment Assistance  
R - Rehabilitation to Meet Quality Standards

NA - Not Applicable

\* Based on data from Nebraska Affordable Housing Trust Fund Project Year-End Reports for Calendar Year 1999.

### Proposed Rents 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	
Bethpage, 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 Service	10				10 @ \$300	
MMBDC Development Corp.	64	26 @ \$425	38 @ \$515			
Native Council on Economic & Community Development	4			4 @ \$265		
SE Nebraska Comm. Action Council	24		3 @ \$293 2 @ \$475	2 @ \$373 1 @ \$447 12 @ \$520 4 @ \$637		
Progress Corp.	8		8 @ \$390			
Scottsbluff-Terrytown-Gering Comm. Dev. Coalition, Inc.	15			4 @ \$411	6 @ \$486 5 @ \$581	
Panhandle Community Services, Inc.	48		6 @ \$301 4 @ \$483	4 @ \$386 2 @ \$461 24 @ \$534 8 @ \$650		
South Omaha Affordable Housing Corp.	19		3 @ \$386	14 @ \$457	2 @ \$524	
South Omaha Affordable Housing Corp.	21		3 @ \$386	15 @ \$457	3 @ \$524	
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		
Grant Housing Authority	6				6 @ \$480	
Harvard Townhouse, Inc.	8			6 @ \$442	2 @ \$550	
Lincoln Action Program Housing Development Corp.	8				8 @ \$569	
Mid-Nebraska Community Svcs.	2					2 @ \$488
Orleans Housing Authority	6			6 @ \$365		
Osceola & Shelby Housing Auth.	12			8 @ \$365	4 @ \$460	
Tilden Housing Development Corp.	7			7 @ \$400		

\* Actual information based on data from Nebraska Affordable Housing Trust Fund Project Year-End Reports for Calendar Year 1999

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

## Building Permits for Residential Units, Nebraska and Metro Counties, 1998 to 1999

Permit Type/ Location	1998		1999		% Change 1998 to 1999	
	Units	Value	Units	Value	Units	Value
<b>Single-Family Houses</b>						
Nebraska	6,019	\$636,698,388	6,628	\$731,379,973	10.1%	14.9%
Cass	175	\$15,286,324	200	\$17,891,864	14.3%	17.0%
Dakota	37	\$3,303,633	50	\$4,358,244	35.1%	31.9%
Douglas	1,738	\$168,855,575	2,067	\$203,453,231	18.9%	20.5%
Lancaster	1,274	\$167,200,453	1,211	\$164,821,044	-4.9%	-1.4%
Sarpy	1,085	\$95,108,325	1,272	\$139,027,464	17.2%	46.2%
Washington	117	\$17,331,998	131	\$23,397,887	12.0%	35.0%
Metro Cos. Total	4,426	\$467,086,308	4,931	\$552,949,734	11.4%	18.4%
Other Cos. Total	1,593	\$169,612,080	1,697	\$178,430,239	6.5%	5.2%
<b>Two-Family Buildings</b>						
Nebraska	276	\$18,143,363	246	\$16,408,155	-10.9%	-9.6%
Cass	6	\$359,180	0	\$0	-100.0%	-100.0%
Dakota	2	\$90,800	0	\$0	-100.0%	-100.0%
Douglas	52	\$3,130,819	78	\$4,696,653	50.0%	50.0%
Lancaster	60	\$3,185,157	32	\$1,837,985	-46.7%	-42.3%
Sarpy	6	\$417,119	26	\$2,360,790	333.3%	466.0%
Washington	0	\$0	0	\$0	0.0%	0.0%
Metro Cos. Total	126	\$7,183,075	136	\$8,895,428	7.9%	23.8%
Other Cos. Total	150	\$10,960,288	110	\$7,512,727	-26.7%	-31.5%
<b>3 to 4 Family Buildings</b>						
Nebraska	164	\$7,481,787	89	\$4,925,643	-45.7%	-34.2%
Cass	0	\$0	0	\$0	0.0%	0.0%
Dakota	0	\$0	0	\$0	0.0%	0.0%
Douglas	7	\$297,142	46	\$2,203,095	557.1%	641.4%
Lancaster	8	\$291,381	7	\$185,000	-12.5%	-36.5%
Sarpy	4	\$100,000	4	\$269,620	0.0%	169.6%
Washington	0	\$0	0	\$0	0.0%	0.0%
Metro Cos. Total	19	\$688,523	57	\$2,657,715	200.0%	286.0%
Other Cos. Total	145	\$6,793,264	32	\$2,267,928	-77.9%	-66.6%
<b>5 or More Family Buildings</b>						
Nebraska	3,101	\$124,591,291	1,733	\$75,254,093	-44.1%	-39.6%
Cass	6	\$200,000	0	\$0	-100.0%	-100.0%
Dakota	0	\$0	50	\$1,757,259		
Douglas	1,424	\$61,985,556	560	\$22,156,252	-60.7%	-64.3%
Lancaster	797	\$27,894,929	436	\$13,362,826	-45.3%	-52.1%
Sarpy	198	\$8,115,425	334	\$18,714,881	68.7%	130.6%
Washington	48	\$1,200,000	72	\$3,422,000	50.0%	185.2%
Metro Cos. Total	2,473	\$99,395,910	1,452	\$59,413,218	-41.3%	-40.2%
Other Cos. Total	628	\$25,195,381	281	\$15,840,875	-55.3%	-37.1%
<b>All Residential Buildings</b>						
Nebraska	9,560	\$786,914,829	8,696	\$827,967,864	-9.0%	5.2%
Cass	187	\$15,845,504	200	\$17,891,864	7.0%	12.9%
Dakota	39	\$3,394,433	100	\$6,115,503	156.4%	80.2%
Douglas	3,221	\$234,269,092	2,751	\$232,509,231	-14.6%	-0.8%
Lancaster	2,139	\$198,571,920	1,686	\$180,206,855	-21.2%	-9.2%
Sarpy	1,293	\$103,740,869	1,636	\$160,372,755	26.5%	54.6%
Washington	165	\$18,531,998	203	\$26,819,887	23.0%	44.7%
Metro Cos. Total	7,044	\$574,353,816	6,576	\$623,916,095	-6.6%	8.6%
Other Cos. Total	2,516	\$212,561,013	2,120	\$204,051,769	-15.7%	-4.0%

Source: Bureau of the Census, Construction Statistics Division, Building Permits Branch, May 2000.

### New Private Housing Units Authorized by Building Permits by County, Nebraska, 1980 to 1999

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
<b>NEBRASKA</b>	<b>6,666</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>
Adams	116	58	57	52	42	13	25	32	26	32	46	45	47	215	202	105	181	88	82	81
Antelope	19	15	22	14	12	7	2	5	7	3	8	9	9	17	20	15	27	22	17	21
Arthur	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
Blaine	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Boone	5	5	4	5	5	8	2	3	5	6	3	4	4	5	6	6	13	9	6	10
Box Butte	211	46	5	12	5	0	5	3	2	2	2	1	2	7	27	10	10	17	18	2
Boyd	0	2	2	1	0	0	1	0	0	0	0	0	0	0	0	2	1	0	1	0
Brown	1	7	4	1	0	1	0	0	0	0	2	2	4	0	5	4	3	5	6	4
Buffalo	241	122	169	155	194	80	43	80	97	61	98	204	337	338	292	313	286	172	282	271
Burt	9	8	16	15	7	6	2	4	12	12	1	2	7	19	12	18	10	9	25	33
Butler	23	0	4	4	6	23	3	1	5	6	2	9	5	9	11	11	3	7	20	9
Cass	84	90	57	75	73	63	81	106	92	88	106	130	95	119	122	151	283	207	187	200
Cedar	17	7	10	0	0	6	6	7	8	8	8	13	13	20	25	6	8	9	12	8
Chase	0	0	17	8	8	3	1	4	6	12	4	7	5	6	11	18	12	11	12	13
Cherry	11	7	5	3	9	7	2	2	1	26	5	5	8	14	9	10	4	29	5	15
Cheyenne	22	13	9	16	11	14	31	8	7	3	1	9	14	23	24	16	63	61	72	47
Clay	12	14	7	17	16	7	8	3	8	3	10	7	14	14	16	22	16	11	14	20
Colfax	20	33	12	11	0	3	1	5	8	8	9	11	23	33	11	14	6	37	15	10
Cuming	29	20	5	19	10	5	8	2	4	5	6	3	17	6	9	10	22	18	36	13
Custer	16	14	7	15	8	5	6	3	1	2	2	3	8	10	7	4	19	2	2	3
Dakota	85	33	32	29	33	27	43	30	34	60	55	145	61	121	133	195	86	254	39	100
Dawes	10	19	25	6	4	24	3	1	0	0	0	0	2	1	20	29	26	21	23	8
Dawson	50	41	34	48	25	15	5	4	5	10	71	114	24	85	52	34	96	60	51	21
Deuel	3	0	5	0	1	1	0	0	1	1	0	0	0	0	3	6	1	4	3	3
Dixon	16	5	8	3	7	4	3	3	1	5	13	13	3	17	9	27	9	11	3	10
Dodge	86	52	24	41	43	25	26	45	77	42	61	46	59	76	182	147	58	68	129	150
Douglas	1,529	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
Dundy	0	5	16	2	5	0	0	0	0	1	0	0	0	0	0	0	1	1	0	1
Fillmore	29	14	20	13	17	2	2	1	4	13	8	14	4	8	12	7	15	3	6	3
Franklin	7	6	5	1	16	5	1	2	2	3	0	2	1	0	6	1	3	3	4	4
Frontier	2	0	14	0	1	0	0	0	1	3	2	0	1	4	3	1	5	0	1	6
Furnas	0	3	6	1	0	2	1	5	3	3	3	5	0	11	7	5	18	2	6	4
Gage	46	43	67	41	10	24	12	15	15	41	35	34	59	65	43	44	35	57	82	57
Garden	0	0	1	0	17	14	1	2	1	1	1	0	0	0	1	0	1	1	1	1
Garfield	1	2	1	4	2	2	0	0	0	3	0	0	2	3	2	1	0	1	2	0
Gosper	0	0	2	2	3	0	0	0	0	1	0	8	9	7	8	8	13	13	2	7
Grant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greeley	0	1	0	0	1	1	0	0	0	1	0	0	0	1	3	7	2	1	0	2
Hall	329	349	197	137	70	44	35	47	45	61	96	144	185	226	248	261	426	169	267	154
Hamilton	37	0	16	33	14	10	3	11	12	16	19	38	43	36	77	45	48	52	57	33
Harlan	3	4	4	6	3	2	0	1	3	3	3	2	1	3	2	4	1	1	6	8
Hayes	0	0	0	0	1	0	1	0	1	0	0	0	0	1	0	0	0	0	0	1
Hitchcock	2	1	1	0	0	2	1	0	1	1	1	1	0	0	2	3	4	0	0	1
Holt	46	45	13	22	19	6	4	7	7	6	7	25	10	11	13	16	15	20	32	11
Hooker	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0

### New Private Housing Units Authorized by Building Permits by County, Nebraska, 1980 to 1999

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Howard	24	17	13	12	41	16	5	5	6	7	11	19	37	28	16	55	41	51	27	25
Jefferson	8	11	17	15	7	7	3	1	1	4	3	6	8	5	6	6	4	4	6	0
Johnson	14	7	2	6	5	1	3	1	5	0	0	8	3	7	6	5	6	2	6	17
Kearney	9	10	13	6	11	0	0	2	2	1	3	10	6	11	25	4	8	7	7	8
Keith	35	30	47	71	40	21	18	27	27	12	23	4	18	17	24	14	17	36	54	34
Keya Paha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kimball	1	4	3	4	1	0	1	0	0	0	0	0	1	3	1	1	1	2	1	1
Knox	0	0	17	0	0	22	23	28	36	38	44	46	57	60	15	12	18	10	9	5
Lancaster	1,068	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
Lincoln	189	115	23	0	0	43	8	12	20	21	40	47	59	81	83	117	114	260	155	139
Logan	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	1	0	0	0	1	0
McPherson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Madison	0	116	58	108	107	166	106	88	252	173	149	84	119	180	152	285	136	191	148	141
Merrick	23	15	15	9	9	2	3	11	11	8	20	28	17	57	43	34	21	40	29	41
Morrill	5	4	2	1	0	1	2	0	0	2	0	0	1	21	3	1	4	9	1	2
Nance	4	0	3	0	4	2	5	1	1	1	3	4	1	3	17	10	6	10	6	8
Nemaha	8	11	9	14	7	4	3	7	4	5	10	10	17	31	26	17	10	8	16	26
Nuckolls	2	0	19	12	0	6	6	2	1	1	1	1	0	1	1	5	0	1	2	2
Otoe	45	34	7	11	24	13	21	12	9	15	13	17	47	47	107	53	46	100	114	117
Pawnee	1	4	1	3	3	2	0	2	0	0	0	0	0	0	1	2	2	1	5	3
Perkins	0	5	8	6	4	1	0	0	0	1	1	2	30	4	0	0	0	4	7	6
Phelps	18	26	13	55	19	4	9	3	5	3	5	8	32	9	20	11	24	55	21	17
Pierce	0	0	5	10	0	3	13	15	17	18	13	12	18	11	15	34	28	17	33	21
Platte	183	120	80	91	83	66	36	81	120	194	192	129	154	91	235	95	71	64	82	61
Polk	17	4	14	1	5	0	1	4	5	4	7	7	6	6	12	6	2	8	6	6
Red Willow	28	30	53	77	41	25	5	6	6	6	10	12	8	19	65	39	38	13	19	13
Richardson	16	6	3	5	3	2	14	2	2	1	3	3	31	9	6	7	1	11	5	9
Rock	3	2	2	0	1	0	0	0	0	0	0	1	1	0	1	0	3	3	3	0
Saline	95	20	5	20	18	23	10	12	27	71	15	77	32	51	39	30	52	29	30	36
Sarpy	1,064	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
Saunders	0	0	0	0	0	27	12	28	16	19	25	48	83	73	86	69	90	125	103	99
Scottsbluff	165	97	68	81	44	27	30	26	19	17	84	127	40	64	107	69	63	113	142	91
Seward	66	28	27	35	48	22	37	26	35	55	67	43	104	102	86	80	56	60	71	72
Sheridan	12	8	5	5	12	0	0	0	2	0	0	1	0	0	5	10	8	2	3	8
Sherman	4	3	1	0	4	1	1	0	0	0	0	0	0	0	0	1	0	1	0	0
Sioux	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stanton	0	0	1	3	0	13	5	5	7	30	32	10	12	10	17	20	18	13	14	11
Thayer	22	22	9	11	9	3	9	2	4	0	3	3	10	5	7	7	8	5	3	4
Thomas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thurston	0	3	3	18	13	12	0	4	3	2	1	4	7	5	5	14	20	13	12	12
Valley	0	0	0	0	6	5	1	2	1	1	0	0	2	4	4	5	10	6	2	3
Washington	54	51	56	50	61	50	60	113	56	61	94	107	147	157	118	189	163	94	165	203
Wayne	0	0	0	0	12	18	17	10	5	3	5	15	12	8	12	18	73	68	28	12
Webster	4	4	4	7	1	2	1	1	0	2	1	4	2	0	1	0	6	2	0	4
Wheeler	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0
York	0	0	3	0	0	3	4	4	5	7	7	24	43	37	109	35	46	42	45	26

Source: U.S. Bureau of the Census, Construction Statistics Division, May 2000.

**New Housing Units Authorized by  
Building Permits and Public Contracts  
Nebraska - 1963 to 1999**

<b>Year</b>	<b>Units</b>	<b>Value</b>
1963	7,074	\$78,000,000
1964	7,133	\$78,000,000
1965	7,813	\$82,000,000
1966	5,114	\$59,000,000
1967	7,263	\$77,000,000
1968	9,356	\$96,000,000
1969	7,418	\$82,300,000
1970	8,014	\$89,700,000
1971	13,156	\$141,071,000
1972	13,556	\$165,887,000
1973	10,207	\$146,793,000
1974	7,019	\$123,033,000
1975	7,927	\$151,000,000
1976	10,528	\$225,568,000
1977	11,322	\$287,043,000
1978	10,553	\$289,575,000
1979	8,785	\$275,124,000
1980 <sup>1</sup>	6,666	\$207,765,000
1981	3,783	\$138,223,000
1982	3,614	\$127,666,000
1983	5,477	\$217,514,931
1984	5,786	\$254,373,481
1985	5,001	\$221,356,686
1986	6,236	\$251,687,000
1987	4,902	\$242,411,000
1988	5,739	\$293,758,000
1989	6,040	\$312,027,000
1990	6,750	\$354,902,000
1991	6,235	\$387,078,000
1992	6,745	\$461,970,000
1993	7,751	\$551,055,000
1994	7,877	\$574,131,000
1995	8,164	\$570,328,333
1996	10,091	\$681,358,656
1997	9,880	\$711,145,000
1998	9,560	\$786,914,829
1999	8,696	\$827,967,864

Note: Based on reports from places with local building permit systems: 1963-1966 (12,000 places), 1967-1971 (13,000), 1972-1977 (14,000), 1978-1983 (16,000), and 1984 (17,000).

<sup>1</sup> Includes new, privately owned housing units for 1980 and later

Source: U.S. Bureau of the Census, Construction Statistics Division, Building Permits Branch, May 2000.

**Value of Construction Contracts**  
**Nebraska - Selected Years**  
Millions of Dollars

<b>Year</b>	<b>Residential</b>	<b>Non-Residential</b>	<b>Non-Building</b>	<b>Total</b>
1940	NA	NA	NA	\$26
1945	NA	NA	NA	38
1950	NA	NA	NA	106
1955	NA	NA	NA	221
1960	NA	NA	NA	288
1965	\$121	\$135	\$104	360
1970	122	110	102	334
1971	195	107	131	426
1972	270	195	151	611
1973	253	227	204	683
1974	184	301	226	703
1975	214	197	338	747
1976	311	196	453	960
1977	418	261	518	1,197
1978	515	245	543	1,392
1979	484	267	292	1,043
1980	340	276	214	830
1981	279	266	218	763
1982	254	230	544	1,028
1983	374	266	347	987
1984	433	409	298	1,140
1985	374	419	247	1,040
1986	428	305	316	1,049
1987	342	354	264	960
1988	399	347	303	1,049
1989	442	413	260	1,115
1990	486	442	390	1,318
1991	501	345	452	1,298
1992	604	448	483	1,535
1993	671	494	429	1,594
1994	662	670	500	1,832
1995	582	597	515	1,694
1996	709	643	519	1,871
1997	804	769	483	2,056
1998	817	671	560	2,047
1999	917	972	733	2,622

NA - Not available

Sources: U.S. Bureau of the Census, *Statistical Abstract of the United States*, annual;  
F.W. Dodge, "Dodge Local Construction Potentials Bulletin," December 1999.

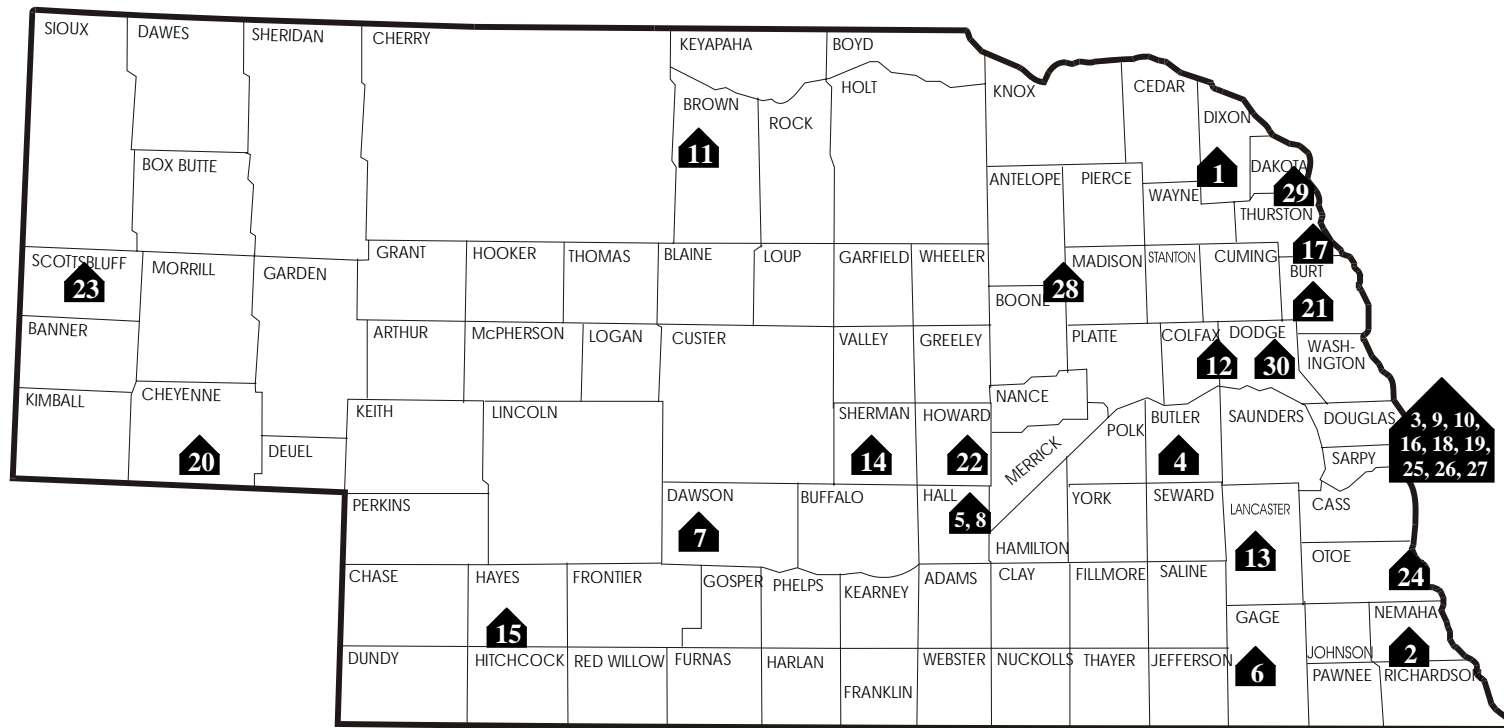
**Nebraska Affordable Housing Trust Fund  
Project Year-End Report  
(January 1, 2000 to December 31, 2000)**

<b>Information</b>	1) Awardee Name	
	2) Awardee Number	
	3) Contact Person	
	4) Address	
	5) Telephone #	

<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							

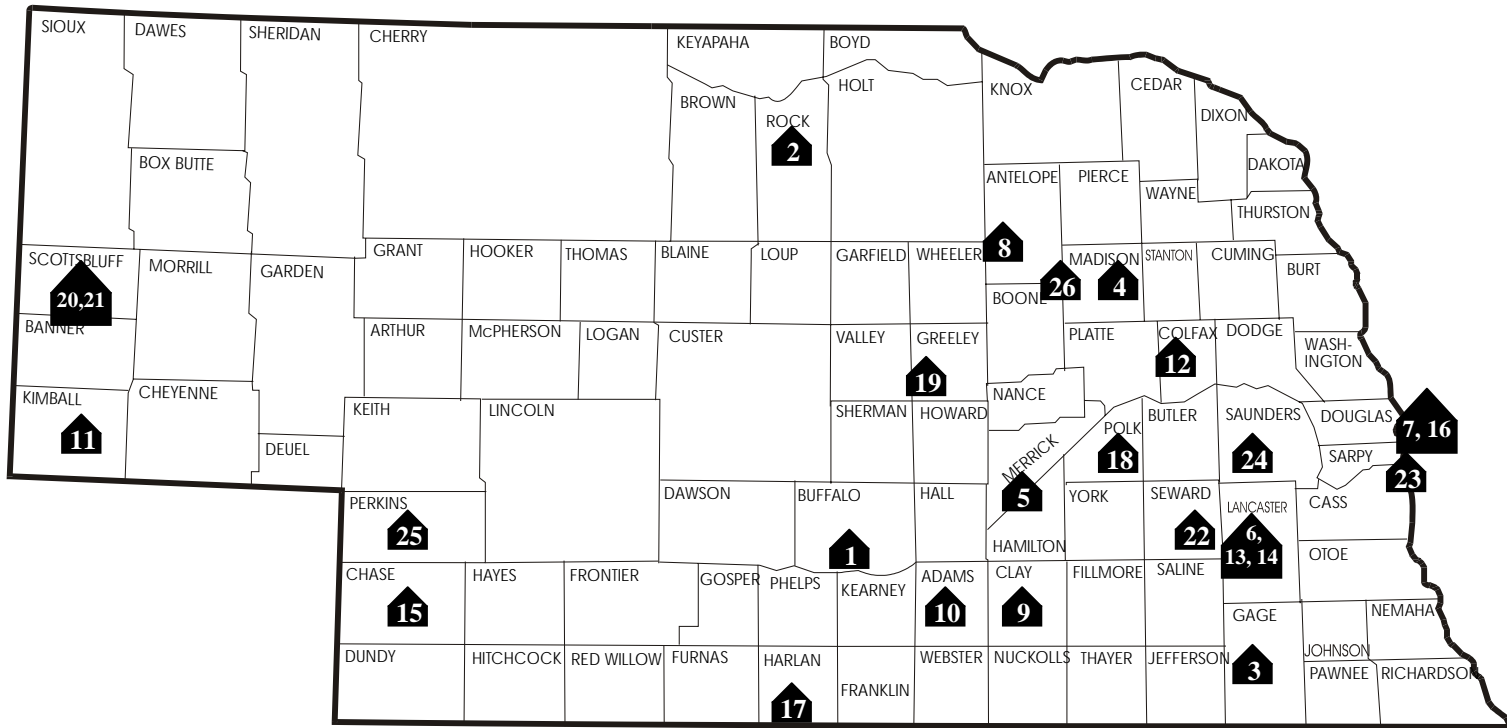
<b>Certification</b>	I certify that, to the best of my knowledge and belief, this report is accurate and complete.	
17) Signed: Chief Executive Official	Typed Name	Date

# 1998 Nebraska Affordable Housing Trust Fund Awards



1. Allen Development Group, Inc.	\$48,800	11. Johnstown, Village of	\$143,250	22. St. Paul, City of	\$150,000
2. Auburn Housing Partners, L.P.	\$220,000	12. Leigh & Snyder Housing, Inc.	\$107,000	23. Scottsbluff/Gering/Terrytown Comm. Dev. Coalition, Inc.	\$243,000
3. Bethpage, Inc.	\$100,000	13. Lincoln, City of	\$257,324	24. SE Nebraska Community Action Council	\$158,340
4. Catholic Charities	\$50,000	14. Loup City, City of	\$143,250	25. S. Omaha Affordable Housing	\$38,000
5. Central Nebraska Goodwill Housing	\$47,516	15. Mid-Nebraska Comm. Svc.	\$103,000	26. S. Omaha Affordable Housing	\$33,600
6. Gage County Economic Dev., Inc.	\$239,490	16. MMMBC Development Corp.	\$61,704	27. S. Omaha Affordable Housing	\$41,936
7. Gothenburg Housing Dev. Corp.	\$234,212	17. Native Council on Economic & Community Development, Inc.	\$76,500	28. Tilden, City of	\$200,000
8. Grand Island, City of	\$100,000	18. Omaha 100, Inc.	\$125,000	29. Winnebago Tribe of Nebraska	\$123,500
9. Holy Name Housing Corp.	\$88,600	19. Omaha Economic Dev. Corp.	\$57,000	30. Winslow, Village of	\$104,000
10. Housing & Neighborhood Development (HAND)	\$77,500	20. Panhandle Comm. Svcs., Inc.	\$336,000		
		21. Progress Corp.	\$148,500		

# 1999 Nebraska Affordable Housing Trust Fund Awards



1. Autumn Village, Inc.	\$65,419	10. Hastings/Adams County Housing	\$20,000	19. Scotia, Village of	\$195,000
2. Bassett, City of	\$90,000	11. Kimball, City of	\$18,000	20. Scottsbluff Cty. Housing Auth.	\$20,000
3. Blue Valley Community Action	\$250,000	12. Leigh, Village of	\$300,000	21. Scottsbluff, City of	\$200,000
4. Building Futures II, Inc.	\$28,985	13. Lincoln Action Program	\$80,000	22. Seward, City of	\$215,000
5. Central City Housing Authority	\$217,712	14. Lincoln, City of	\$200,000	23. Southeast Nebraska AHC	\$10,000
6. Christmas in April Lincoln, Inc.	\$33,000	15. Mid-Nebraska Community Svcs.	\$190,000	24. Southeast Nebraska AHC	\$4,500
7. Christmas in April Omaha, Inc.	\$146,000	16. Omaha, City of	\$500,000	25. SW Nebraska Betterment Corp.	\$150,000
8. Clearwater, Village of	\$400,000	17. Orleans Housing Authority	\$142,073	26. Tilden Housing Dev. Corp.	\$140,000
9. Harvard Townhouse, Inc.	\$200,000	18. Osceola Housing Authority & Shelby Betterment Corp.	\$270,000		

Nebraska Department of Economic Development  
Community & Rural Development Division  
P.O. Box 94666  
Lincoln, NE 68509-4666  
(402) 471-3119 or (800) 426-6505



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