

Housing Study Grant Program Guidelines

Purpose

The Housing Study Grant Program will be used to stimulate ideas for comprehensive development plans encompassing housing, community, and economic development opportunities in Nebraska and to track the progress of communities over time in achieving the identified plans.

Applicant Eligibility

Your agency/organization may be eligible for the Housing Study Grant Program if it is a:

- Nonprofit 501(c)3 entity, OR
- Local Housing Authority, OR
- Local or Regional Planning commission; AND
- Can provide match funds of 50% for a housing study or 70% for a housing study that is part of a comprehensive plan AND
- Can complete the study within 24 months of award

Non-refundable Application Fee

\$300 application fee for grant requests of less than \$10,000

\$600 application fee for grant requests of \$10,000 to \$20,000 (maximum)

Payment options: ACH or check

- Contact NIFA for ACH instructions
- Make checks payable to NIFA, 1230 O Street, Suite 200, Lincoln, NE 68508

Match Requirement

A cash match of at least fifty percent (50%) is required for all standalone housing studies. If the proposed housing study is part of a comprehensive plan, the match requirement is a minimum of seventy percent (70%).

Funding Amount

NIFA anticipates having up to \$60,000 in funds available annually.

- The maximum grant award is \$20,000 per project. There is no minimum.
- Projects are expected to be completed within 24 months of acceptance by grantee of a NIFA letter agreement.

Application Components

The Study Area must be a specific geographic area and may include a neighborhood, region, or county within the state of Nebraska. For studies within the boundaries of an incorporated town or village, the area must be consistent within that area's planning and zoning regulations.

Eligible projects may be a new study or an update of an existing study. The following must be included in your application:

1. Clearly defined public planning process and opportunities for citizens to actively participate
2. Description of the community's need for a housing study, including detailed information relating to previous housing studies (if applicable) and progress toward identified needs in such studies, including challenges and successes
3. Plan for community coordination and participation of local stakeholders, including but not limited to local government, nonprofits, business leaders, schools, hospitals, etc.
4. Detailed timeline for the completion of the study
5. Detailed budget
6. Written evidence of commitment and source for matching cash funds
7. Independent letters of support from the governing jurisdiction and community organizations written expressly to support the project application
8. Applicant's most recent annual financial report
9. Proof of Applicant Classification (see Application Form question 3)
10. A detailed description of the applicant's track record in community or housing development
11. Professional resume of any third-party service providers participating in the study (or explain process for upcoming selection)

Incomplete applications may not be considered for funding.

Completed Housing Study Requirements

- Demographics, housing stock quality, project size, and community design characteristics
- The housing needs of the selected area must be evaluated, to include an existing housing inventory
- Identification of future housing demand including number of rental and homeownership units
- Must include recommendations for, at a minimum, one of the following: future land use planning, community facilities, transportation needs, and or employment opportunities
- A workable timeline for the implementation of the proposed recommendations
- Final study recommendations should include potential use of NIFA and other federal, state and local program options for the financing of low to moderate income housing units

Reporting and Cooperation Requirements

- For the duration of the study period (5 or 10 years) after completion of a Housing Study, an applicant must submit at least annual reports (more frequently not to exceed bi-annually as requested) in a form and method designated by NIFA. NIFA will utilize the data and information to create baselines and measurements of community progress, identify successes, challenges and barriers to achieving needs or plans identified in the Housing Study.
- Applicants agree to cooperate with NIFA to share successes, barriers and challenges in meetings, webinars or other venues to support and encourage effective affordable housing efforts across the state.

Other Considerations

NIFA reserves the right to modify or withdraw the housing study grant program and may exercise such right at any time and without notice and without liability to any applicant or other parties for their expenses incurred in the preparation of a proposal or otherwise.

NIFA reserves the right to reject any applications that do not correspond with NIFA's current housing priorities as approved by the Executive Director.

NIFA Contact

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