

# **City of Seward, NE**

**Tuesday, March 3, 2015**

**Regular Session**

## **Item G4**

### **CONSIDERATION OF APPROVAL OF SUBMITTING A PRE-APPLICATION FOR 2015 HOMEOWNERSHIP OPPORTUNITY PROGRAM (HOP) GRANT - Greg Majerus, Seward Co Housing Authority**

**Administrative Report: After presentation, review and discussion. a motion to approve the Pre-Application and authorize the Mayor to sign would be appropriate.**

**Staff Contact:**



Southeast Nebraska Development District

[www.sendd.org](http://www.sendd.org)

MAIN OFFICE  
2631 "O" Street, Lincoln, NE 68510  
Office: 402-475-2560  
Fax: 402-475-2794  
[dtaladay@sendd.org](mailto:dtaladay@sendd.org)

HUMBOLDT OFFICE  
PO Box 308, Humboldt, NE 68376  
Office: 402-862-2201  
[senddhumboldt@windstream.net](mailto:senddhumboldt@windstream.net)

February 19, 2015

Mayor and City Council  
City Hall  
PO Box 38  
Seward, Nebraska 68434

**Re: Seward, Ne  
2015 Nebraska Affordable Housing Program  
Down Payment Assistance Program in cooperation with  
the Seward County Housing Corporation (SCHC)  
Request to approve Pre-Application**

Mayor and Council:

As you may be aware, the City has been the applicant/sponsor of the NAHTF Grant #12-TFHP-6005 for a program of Down Payment Assistance and housing rehabilitation for homebuyers in communities in Seward County. Under a sub-recipient agreement with the City, the Seward County Housing Corporation (SCHC) has been implementing that program, which has a contract end date of October 23, 2015. The program is almost out of funding, but still operating through the end date.

This latest program in collaboration with SCHC has once again been successful in helping eligible families purchase and upgrade homes through communities in the county. The target for the 2012 program was to assist 14-families. The attached sheet indicates the level of success, as the program is assisting 15-families to date.

The Board of Directors of the Seward County Housing Corporation (SCHC) is requesting the City to be the applicant/sponsor for a 2015 application for funding to undertake another Homeowner Opportunity Program (HOP). SENDD is providing assistance in developing the application as a member service to Seward.

Attached is a Pre-Application form for your review and action. A motion to approve the Pre-Application and authorize the Mayor to sign would be appropriate. The pre-application is due to the Nebraska Department of Economic Development (NDED) by March 30, 2015.

A full application will be due to the NDED by May 1, 2015. We would also anticipate the need for a public hearing on that full application at the April 21, 2015 City Council meeting. Full documentation for the application will be provided prior to that meeting.

Greg Majerus, President of the SCHC (or another representative), will plan on attending your March 3 Council meeting to answer any questions you may have on this request or on the present program.

Once approved, please forward the original signed pre-application form to me and we will package up for submittal to NDED. Enclosed is a preaddressed mailing envelope for your convenience.

If you have questions, or need further information, please feel free to contact me at our Lincoln office.

Very truly yours,



David R. Taladay  
Executive Director

Cc: Bonnie Otte, City Clerk  
Greg Majerus, President-SCHC

enc.

# SEND D

Southeast Nebraska Development District

[www.sendd.org](http://www.sendd.org)

MAIN OFFICE  
2631 "O" Street, Lincoln, NE 68510  
Office: 402-475-2560  
Fax: 402-475-2794  
[dtaladay@sendd.org](mailto:dtaladay@sendd.org)

HUMBOLDT OFFICE  
PO Box 308, Humboldt, NE 68376  
Office: 402-862-2201  
[senddlisa@windstream.net](mailto:senddlisa@windstream.net)



February 19, 2015

**Seward, Nebraska**  
**Nebraska Affordable Housing Trust Fund (NAHTF) Grant #12-TFHP-6005**  
**Seward County Housing Corporation (SCHC)**  
**Homeownership Opportunity Program (HOP)**

Original Target: Assist 14-eligible families to purchase homes, including any needed housing rehabilitation

Total program Applications: 27

Total assistance: 15-homes purchased  
\$188,280 Down Payment Assistance with NAHTF funding  
\$1,111,016 in 1<sup>st</sup> Mortgages with 12-loans from local lenders

12-homes with Housing Rehabilitation completed  
\$59,289 construction cost

Location of home purchases:

Beaver Crossing	1
Garland	1
Milford	2
Utica	1
Seward	10

**2015 PRE-APPLICATION FOR THE  
NEBRASKA AFFORDABLE HOUSING PROGRAM**  
Nebraska Department of Economic Development (DED)  
**PART I. GENERAL INFORMATION**

DED USE ONLY Date Stamp Below

DED USE ONLY Pre-Application Number <b>15-</b>
---

*TYPE OR PRINT ALL INFORMATION*

<p><b>1. APPLICANT IDENTIFICATION</b></p> <p>Name: <u>City of Seward</u></p> <p>Contact: <u>Bonnie Otte, City Clerk</u></p> <p>Address: <u>PO Box 38</u></p> <p>City/State/Zip: <u>Seward, NE 68434</u></p> <p>Phone: <u>402.643.2928</u></p> <p>Fax: <u>402.643.6491</u></p> <p>Email: <u>bonnie.otte@cityofseward.com</u></p> <p>Tax ID: <u>47-60-06355</u></p> <p>Duns #: <u>156271546</u></p>	<p><b>2. APPLICATION PREPARER INFORMATION</b></p> <p>Name: <u>David R. Taladay, SENDD</u></p> <p>Address: <u>2631 "O" St.</u></p> <p>City/State/Zip: <u>Lincoln, NE 68510</u></p> <p>Phone: <u>402.475.2560</u></p> <p>Fax: <u>402.475.2794</u></p> <p>Email: <u>dtaladay@sended.org</u></p> <p>Application Preparer (check one)</p> <p><input type="checkbox"/> Local Staff    <input type="checkbox"/> Out-of-State Consultant</p> <p><input type="checkbox"/> In-State Consultant    <input type="checkbox"/> Non-Profit Organization</p> <p><input checked="" type="checkbox"/> Economic Development District</p> <p><input type="checkbox"/> Other _____</p>
<p><b>3. HOUSEHOLD BENEFICIARIES</b></p> <p># <u>14</u> at or below 80% of the Area Median Family Income</p> <p># _____ at or below 100% of the Area Median Family Income</p> <p># _____ at or below _____ % of the Area Median Family Income</p> <p># <u>14</u> Total</p>	<p><b>4. DISTRICT INDICATOR-(Select only ONE)</b></p> <p><input checked="" type="checkbox"/> Congressional District 1</p> <p><input type="checkbox"/> Congressional District 2</p> <p><input type="checkbox"/> Congressional District 3</p>
<p><b>5. HOUSING ACTIVITIES</b></p> <p><input type="checkbox"/> Owner-Occupied Rehabilitation</p> <p><input checked="" type="checkbox"/> Homebuyer Program</p> <p><input type="checkbox"/> Non-Profit Operating Assistance</p> <p><input type="checkbox"/> Rental New Construction, Acquisition, and/or Rehabilitation</p> <p><input type="checkbox"/> Demolition</p>	<p><b>7. SERVICE AREA</b></p> <p>Area to be served [each municipality and each county]. Please list: Incorporated communities within Seward County</p> <p>Nebraska Legislative District(s) <u>24</u></p> <p>Nebraska Congressional District(s) <u>1</u></p>
<p><b>6. TYPE OF APPLICANT</b></p> <p><input checked="" type="checkbox"/> Unit of Local Government    <input type="checkbox"/> Local Housing Authority</p> <p><input type="checkbox"/> Non-Profit 501(c)(3)    <input type="checkbox"/> Non-Profit 501(c)(3) CHDO</p> <p><input type="checkbox"/> Non-Profit 501(c)(4)    <input type="checkbox"/> Non-Profit 501(c)(4) CHDO</p>	<p><b>8. Grant Request Amount</b></p> <p>\$349,000</p>

**9. CERTIFYING OFFICIAL:**

To the best of my knowledge and belief, data and information in this application is true and correct, including any commitment of local or other resources. The governing body of the applicant has duly authorized this application. This applicant will comply with all Federal and state requirements governing the use of NAHP funds.

Signature in blue ink: \_\_\_\_\_

Typed Name and Title: Joshua Eickmeier Date Signed: \_\_\_\_\_

Address/City/State/Zip: City Hall, PO Box 38, Seward, NE, 68434

**SUBMIT THE ORIGINAL PRE-APPLICATION TO:** <https://neded.sharefile.com/r/r0f77686a58e46f9a> and email a copy to the Application Coordinator at: [ded.housing@nebraksa.gov](mailto:ded.housing@nebraksa.gov)

**PART III. PROJECT BUDGET AND FINANCING**

**Seward County Homeownership Opportunity Program (HOP)  
Workforce Housing-Homebuyers Assistance**

**Proposed Budget for 2015 NAHP Application**

<b>Activity No.</b>	<b>Description</b>	<b>NAHP funds requested</b>	<b>Other funds **</b>	<b>Total costs</b>
0520	Single-family acquisition Direct homebuyer assistance as a downpayment 14-units @ \$15,000/ave..(max. 20%)..... 1st Mortgage and other costs** (min. 80%)..	\$ 210,000 0	0 \$ 840,000	\$ 210,000 \$ 840,000
	<b>Total Purchase for Homebuyers.....</b>	<b>\$ 210,000</b>	<b>\$ 840,000</b>	<b>\$ 1,050,000</b>
0530	<u>Housing Rehabilitation Construction</u> 7-units @ \$9,000 (max.).....	\$ 63,000	0	\$ 63,000
0580	<u>Housing Administration</u> Program Management (14 units @ \$2,500/ave)..... Lead Screening/Paint Testing/Risk Assessment.... (14 units @\$1,500/ea)	\$ 35,000 21,000	0 0	\$ 35,000 \$ 21,000
	<b>Total for 0580 Housing Administration.....</b>	<b>\$ 56,000</b>	<b>0</b>	<b>\$ 56,000</b>
0181	<u>General Administration.....</u>	\$ 20,000	0	\$ 20,000
	<b>Total project budget.....</b>	<b>\$ 349,000</b>	<b>\$ 840,000</b>	<b>\$ 1,189,000</b>

\*\* Other funds: Anticipated funds from 1<sup>st</sup> Mortgages from lending institutions and supporting agencies and other costs injected by homebuyers (inspections, fees, etc.)