



Community Redevelopment Authority (CRA)

**Thursday, March 19, 2009
Regular Meeting**

Item X1

HDC

Staff Contact: Chad Nabity

HOUSING DEVELOPMENT CORPORATION

The Housing Development Corporation is a 501 © 3 non profit organization. Its mission is to provide affordable housing opportunities for low and moderate income households. The original agency was called the Hastings/Adams County Housing Development Corporation and served only Adams County. In 2001, the Nebraska Department of Economic Development combined the Hastings Corporation with the Grand Island Area Housing Corporation which expanded the service area to five counties. The Corporate Office is located in Hastings and we have a branch office in Grand Island. The service area is Adams, Clay, Hall, Nuckolls, and Webster Counties. Most of our grant programs are only available within the jurisdiction of communities.

HDC has a fulltime Executive Director, Deputy Director, two part time Program Directors and a three man construction crew. HDC has a seven member Board of Directors and a four member Advisory Committee.

HDC's Deputy Director is a licensed Lead Base Paint Hazard Reduction Inspector, Risk Assessor, and Clearance Tester. The Nebraska Department of Economic Development has designated HDC as a Community Housing Development Organization (CHDO).

Grant History

FUNDING SOURCE	GRANT	PROGRAM	AMOUNT	
NDED	93-HD-003	Down Payment Assistance	\$285,500.00	Hastings
NDED	95-CH013-01	NEB HI RED New Constr	\$240,000.00	Adams County
NDED	95-CH013-02	Operating	\$69,000.00	Hastings
NDED	96-CH013-01	Southwood Subdivision	\$450,000.00	Hastings
NDED	96-CH013-02	Operating	\$40,000.00	
NDED	97-CH013-01	Southwood	\$250,000.00	Hastings
NDED	98-CH013-01	Operating	\$25,000.00	
NDED	98-CH013-02	Southwood Subdivision	\$250,000.00	Hastings
NDED	99-CH013-01	Operating	\$25,000.00	
NDED	99-CH013-02	PRR and Southwood	\$169,000.00	Adams County
NDED	00-CH013-01	Operating	\$25,000.00	
NDED	01-CH013-01	Operating	\$24,203.00	
NDED	01-TFHP-402	Southwood	\$94,500.00	Hastings
NDED	02-TFTA-402	Purch, Rehab, Resale	\$114,000.00	Hastings
NDED	02-CH013-02	Lease to Own CROWN	\$275,000.00	Hastings
NIFA	2003	Tax Credits	\$982,000.00	Grand Island
NDED	02-CH013-03	Purch, Rehab, Resale	\$209,000.00	
NDED	04-CH413-02	Purch, Rehab, Resale	\$208,000.00	5 Co. Regional
NDED	05-TFHP-427	Southwood	\$263,000.00	Hastings
NDED	05-TFDH-401	Emergency Disaster Rehab	\$738,000.00	5 Co. Regional
NDED	05-TFPD-412	Pre-Development Funds	\$136,000.00	Harvard
NDED	05-CH413-02	Purch, Rehab, Resale	\$400,000.00	5 Co. Regional
NDED	06-TFHO-409	Owner Occupied Rehab	\$236,000.00	5 Co. Regional
NDED	06-TFHP-401	New Const, DPA/WMR	\$284,000.00	Harvard
NDED	07-TFHP-4071	Employer Assisted SFMC		Grand Island
		PRR	\$295,000.00	
NDED	07-TFHP-4069	Southwood	\$258,100.00	Hastings
NDED	08-TFHP-4050	Workforce Initiative		Grand Island
		DPA/WMR	\$388,050.00	
NDED	08-OEHO-4080	Owner Occupied Rehab	\$200,000.00	5 Co. Regional
NIFA	2003-2008	Outreach Partner Office		
		Operating	\$132,075.00	
CRA	1998-2008	Hastings - Operating	\$96,000.00	

NHDA	2002-2008	REACH Matching Funds	\$16,295.00	
FUNDRAISING	2002-2008	Donations for Ed Classes	\$10,800.00	
Community Development Block Grants (CDBG) Written and Administered By HDC				
NDED	2001	Owner Occupied Rehab	\$400,000.00	Hastings
NDED	2003	Owner Occupied Rehab	\$400,000.00	Kenesaw

Reduced Rate Mortgage – Super Target Funds

The Housing Development Corporation accessed \$1,501,825.00 in mortgage loans for the community of Grand Island. Overall HDC accessed more than 50% of the funds made available by the Nebraska Invest Finance Authority.

Households Assisted

Down Payment Assistance- Existing Homes	28
Southwood Subdivision – New Construction	46
CROWN Lease to Own – New Construction	11
Other New Construction	9
Purchase Rehab and Resell-Existing Homes	59
Down Payment Assistance with Miner Rehab	12
Owner Occupied Housing Rehabilitation	178

Increased Property Tax Base

New Construction	4.9 Million
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First Time Homebuyer Education

Individuals that Achieved Certification	490
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In 2001 HDC ceased to receive Operating/Administrative funds from NDED and in 2008 our contract with NIFA ended. All operating funds and developer fees must now come out of project funds. HDC must develop or preserve existing housing in order to keep our doors open.

2009 Grant Applications

Pleasant View Subdivision - Phase I – NDED Grant	\$382,930.00
Pleasant View Subdivision – Phase I – NIFA Loan	\$199,000.00
Neighborhood Stabilization Fund HUD/NDED Grant	\$1,032,000.00

Purchase and rehab 28 homes that are abandoned and/or foreclosed and return to the market. The HDC pre-application is ranked first after Lincoln and Omaha. A minimum of fifty per cent of the funds must be used in Hall County.

2009 HDC Set a Side Grants – Funds will be available in July

Owner Occupied Housing Rehabilitation	\$450,000.00
Purchase, Rehabilitation and Resale	\$150,000.00

HOUSING DEVELOPMENT CORPORATION BOARD OF DIRECTORS

Bill McLellan, President	Tier One Bank
Claire Aguilar, Vice President	Saint Francis Foundation
Charlotte Hamburger, Secretary/Treasurer	The Bridge
Deb Ross, Member	Head Start/Early Childhood Development
Tom Schik, Member	Catholic Social Services
Marian Turner, Member	Imperial Mall
Mary Lantz, Member	Retired

NDED requires that in order to be designated as a Community Housing Development Organization (CHDO), the Board of Directors can not have more than 1/3 elected public officials and must have at least 1/3 of the members meet income eligibility.

ADVISORY COUNCIL

Randy Chick	Hastings CRA
Larry Rader	Rader Insurance
Joni Kuzma	City of Grand Island
Mike Engelhard	Hastings Realtor

HDC's By Laws require that all individuals, who received program assistance during the calendar year, be notified and invited to Advisory Committee Meetings. This ensures that HDC meets the requirement of obtaining input from low and moderate income on program improvement strategies, proposed grants, and recommendations from the public.