



Good Life. Great Opportunity.

DEPT. OF ECONOMIC DEVELOPMENT

NAHTF INNOVATIVE HOUSING DEMONSTRATION PROGRAM REQUEST FOR PROPOSALS (RFP)

The Nebraska Department of Economic Development (DED) has determined that addressing a statewide housing shortage is of critical importance to Nebraska's continued economic development. New, innovative, and creative solutions to this housing shortage are necessary for communities to grow, for businesses to fill open positions or expand their workforce, and to strengthen the state's tax base. Therefore, DED has developed the Nebraska Affordable Housing Trust Fund (NAHTF) Innovative Housing Demonstration Program to solicit proposals for innovative, creative uses of NAHTF resources that address critical local housing needs, attract new residents, and that may be replicable in other communities.

The Demonstration Program is funded by the NAHTF. Funding in the amount of \$1,963,630 is available for the Demonstration Program. Innovative housing proposals may request up to \$500,000 in NAHTF resources for affordable housing projects serving persons up to 120% of the area median income as determined by the federal Department of Housing and Urban Development (HUD). Data on median area income is available at <https://opportunity.nebraska.gov/wp-content/uploads/2018/06/2018-120-Income-Limits.pdf>. The NAHTF Innovative Demonstration Program requires a minimum 10% cash match of total project costs.

ELIGIBLE APPLICANTS: Eligible applicants include local governments, local or regionally-based nonprofit 501(c)(3) or 501(c)(4) housing organizations, reservation-based nonprofits, and public housing authorities. For-profit developers and contractors are eligible for the program funding when working with an eligible applicant.

ELIGIBLE ACTIVITIES: For the Demonstration Program, NAHTF program funds can be used for the acquisition, new construction, or rehabilitation of rental housing units; acquisition, new construction, or rehabilitation of units for homebuyers or homeowners; acquisition, rehabilitation, or conversion of property into housing units; demolition that results in housing unit development; infrastructure that supports the development of housing; mortgage insurance guarantees, down payment and closing cost assistance; and making housing accessible to persons with disabilities.

PROJECTS: Housing projects that are unique; innovative; that leverage other resources; that utilize new financing structures; are replicable in other communities; encourage the participation of new developers; or meet unique housing needs are encouraged.

Projects may include, but are not limited to, the creation of new affordable housing units, improvement of existing housing stock, preventing the loss of existing units, and strategies to increase housing affordability. Examples of project categories include:

Adaptive Reuse

Housing projects that convert or reuse an existing site or building, built for another purpose; that create new housing units while utilizing existing infrastructure; often put vacant property to use.

Demolition with New Housing Development

Demolition of deteriorated property in conjunction with the construction of new housing units contributes to an increased tax base, improved neighborhoods, and community growth.

Energy Efficiency/Sustainability

Housing projects that improve the energy efficiency of existing housing units or exceed 2009 International Energy Conservation Code for newly constructed units; net zero housing; or incorporate other sustainable design and building techniques.

Innovative Investment

Housing projects that utilize NAHTF funds as a loan, demonstrating the ability to re-use the NAHTF funds in a community or region; that create a new financing tool or partnership; or creative solutions to common financing barriers are encouraged for the sustainability of housing development at the local level.

Unique Design

Housing units uniquely designed for topography, irregular lots, cottages, and tiny homes are example solutions that can create interest and provide for broader housing choice in a community.

Walkable Communities

Housing that contributes to a walkable community. Walkability is key to downtown living, and is the cheapest form of transportation. It is energy efficient and contributes to air quality and individual health. The development of a walkable community utilizes existing infrastructure and influences the sustainability of the downtown, leading to more social interaction and physical fitness. Upper story housing and units near the downtown or close to services contribute to a walkable community.

Workforce Housing

Workforce housing is a critical need across the state, and innovative solutions are being sought. Projects are encouraged that meet a unique or critical workforce housing need within a community or region; housing projects that include employer investment as part of their workforce recruitment efforts are encouraged.

PROPOSALS: DED is requesting proposals that demonstrate a new or innovative use of NAHTF funding to meet critical housing needs in the community. Proposals should be prepared according to the following outline:

Proposal Outline

This outline, including the page numbers and requested number of pages for each section, **must be followed**. Proposals are limited to **15 pages**.

Page 1: Title Page

Applicant name, contact information
Developer, contact information
Project name and type
Project location, including congressional district
Total project cost
NAHTF Demonstration Program amount requested

Page 2-3: Project Description

Describe how the project addresses a program priority.

Page 4: Description of Community Housing Need

One page summary max. Do not attach housing studies or other documents.

Page 5-6: Capacity of Applicant, Developer, and other Project Participants

Describe the capacity of participants to carry out the proposed project.

Page 7-9: Map, Plans, Specs, Photos

Include detailed documentation.

Page 10: Community Support

Include a narrative summary only. Do not attach letters of support.

Page 11: Project Readiness

Include information such as site control, plans, financing secured, and development team identified.

Pages 12: Project Timeline

Include detailed information on significant dates.

Page 13-14: Project Financing and Budget

Proposed total project costs, other sources of financing, and a proforma as applicable. **Minimum 10% cash match is required.**

Page 15: Definition of Success

Provide a detailed description.

PROPOSAL SUBMISSION:

Proposals are limited to **15 pages** and must be submitted **electronically as a single pdf file**. Proposals will be accepted until 5:00 p.m. CDT on February 13, 2019.

Email proposals to: Kylee Bischoff, kylee.bischoff@nebraska.gov.