

NEBRASKA INVESTMENT FINANCE AUTHORITY
BOARD OF DIRECTORS MEETING

Friday, March 22, 2024
9:00 a.m.

NIFA's Conference Room
1230 O Street, Suite 200, Lincoln, NE

Notice Published: March 17, 2024 – Omaha World Herald
March 17, 2024 – Lincoln Journal Star

AGENDA

Open Meetings Act – Copies of the Open Meetings Act are located on the table at the entrance to the meeting room and posted against the wall and are online at:

<https://www.nifa.org/about/board-of-directors>

1. Call Meeting to Order and Roll Call
2. Public Comment Related to the March 22, 2024 Agenda Items (comment period limited to five minutes)
3. Consent Agenda
 - a. January 19, 2024 NIFA Board of Director Meeting Minutes
 - b. January 24, 2024 NIFA Board of Directors Meeting Minutes
 - c. Executive Director's Report
 - d. Report on Homeownership Program
 - e. Report on Agriculture Loan Program, Including Loans in Process
 - f. Report on Homeowner Assistance Fund
 - g. Report on Nebraska Emergency Rental Assistance
 - h. Report on Community Engagement Activities
 - i. Report on Marketing Department Activities
 - j. Report on Collaborative Resource Allocation of Nebraska (CRANE)

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k. Private Activity Bond Cap Summary

Consideration of a Motion to Approve the Minutes and Accept the Reports on the Consent Agenda as Presented

Action Items – 65 minutes

Programs Committee – 30 minutes

4. Consideration of a Motion to Adopt Resolution No. 478 Establishing and Allocating Funds from the Nebraska Opportunity Fund (NOF) in the Amount of \$5,000,000 to the NIFA Multi-Family Lending Pilot Program Account for the Multi-Family Lending Pilot Program for the Purpose of Making Loans to Owners of 9% Federal Low-Income Housing Tax Credit Projects for the Financing of Multi-Family Rental Housing for Occupancy by Persons and Families of Low and Moderate Income
5. Consideration of a Motion to Adopt Board Resolution No. 479 with Respect to Authorizing the Execution and Filing of Applications with Respect to Requesting Federal Funding Available Pursuant to the Housing Counseling Program Homeownership Initiative, to be used in Connection with Housing Counseling Services for Prospective Homebuyers
6. Review and Consideration of Adoption of Limited Purpose Intent Resolutions for the Issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$78,000,000 to Finance Multifamily Rental Housing Projects
7. Consideration of a Motion to Approve Conditional Allocations of Private Activity Volume Cap in an Amount not to Initially Exceed \$100,000,000 (Unless Otherwise Approved by the Executive Director) for the Issuance of Bonds in Conjunction with 4% 2024 Low-Income Housing Tax Credits (LIHTC) and Affordable Housing Tax Credits (AHTC)

Multifamily Finance – 5 minutes

8. Ratification of Public Hearing held Thursday, March 21st, 2024 at 9:30 a.m. for the Following Projects:

Multifamily Housing Revenue Bonds
(18Howard Apartments) Series 2024

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Multifamily Housing Revenue Bonds (Southside Terrace Phase I) Series 2024

9. Review and Consideration of Adoption of Bond Resolution No. MF-212 Authorizing the Issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds (18Howard Apartments), Series 2024 in an Aggregate Principal Amount not to Exceed \$20,000,000, in Connection with the Construction of an Approximate 120-Unit Multifamily Housing Development to be Located in Omaha, Nebraska
10. Review and Consideration of Adoption of Bond Resolution No. MF-218 Authorizing the Issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds (Southside Terrace Phase I), Series 2024 in an Aggregate Principal Amount not to Exceed \$13,000,000, in Connection with the Construction of an Approximate 68-Unit Multifamily Housing Development to be Located in Omaha, Nebraska

Governance Committee – 15 minutes

11. Consideration of a Motion to Approve NIFA's Reforecasted Operating Fund and NOF Budgets for the Fiscal Year Ending June 30, 2024

Other Action Items – 15 minutes

12. Ratification of Public Hearing held February 5th, 2024 at 1:30 p.m. for the Following Project:

Colorado Health Facilities Authority Revenue Bonds (CommonSpirit Health Project) Series 2024

13. Consideration of a Motion to Adopt Resolution No. 480 Authorizing the Authority to Amend the Employee's Money Purchase Plan and Trust and the Deferred Compensation Plan and to Approve and Adopt the Charter of the Nebraska Investment Finance Authority Retirement Plans Committee and Appoint Standing Committee Members
14. Consideration of a Motion to Adopt Resolution No. 481 Authorizing the Authority to Adopt Additional Resolutions and to Execute Documents, Including the Master Transaction Agreement, In Connection with One or More Warehouse Financings with the Federal Home Loan Bank of Topeka to Provide Interim Financing for Single Family

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Mortgage Loans and Mortgage-Backed Securities to be Ultimately Financed with the Proceeds of the Authority's Single Family Housing Revenue Bonds

Strategic Topic – 20 minutes

15. NIFA Strategic Objectives and Fiscal Year 2024 WIGs

NIFA Highlights – 15 minutes

16. Update on the Bond Market

17. Announcements and Discussion of Upcoming Events

a. 2024 Innovation Expo

18. Adjourn