



MAY 08, 2026

# Board of Directors Meeting



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
BOARD OF DIRECTORS MEETING**

**Friday, May 8, 2026  
9:00 a.m.**

**NIFA  
1248 O Street, Suite 601, Lincoln, Nebraska 68508**

**Notice Published: May 3, 2026 – Omaha World Herald  
May 3, 2026 – 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 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 May 8, 2026 Agenda Items
- 3. Consideration of a Motion to Approve the April 10, 2026 NIFA Board of Director Meeting Minutes
- 4. Consent Agenda
  - a. Executive Director's Report
  - b. Board Committee Reports
    - Programs
    - Multifamily and Commercial Lending Programs Loan Committee
  - c. Agriculture Loan Program Report, Including Loans in Progress
  - d. Collaborative Resource Allocation of Nebraska (CRANE) Report
  - e. Community Collaboration Report
  - f. Homeownership Program Report
  - g. LIHTC Compliance Report
  - h. Marketing and Communications Report
  - i. Policy & Research Report
  - j. Program Development and Administration Report
  - k. Private Activity Bond Cap Summary
  - l. Updated Committee Appointments

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

**AGENDA**  
**May 8, 2026**

**Action Items – 90 minutes**

**Audit Committee – 15 minutes**

5. Consideration of a Motion to Approve NIFA’s Independent Auditors for Fiscal Year Ending June 30, 2026

**Programs Committee – 60 minutes**

6. Consideration of a Motion to Approve a Conditional Reservation for a CRANE Application of Federal Low Income Housing Tax Credit (LIHTC) and Nebraska Affordable Housing Tax Credit (AHTC) Allocation
7. Consideration of a Motion to Adopt **Board Resolution No. 500 503** Authorizing the Modular Housing Ordering and Delivery Program and Authorizing the Executive Director to Collaborate with Participating Modular Component Housing Manufactures and Community Program Participants to Increase the Production of Affordable Housing for Persons and Families of Low and Moderate Income
8. Consideration of a Motion to Adopt Amending Resolution No. 501 With Respect to Expanding the Use of Funds in the Nebraska Opportunity Fund (NOF) - Revolving Loan Fund for a Teaching Nebraska Trades 2 (TNT2) Program for Student Built Housing
9. Consideration of a Motion to Adopt Board Resolution No. 502 With Respect to Establishing a Pilot Program to Assist Nonprofit Entities Serving Lancaster County in Connection with the Construction and/or Rehabilitation of Single Family Housing for Persons and Families of Low and Moderate Income

**Other Action Items – 15 minutes**

10. Discussion Regarding Issuance of Bonds for the Clean Water State Revolving Fund and Drinking Water State Revolving Fund, Together in an Amount not to Exceed \$9,100,000, Consisting of Two or More Series of Bonds, and Approval of a Notice to the Governor and Clerk of the Legislature and the Filing Thereof
11. Ratification of Public Hearing for the Following Projects:

|  |  |
|--|--|
| Held Wednesday, April 8 <sup>th</sup> at 9:00 a.m. | Multifamily Housing Revenue Bonds<br>(Chambers Court) Series 2026            |
| Held Thursday, May 7 <sup>th</sup> at 9:00 a.m.    | Multifamily Housing Revenue Bonds<br>(Southside Terrace Phase 3) Series 2026 |

**Strategic Topic – 30 minutes**

12. Board Ethics Training

**AGENDA**  
**May 8, 2026**

**NIFA Highlights – 10 minutes**

13. Update on the Bond Market and NIFA's Recent Bond Sale
14. Announcements and Discussion of Upcoming Events and Considerations
  - a. Outstate Board Meetings
15. Adjourn



**NEBRASKA INVESTMENT FINANCE AUTHORITY  
BOARD OF DIRECTORS MEETING**

**NIFA  
1248 O Street, Suite 601, Lincoln, Nebraska 68508**

**Video/Audio Conference Option Available**

**Minutes of Friday, April 10, 2026**

**Notice Published:** April 3, 2026 – Omaha World Herald  
April 3, 2026 – Lincoln Journal Star  
[Affidavits Attached]

**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>

All votes taken by roll call of the members.

**Board Members Present:** Warren Arganbright  
George Achola (arrived later as noted in the minutes)  
Galen Frenzen  
Ben Martens  
Sherry Vinton  
Colten Zamrzla

**Board Members Absent:** Ellen Hung  
Maureen Larsen

**NIFA Staff Present:** Shannon Harner, Executive Director and Board Secretary  
Amy Lang, Executive Assistant and Board Clerk  
Robin Ambroz, Chief Programs Officer  
Christie Weston, Chief Operating Officer  
Sara Tichota, LIHTC Allocation Manager  
Jody Cook, Director of Bond and Investment management  
Pamela Skinner, LIHTC Allocation Assistant Manager

**Guests Present:** Erika Lynch, Kutak Rock LLP  
Patti Peterson, Kutak Rock LLP  
Ben Kunz, Hoppe Development

**1. Call Meeting to Order and Roll Call**

Vice Chair Arganbright called the meeting to order at 9:03 a.m. with 5 members present. Arganbright reported that copies of the Open Meetings Act were located on the counter at the

back of the room. Notice of the meeting was published in the Omaha World Herald and the Lincoln Journal Star on Sunday, April 3, 2026. Affidavits of the publication are attached.

Vice Chair Arganbright designated Board Secretary Harner to read agenda items.

## **2. Public Comment Related to the April 10, 2026 Agenda Items**

Board Secretary Harner opened the public comment period at 9:04 a.m. and directed speakers to state their name for the record. No individuals came forward.

Moved by Frenzen, seconded by Vinton to close the public comment period at 9:05 a.m.

Via roll call, the following votes were recorded:  
Voting AYE: Arganbright, Frenzen, Martens, Vinton, Zamrzla  
Absent: Achola, Hung, Larsen  
The motion passed unanimously.

## **3. Consideration of a Motion to Approve the February 20, 2026 NIFA Board of Director Meeting Minutes**

Moved by Zamrzla, seconded by Marten to approve February 20, 2026 NIFA Board of Directors meeting minutes.

Via roll call, the following votes were recorded:  
Voting AYE: Arganbright, Frenzen, Martens, Vinton, Zamrzla  
Absent: Achola, Hung, Larsen  
The motion passed unanimously.

## **4. Consideration of a Motion to Accept the Agriculture Loan Program Report, Including Loans in Progress**

- Borrower: Kolton Schotte  
Purpose: Purchase of approximately 156 acres of farm real estate located in Section 27, Township 1 North, Range 6 East of the 6th Principal Median in Gage County, Nebraska  
Purchase Price: \$875,000  
NIFA Loan/Bond Amount: \$437,900  
Interest Rate through NIFA of 4.85% fixed (Lender's normal rate: 6.75% variable)  
Bondholder: Citizens State Bank of Marysville – Marysville, KS
  
- Borrower: Rylee Zimmerman  
Purpose: Purchase of approximately 40 acres of farm real estate located in the NW 1/4, SW 1/4, Section 14-5-6 in Gage County, Nebraska  
Purchase Price: \$280,000  
NIFA Loan/Bond Amount: \$140,000  
Interest Rate through NIFA of 5.60% variable (Lender's normal rate: 6.75% variable)  
Bondholder: First State Bank Nebraska - Beatrice, Nebraska
  
- Borrower: Joseph Preister  
Purpose: Purchase of approximately 157 acres in the SE 1/4 of Section 6, Township 19 North, Range 5, West of the 6th P.M. in Boone County, Nebraska  
Purchase Price: \$920,000  
NIFA Loan/Bond Amount: \$420,000

Interest Rate through NIFA of 5.60% variable (Lender's normal rate: 7.25% variable)  
Bondholder: First State Bank Nebraska - Hickman, Nebraska

- Borrower: Jaydn Grabill  
Purpose: Purchase of 156 acres of farm real estate in Adams County, Nebraska  
Outstanding NIFA bond amount: \$423,142.36  
Modified Interest Rate: 5.85%  
Bondholder: South Central State Bank – Blue Hill, Nebraska

Moved by Frenzen, seconded by Vinton to accept the Agriculture Loan Program Report, Including Loans in Progress.

Via roll call, the following votes were recorded:  
Voting AYE: Arganbright, Frenzen, Martens, Vinton, Zamrzla  
Absent: Achola, Hung, Larsen  
The motion passed unanimously.

**5. Review and Consideration of Adoption of Bond Resolution No. MF-239 Authorizing the Issuance of Nebraska Investment Finance Authority Multifamily Housing Revenue Bonds (Chambers Court) Series 2026 in an Aggregate Principal Amount not to exceed \$20,300,000 in Connection with the Acquisition, Rehabilitation and Construction of an Approximate 131-unit Scattered Site Multifamily Rental Housing Development Located or to be Located in Omaha, Nebraska**

NIFA Director of Bond and Investment Management Jody Cook gave an overview of the project and touched on key points in the resolution. Ben Kunz of Hoppe Development was available to answer questions.

Moved by Zamrzla, seconded by Vinton to approve Bond Resolution No. MF-239.


Via roll call, the following votes were recorded:  
Voting AYE: Arganbright, Frenzen, Martens, Vinton, Zamrzla  
Absent: Achola, Hung, Larsen  
The motion passed unanimously.

Board Member Achola arrived at 9:09 a.m.

**6. Adjourn**

Moved by Zamrzla, seconded by Marten to adjourn at 9:10 a.m.

Respectfully submitted,



Shannon R. Harner  
Executive Director



The Lincoln Journal Star  
PO Box 81609  
(402) 473-7448

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Lincoln Journal Star, a legal newspaper printed, published and having a general circulation in the County of Lancaster as that and state of Nebraska, and that the attached printed notice was published in said newspaper and that said newspaper is the legal newspaper under the statute of the State of Nebraska.

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

**PUBLICATION DATES:**

Apr. 5, 2026

**NOTICE ID:** 8CooK7lczj3ekBuuR0j7

**PUBLISHER ID:** COL-NE-1008899

**NOTICE NAME:** Notice of Board Meeting (04/10/2026)

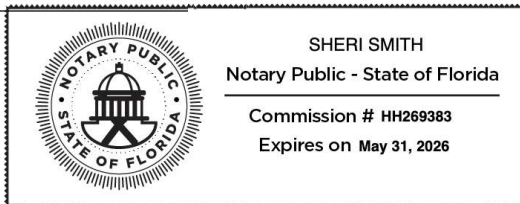
**Publication Fee:** \$34.48

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
County of Broward



Subscribed in my presence and sworn to before me on this: 04/07/2026

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF MEETING**

**NEBRASKA INVESTMENT FINANCE AUTHORITY**

[Meeting to be held in Person and by Virtual Conferencing]

Notice is hereby given that the Nebraska Investment Finance Authority (the "Authority") will hold a Board of Directors Meeting, which is open to the public, on Friday, April 10, 2026, beginning at 9:00 a.m. The Authority's meeting will be held (i) at the offices of the Nebraska Investment Finance Authority, 1248 'O' Street, Suite 601, Lincoln, Nebraska and (ii) by virtual conferencing accessed at the following link:

<https://hov.to/6f8fb6d1>

Persons requiring an accommodation consistent with the Americans with Disabilities Act are asked to contact Amy Lang at the Authority at (402) 434-3900 at least 48 hours in advance of the meeting.

The agenda of the meeting, which is kept continually current, is available for public inspection at the Authority's website at <https://www.nifa.org/about/board-of-directors> and is posted on the front door of the Authority's office at 1248 'O' Street, Suite 601, Lincoln, Nebraska, during normal business hours.

A copy of the current Open Meetings Act, Neb. Rev. Stat. 84-1407 et. seq., and copies of the Board book materials (which may be updated) to be discussed, will be available at the meeting site at the office of the Authority and at the Authority's website at <https://www.nifa.org/about/board-of-directors>. Handouts and other materials presented at the meeting will be available for viewing by all meeting attendees, including those accessing the meeting via virtual conferencing.

For more information or questions, including accessing the meeting by video conferencing, contact Christie Weston, Chief Operating Officer, at (402) 434-3912.

COL-NE-1008899 4/5

## AFFIDAVIT

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, being of lawful age, being duly sworn upon oath, hereby depose and say that I am agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Omaha World Herald, a legal daily newspaper printed and published in the counties of Douglas and Cass and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in said newspaper on the dates stated below and that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

**PUBLICATION DATES:**

Apr. 5, 2026

**NOTICE NAME:** Notice of Board Meeting (04/10/2026)

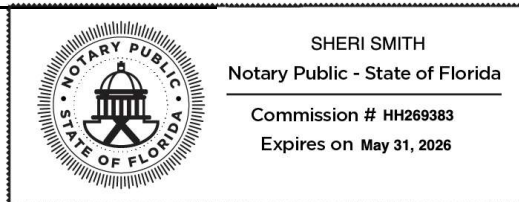
**PUBLICATION FEE:** \$58.80

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
County of Broward



Subscribed in my presence and sworn to before me on this: 04/07/2026

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

## NOTICE OF MEETING

NEBRASKA INVESTMENT FINANCE  
AUTHORITY

[Meeting to be held in Person and by  
Virtual Conferencing]

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2026, (4) 5 - Sundays, ZNEZ



**EXECUTIVE DIRECTOR BOARD REPORT  
MAY 2026**

Dear Board Members,

Welcome to spring! I hope this season brings renewed energy as we move into an exciting stretch of the year for NIFA. I want to begin with a sincere thank-you to everyone who attended and supported the 2026 NIFA Innovation Expo. It was a tremendous success, filled with forward-looking ideas, strong participation, and meaningful collaboration. Additional details are provided in the Community Collaboration report within the Consent Agenda (item 4-e).

We also wrapped up the 2026 legislative session in April, and I am pleased to share that the session resulted in numerous wins for housing and community development. A summary of relevant bills is available in the Policy & Research report (4-i), along with a report out on my and Ken's recent D.C. trip.

This month we welcome our newest Board member, Charlie Sullivan, whose appointment as the Broker/Builder representative of NIFA fills out our last remaining vacancy.

**Board Meeting**

Our strategic topic this month is the annual Board Ethics Training, delivered by Cause Collective. As always, this session is intended to support the Board's commitment to stewardship, compliance, and transparency.

Our agenda brings together a balanced mix of ongoing responsibilities and emerging priorities. It reflects both the foundational work that keeps NIFA moving forward – such as CRANE allocations – and the initiatives that help shape our long-term direction – such as the new MOD Program. We will also take time to discuss preferences and expectations for future outstate board meetings.

Thank you again for your engagement, leadership, and support. I look forward to the discussions ahead and to continuing our momentum into the summer.

Respectfully,

A handwritten signature in black ink that reads "Shannon R. Harner". The signature is fluid and cursive, with the first name being the most prominent.

Shannon R. Harner  
Executive Director

**NIFA Programs Committee**  
**Report to the Board of Directors**  
**April 28, 2025**

**Committee Members:**

Warren Arganbright, Chair  
Ben Martens

**Others Attending:**

Shannon Harner  
Robin Ambroz  
Pamela Skinner  
Denise Packard

**Meeting Details:**

Tuesday, April 28, 2026, at 11:00 AM via Video Conference

**Summary of Meeting Discussion:**

***CRANE Program***

Pam provided an overview of the CRANE Cycle and applicants currently in the process and those at a Category 1. Discussions regarding the CRANE Cycle allocation and the development being recommended for a conditional reservation, and the recommendation methodology occurred.

***Line of Credit Pilot Program***

Robin provided an overview of a pilot Line of Credit program that would support nonprofit organizations doing single family housing development in Lancaster County, using returned NUW-HOM funds. Discussion regarding the structure and benefits of the program occurred.

***TNT2 Pilot Program***

Robin and Denise provided information regarding a revised TNT2 pilot program that will include a partnership with Southeast Community College (SCC) and Cornhusker State Industries. The program will construct single family homes while teaching construction trades to individuals who are incarcerated and students of SCC. Discussion regarding the program and future goals occurred.

***Modular Ordering and Delivery Program***

Denise provided information regarding the Modular Ordering and Delivery Program. The items reviewed included the Community Order Process and Manufacturer Order Process. The program will include zone delivery of modular units at bulk discount pricing for communities approved through our application process. Discussion regarding the obligations for NIFA, communities and manufacturers occurred.

***Committee adjourned at 11:51 a.m.***



## Multifamily and Commercial Lending Programs Loan Committee Report May 2026

A meeting of the Multifamily and Commercial Lending Programs Loan Committee was held on March 3, 2026 at 12:00 p.m.

### **Committee Members in Attendance:**

Lynette Nelson (Chairperson)  
Warren Arganbright  
Spencer Bulling  
Ellen Hung  
Ben Martens  
David Young

### **Others Attending:**

Robin Ambroz  
Sara Tichota

### **Summary of Meeting Discussion:**

#### ***1. Second Pilot Loan***

Robin and Sara presented the second loan for consideration under the Multi-Family Lending Pilot Program. The loan information is as follows:

|                          |                               |
|--------------------------|-------------------------------|
| Borrower:                | Fairview Villas, LLC          |
| Location of Development: | Hastings, NE                  |
| Number of Units:         | 28 units                      |
| Loan Amount:             | \$790,000                     |
| Interest Rate:           | 5.5% fixed                    |
| Term:                    | 240 months (20 years)         |
| Security:                | 1 <sup>st</sup> lien position |

After discussion regarding the loan, Ms. Nelson moved to approve the loan as presented, seconded by Mr. Martens. The committee approved the loan as presented unanimously. It was noted that this loan met the requirements of the Pilot Program.

#### ***2. Reporting***

Robin and Sara reviewed the reporting template created by Impact Development Fund and discussion occurred regarding the frequency of reporting to the Committee. Mr. Arganbright motioned that the committee receive the report on a quarterly basis. Ms. Nelson seconded the motion and the motion passed unanimously.

Mr. Arganbright motioned to adjourn the meeting, and Mr. Young seconded. Meeting was adjourned at 12:32 p.m.



## Report on NIFA Agriculture Loan Program May 8, 2026

### CLOSED LOAN SUMMARY:

|                      |  |
|----------------------|--|
| <b>Borrower:</b>     | <b>Rylee Zimmerman</b>   |
| Public Hearing Date: | April 13, 2026   |
| Series Resolution:   | Providing for the Issuance of Agricultural Development Direct Loan Revenue Bond (Rylee Zimmerman Project) Series 2026 (the "Bond")   |
| Bond Purchaser:      | First State Bank Nebraska - Beatrice, Nebraska   |
| Purpose:             | Loan (the "Loan") to the Borrower to acquire approximately 40 acres of farm real estate located in the NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 14-5-6. Beginning at SW 2nd Road and East Chestnut, the SW corner of the property is $\frac{1}{4}$ mile north on the East Side of the road in Gage County, Nebraska.  |
| Amount:              | \$140,000  |
| Bond Dated Date:     | April 30, 2026   |
| Terms:               | The Bond shall bear interest at an initial rate of 5.60% per annum until April 1, 2031. On that date and every 5 years thereafter (a "Change Date"), the interest rate on the Bond will be adjusted to the Wall Street Journal U.S. Prime Rate (the "Index"), minus 1.150%. Interest on the Bond shall be computed on a 365/360 basis. Principal and interest shall be paid on demand and if no demand is made, principal and interest shall be paid in 29 annual payments of \$9,785.07 |

(subject to any interest rate changes) beginning April 1, 2027 and each April 1 thereafter to and including April 1, 2055. The final payment of the entire unpaid balance of principal and accrued interest will be due April 1, 2056 (the "Maturity Date"). Upon an interest rate change, the payments on the Bond will be re-amortized at the new interest rate over the remaining term. Under no circumstances will the interest rate on this Bond be less than 4% per annum or more than (except for any higher default rate) the lesser of 16% per annum or the maximum rate allowed by applicable law. The maximum increase or decrease in the interest rate at any one time on this Bond will not exceed 1%. If a payment is 30 days or more late, a charge of 5% of the amount of the regularly scheduled payment or \$20.00, whichever is greater, will be assessed. The late charge will never be greater than \$500 per late payment. Upon default, including failure to pay upon final maturity, the interest rate on this Bond shall be increased to 15.750% per annum. However, in no event, shall the interest rate exceed the maximum allowed by law.

**LOANS IN PROCESS:**

|                   |   |
|-------------------|---|
| <b>Borrower:</b>  | <b>Kolton Schotte</b>   |
| Purpose:          | Purchase of approximately 156 acres of farm real estate located in Section 27, Township 1 North, Range 6 East of the 6 <sup>th</sup> Principal Median in Gage County, Nebraska. |
| Purchase Price:   | \$875,000   |
| NIFA Bond Amount: | \$437,900   |
| Interest rate:    | 4.85% fixed (Lender's normal rate: 6.75% variable)  |
| Bond Purchaser:   | Citizens State Bank of Marysville – Marysville, KS  |

**Borrower: Joseph Preister**

Purpose: Purchase of approximately 157 acres in the SE 1/4 of Section 6, Township 19 North, Range 5, West of the 6<sup>th</sup> P.M. in Boone County, Nebraska.

Purchase Price: \$920,000

NIFA Bond Amount: \$420,000

Interest rate: 5.60% variable (Lender's normal rate: 7.25% variable)

Bond Purchaser: First State Bank Nebraska - Hickman, Nebraska

**Borrower: Drew Samuelson**

Purpose: Purchase of approximately 74 acres in the W 1/2 of the W 1/2 of Section 16, Township 8 North, Range 20, West of the 6<sup>th</sup> P.M. in Phelps County, Nebraska.

Purchase Price: \$800,000

NIFA Bond Amount: \$400,000

Interest rate: 5.59% variable (Lender's normal rate: 7.45% variable)

Bond Purchaser: First State Bank - Holdrege, Nebraska

**LOAN MODIFICATION:**

**Borrower: Jaydn Grabill**

Original Purpose: Purchase of 156 acres of farm real estate in Adams County, Nebraska

Outstanding NIFA bond amount: \$423,142.36

Modified Interest Rate: 5.85%

Bondholder: South Central State Bank – Blue Hill, Nebraska

**CRANE Public Meeting Report**  
**via Zoom**  
**February 25, 2026**  
**9:00 a.m.**

**Attendees (via Zoom):** Bill Lukash, Brinshore Development; Brandy Waller, New Visions Homeless Services; Courtney Brewer, Field Day Development; Jim Posey, Straightline Development; Sheryl Garst, inCommon; Ryan Durant and Will Major, RMD Group; Neeraj Agarwal, Nicole Looney and Rahul Agarwal, Clarity Development; Connor Menard, Hoppe Development; and Pam Skinner and Cassandra Stark, NIFA.

**Meeting called to order** by Pam Skinner at 9:01 a.m.

**7-1065 Arbor Flats – Omaha**

Bill Lukash reported they are working on neighborhood engagement so final plat can go to City Council for approval. Category 1.

**7-1094 Legacy Grove Senior Veterans Apts. (New Visions Homeless) – Omaha**

Brandy Waller reported they are working on neighborhood engagement and transfer of the 5 acres of land to Holy Name Housing. Category 1.

**7-1097 ICC & Robbins – Omaha**

Ryan Durant reported they are working on updating construction numbers to submit next month. Category 2.

**7-1100 Open Door Mission – Omaha**

Ryan Durant reported working on updating all numbers. Category 2.

**7-1102 Poppleton West/The Brando – Omaha**

Sheryl Garst reported they are working on updating financing and investor letters. Category 1.

**7-1128 Flats at 18 – Omaha**

Neeraj Agarwal reported submitted Exhibit and awaiting feedback. Category 2.

**7-1129 Maple North Townhomes – Wahoo**

Connor reported working with the City and Community Action Partnership and meeting next month to discuss. Category 1

Pam provided an update to those developments that do not receive a conditional reservation under the current 2026-27-28 Qualified Allocation Plan (QAP), will be required to complete a new application under the new QAP.

Meeting adjourned: 9:14 a.m.

**CRANE Public Meeting Report**  
**via Zoom**  
**April 22, 2026**  
**9:00 a.m.**

**Attendees (via Zoom):** Bill Lukash, Brinshore Development; Brandy Waller, New Visions Homeless Services; Sheryl Garst, inCommon; Nicole Looney and Rahul Agarwal, Clarity Development; Connor Menard, Hoppe Development; Candace Gregory, Open Door Mission; Mechele Grimes, NDED; and Pam Skinner and Cassandra Stark, NIFA.

**Meeting called to order** by Pam Skinner at 9:01 a.m.

**7-1065 Arbor Flats – Omaha**

Bill Lukash reported they are continuing to work on neighborhood engagement. Category 1.

**7-1094 Legacy Grove Senior Veterans Apts. (New Visions Homeless) – Omaha**

Brandy Waller reported they are working with Holy Name and infrastructure for the street as well as fundraising. Category 1.

**7-1097 ICC & Robbins – Omaha**

Did not attend. Category 2.

**7-1100 Open Door Mission – Omaha**

Candace Gregory reported working on private fundraising efforts and plan to go public next month. Category 1.

**7-1102 Poppleton West/The Brando – Omaha**

Sheryl Garst reported they are working on updating exhibits in anticipation of a possible conditional reservation in May. Category 1.

**7-1128 Flats at 18 – Omaha**

Rahul Agarwal reported working on updated exhibits, so they do not go stale. Category 1.

**7-1129 Maple North Townhomes – Wahoo**

Connor Menard reported no real updates and is working on updating some numbers. Category 1.

Pam provided an update on the order of developments that are currently at a Category 1 and approximate timeline of when they may receive a conditional reservation.

Meeting adjourned: 9:15 a.m.

# CRANE APPLICATION LIST

NEBRASKA INVESTMENT FINANCE AUTHORITY  
 LOW INCOME HOUSING TAX CREDIT PROGRAM  
 (updated 4/22/2026)

| NIFA PROJECT # | PROJECT NAME & ADDRESS  | APPLICANT NAME   | COUNTY   | TOTAL UNITS | LIHTC UNITS | MARKET UNITS | # OF BLDGS | PROJECT TYPE                                 | PROFIT STATUS | FINANCING SOURCES   | ESTIMATED COST        | LIHTC REQUESTED     | AHTC REQUESTED      | CATEGORY DESIGNATION |
|----------------|---|--|----------|-------------|-------------|--------------|------------|--|---------------|---|-----------------------|---------------------|---------------------|----------------------|
| 7-1065         | Arbor Flats<br>2510 S. 61st St<br>Omaha, NE 68106                           | Brinshore Development<br>1603 Orrington Ave., Ste. 450<br>Evanston, IL 60201<br>William Lukash         | Douglas  | 55          | 40          | 15           | 1          | New Construction<br>Metro                    | For Profit    | Conventional Loan<br>City HOME<br>Deferred Developer Fee<br>CHOICE Neighborhoods  | \$ 21,880,623         | \$ 990,000          | \$ 990,000          | Category 1           |
| 7-1094         | New Visions Omaha Veterans Housing<br>96th & Cady Avenue<br>Omaha, NE 68134 | New Visions Homeless Services<br>1425 N 18th Street<br>Omaha, NE 68102<br>Brandy Waller: 402.659.6738  | Douglas  | 46          | 41          | 5            | 1          | New Construction<br>Metro<br>Veteran Seniors | Non-Profit    | FHLBank<br>CDBG Funds<br>Local Municipality<br>Deferred Developer Fee<br>Owner Equity<br>Sherwood Foundation<br>Donations                     | \$ 19,000,000         | \$ 1,149,123        | \$ 1,149,123        | Category 1           |
| 7-1097         | ICC & Robbins<br>4352 S 39th Avenue<br>Omaha, NE 68107                      | Old School Apartments<br>20284 Wirt Street #626<br>Elkhorn, NE 68022<br>Jim Posey: 402.660.9700        | Douglas  | 40          | 40          | 0            |            | Rehab<br>Metro                               | For Profit    | Conventional Loan<br>Federal Historic Tax Credits<br>State Historic Tax Credits<br>Owner Equity   | \$ 10,877,500         | \$ 503,545          | \$ 503,545          | Category 2           |
| 7-1100         | Open Door Mission Phase I<br>2702 N 22nd St<br>Omaha, NE 68110              | Open Door Mission<br>2828 N 23rd St E<br>Omaha, NE 68110<br>Candace Gregory: 402-829-1502              | Douglas  | 48          | 48          | 0            |            | New Construction<br>Metro                    | Non-Profit    | Conventional Loan<br>Tax Increment Financing<br>Deferred Developer Fee<br>Fundraising   | \$ 15,171,500         | \$ 1,065,143        | \$ 1,065,143        | Category 1           |
| 7-1102         | The Brando<br>2911 Poppleton/1303 Park Avenue<br>Omaha, NE 68105            | inCOMMON Housing Development<br>1340 Park Ave<br>Omaha, NE 68105                                       | Douglas  | 63          | 50          | 13           | 1          | New Construction<br>Metro                    | Non-Profit    | Conventional Loan<br>Deferred Developer Fee<br>HOME<br>Tax Increment Financing<br>QCT ARPA<br>Owner Equity<br>City HOME Funds<br>Sponsor Loan | \$ 23,374,291         | \$ 1,158,240        | \$ 1,158,240        | Category 1           |
| 7-1128         | Flats at 18<br>1819 Howard St & 1819 St Mary's Ave<br>Omaha, NE 68102       | 18HowardOwner, LLC<br>1901 Howard Street, Suite 300<br>Omaha, NE 68102<br>Neeraj Agarwal: 402-981-3735 | Douglas  | 66          | 66          | 0            |            | Adaptive Reuse<br>Metro                      |               | Conventional Loan<br>NDED Funding<br>Tax Increment Financing<br>Deferred Developer Fee<br>Owner Equity  | \$ 23,915,911         | \$ 1,150,451        | \$ 1,150,451        | Category 1           |
| 7-1129         | Maple Lane<br>23rd Street & N Maple Street<br>Wahoo, NE 68066               | Hoppe & Son, LLC<br>1620 S 84th Street<br>Lincoln, NE 68506<br>Jake Hoppe: 402-489-1600                | Saunders | 23          | 23          | 0            |            | New Construction<br>Metro<br>Homeless        |               | Conventional Loan<br>National Housing Trust Fund<br>Tax Increment Financing<br>Deferred Developer Fee<br>Land Donation                        | \$ 7,732,496          | \$ 487,162          | \$ 487,162          | Category 1           |
|                |   |  |          | <b>341</b>  | <b>308</b>  | <b>33</b>    | <b>3</b>   |  |               |   | <b>\$ 121,952,321</b> | <b>\$ 6,503,664</b> | <b>\$ 6,503,664</b> |                      |

# CRANE APPLICATION LIST

NEBRASKA INVESTMENT FINANCE AUTHORITY  
LOW INCOME HOUSING TAX CREDIT PROGRAM  
(updated 4/22/2026)

| NIFA PROJECT # | PROJECT NAME & ADDRESS  | APPLICANT NAME   | COUNTY   | TOTAL UNITS | LIHTC UNITS | MARKET UNITS | # OF BLDGS | PROJECT TYPE                                 | PROFIT STATUS | FINANCING SOURCES   | ESTIMATED COST        | LIHTC REQUESTED     | AHTC REQUESTED      | CATEGORY DESIGNATION |
|----------------|---|--|----------|-------------|-------------|--------------|------------|--|---------------|---|-----------------------|---------------------|---------------------|----------------------|
| 7-1065         | Arbor Flats<br>2510 S. 61st St<br>Omaha, NE 68106                           | Brinshore Development<br>1603 Orrington Ave., Ste. 450<br>Evanston, IL 60201<br>William Lukash         | Douglas  | 55          | 40          | 15           | 1          | New Construction<br>Metro                    | For Profit    | Conventional Loan<br>City HOME<br>Deferred Developer Fee<br>CHOICE Neighborhoods  | \$ 21,880,623         | \$ 990,000          | \$ 990,000          | Category 1           |
| 7-1094         | New Visions Omaha Veterans Housing<br>96th & Cady Avenue<br>Omaha, NE 68134 | New Visions Homeless Services<br>1425 N 18th Street<br>Omaha, NE 68102<br>Brandy Waller: 402.659.6738  | Douglas  | 46          | 41          | 5            | 1          | New Construction<br>Metro<br>Veteran Seniors | Non-Profit    | FHLBank<br>CDBG Funds<br>Local Municipality<br>Deferred Developer Fee<br>Owner Equity<br>Sherwood Foundation<br>Donations                     | \$ 19,000,000         | \$ 1,149,123        | \$ 1,149,123        | Category 1           |
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| 7-1100         | Open Door Mission Phase I<br>2702 N 22nd St<br>Omaha, NE 68110              | Open Door Mission<br>2828 N 23rd St E<br>Omaha, NE 68110<br>Candace Gregory: 402-829-1502              | Douglas  | 48          | 48          | 0            |            | New Construction<br>Metro                    | Non-Profit    | Conventional Loan<br>Tax Increment Financing<br>Deferred Developer Fee<br>Fundraising   | \$ 15,171,500         | \$ 1,065,143        | \$ 1,065,143        | Category 1           |
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| 7-1129         | Maple Lane<br>23rd Street & N Maple Street<br>Wahoo, NE 68066               | Hoppe & Son, LLC<br>1620 S 84th Street<br>Lincoln, NE 68506<br>Jake Hoppe: 402-489-1600                | Saunders | 23          | 23          | 0            |            | New Construction<br>Metro<br>Homeless        |               | Conventional Loan<br>National Housing Trust Fund<br>Tax Increment Financing<br>Deferred Developer Fee<br>Land Donation                        | \$ 7,732,496          | \$ 487,162          | \$ 487,162          | Category 1           |
|                |   |  |          | <b>341</b>  | <b>308</b>  | <b>33</b>    | <b>3</b>   |  |               |   | <b>\$ 121,952,321</b> | <b>\$ 6,503,664</b> | <b>\$ 6,503,664</b> |                      |



## COMMUNITY COLLABORATION BOARD REPORT

May 2026

### NIX26

NIFA's Innovation Expo (NIX26) was a tremendous success. Over the course of the event, housing professionals, community partners, industry leaders, and changemakers came together to share ideas, build connections, and explore practical solutions that move Nebraska forward. This year's Expo reflected the spirit of our theme, *Partners in Progress*, and we're grateful to every speaker, exhibitor, sponsor, attendee, and team who helped make it meaningful.

We were pleased to kick off the event with Mayor Leirion Gaylor Baird welcoming attendees to Lincoln and the Expo. Her dedication to affordable housing has really moved the needle in Lincoln and her inspirational comments helped set the tone for the event.



Lincoln's own Dr. Helen Fagan gave the keynote address during Tuesday's Housing Champion Luncheon. Dr. Fagan treated the audience to stories of her experiences growing up as an Iranian immigrant in the United States. Overcoming prejudice and adversity, she is now a sought-after leadership scholar and executive coach. An inspirational leader, she explains in her book, *Lead Like People Matter*, "When leaders embrace their vulnerability and growth, they create the conditions for others to thrive. That is the foundation of trust, innovation, and success."

We featured sessions that highlighted successes and inspired communities to address the affordable and attainable housing needs in our state, including:

**Housing as a Community Anchor** showcased LIHTC developments that have transformed neighborhoods beyond housing through integrated childcare, services for people with developmental disabilities, workforce programs, and health services.



**Battling Blight to Reclaim Vacant and Abandoned Properties** highlighted an issue frequently discussed at a community level across the state. Abandoned homes don't have to stay liabilities. The audience learned how land banks, city policies, and registries reclaiming vacant properties can restore neighborhoods.

**Unlocking Smarter Growth with Modular Housing** featured NIFA and its key partners unveiling MOD (Modular Ordering and Delivery), our bulk ordering modular initiative. Manufacturing, design, and creative financing will bring modular housing to Nebraska communities to help achieve the goal of increasing affordable housing for all income levels.

**Innovating to Reduce Construction Costs** looked at the future of housing solutions that utilize less traditional methods. From 3D printed homes to structural insulated panels (SIPs), the speakers discussed how we can expand our housing innovations in Nebraska by taking advantage of methods that reduce the costs of construction and maintenance.

For the second year in a row, we promoted the **Nebraska Supportive Housing Toolkit** in which nonprofit agencies participated in hands on technical assistance workshops to learn how to develop housing for households making less than \$22,000 annually. This is an effort through the Nebraska Strategic Housing Council's Pillar 3 committee. Four agencies completed the workshops and pitched their projects to the Expo general audience. The project pitch is the final step in the toolkit allowing nonprofits to showcase their concepts and generate interest from the investors, developers, and innovative thought leaders in the room.



#### Registration Totals

Participating Loan Advisor and Real Estate Agent Training – **153**

LIHTC Compliance Training – **211**

Conference – **323**

**Total for all three days: 687**

#### Community Collaboration in Action

- Apr 9: Grand Island Housing Coalition Presentation
- Apr 9: Lincoln Chamber Young Professionals Network: Presentation
- Apr 17: Assistive Technology Partnerships Advisory Board: Presentation
- Apr 21: Lincoln Civil Rights Conference: Exhibitor
- Apr 23: Central 6 Regions One Nebraska gathering
- Apr 23: RISE Giving Day Board Event
- May 4–6: Mountain Plains Housing Conference

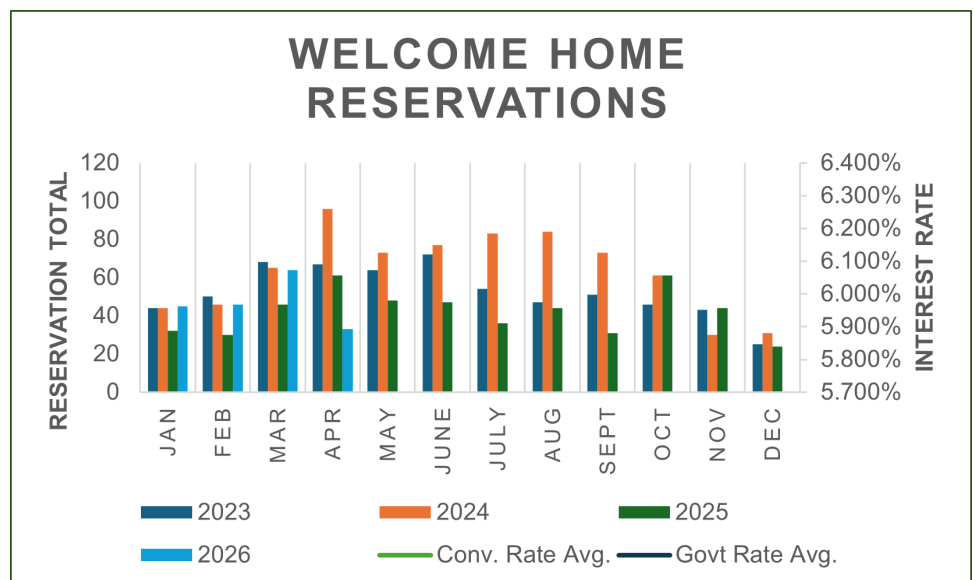
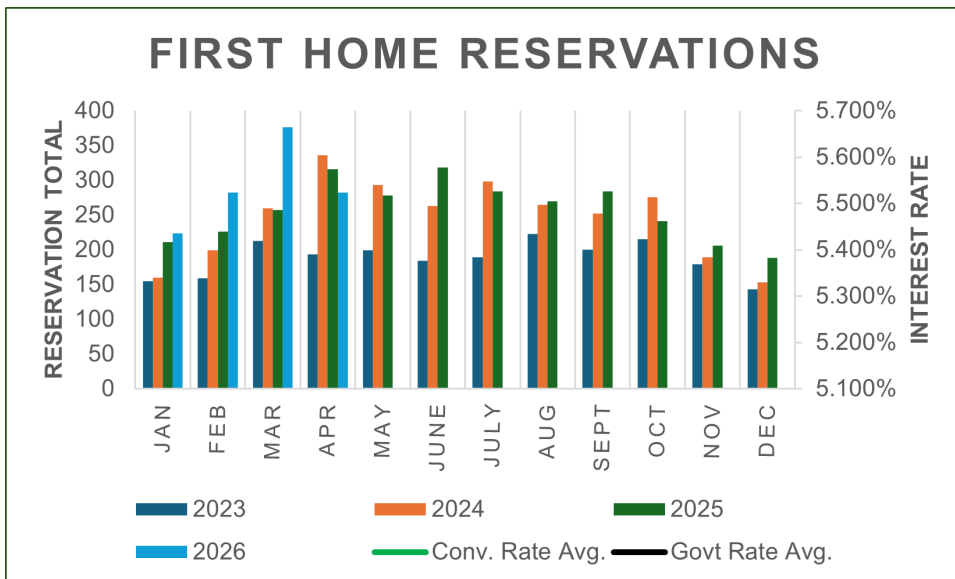


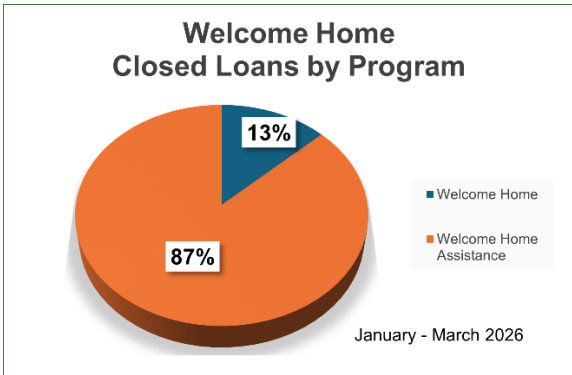
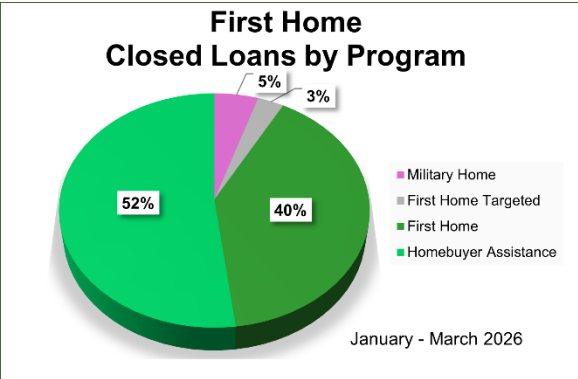
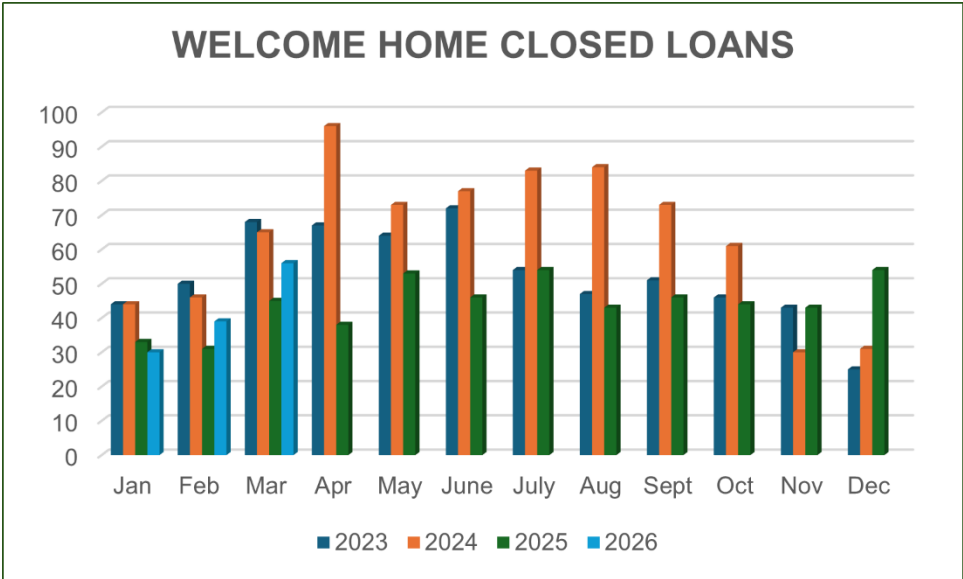
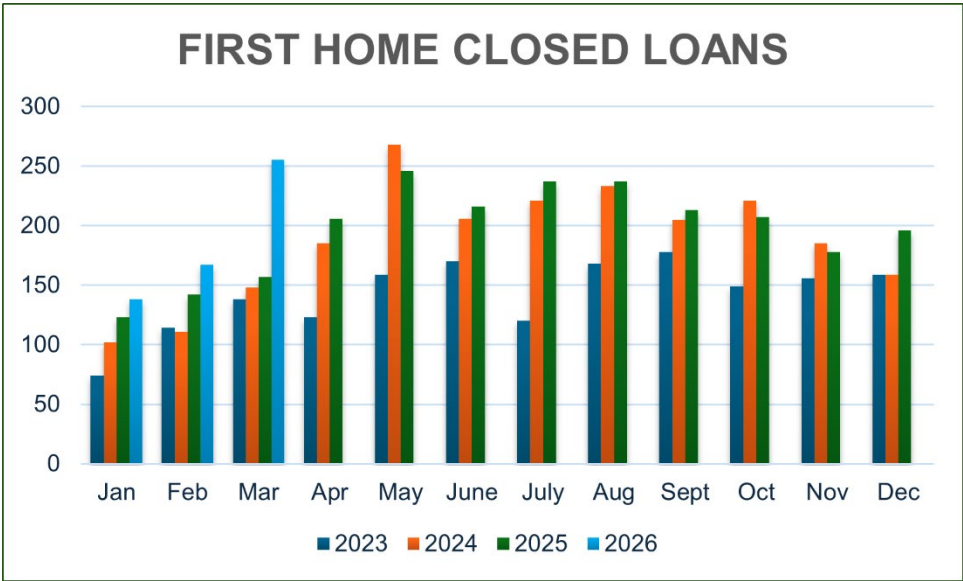
## HOMEOWNERSHIP BOARD REPORT

**March 2026 brought strong reservation activity and closed loan activity. The kickoff to homebuying season is strong in 2026! Federal Home Loan Bank grants became available on March 2<sup>nd</sup>. Buyers can pair the grant with a NIFA loan to increase their purchasing power and affordability. In March, 15 borrowers utilized the FHLB grant funds to purchase a home paired with NIFA financing.**

**We held our annual Loan Advisor and Real Estate Agent Training April 16<sup>th</sup>, with 143 participants in attendance.**

*For details on closed loans, please see page two.*





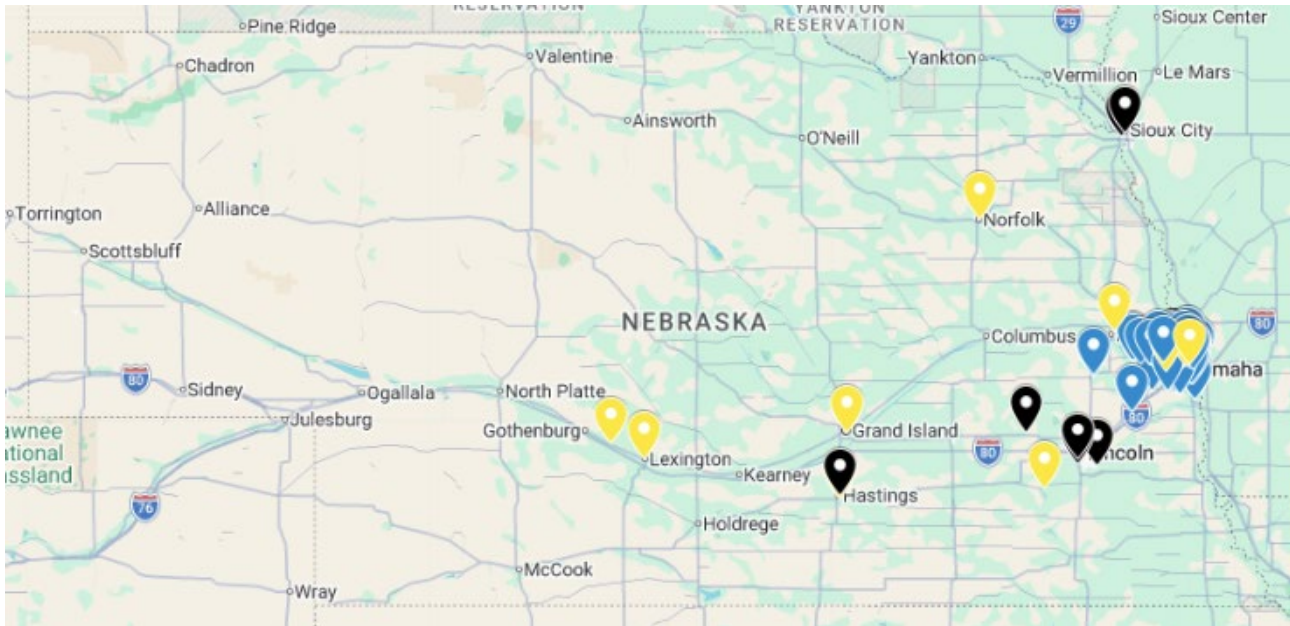


## TAX CREDIT COMPLIANCE BOARD REPORT

Board of Directors Meeting  
May 8, 2026

### Compliance Monitoring

The Tax Credit Compliance Team started site inspections mid-April. We are conducting inspections in Cycle 2 this year, which is in the Omaha area. In addition, we will also inspect all properties that are newly placed in service. Our inspectors will inspect 161 properties; this includes the outside of all buildings, common areas and the interior of at least 1500 units.



- Blue – Cycle 2 properties to be inspected
- Yellow- Newly placed in service properties
- Black – Properties already inspected for the year

### Staffing

On March 2<sup>nd</sup>, Sterling Williams joined our department as a LIHTC Compliance & Inspection Specialist. He has a background in grant management & community development. We are happy to have Sterling join our team!

We had a staff member leave in April to move back to North Carolina. We are in full swing of conducting interviews to fill our two open positions and are looking forward to being fully staffed again soon.

### Annual Compliance Training

Our Annual Compliance Training was conducted by Gary Kirkman with US Housing Consultant on April 15 – 16. It was a jam-packed day and a half with 221 people in attendance!



## MARKETING & COMMUNICATIONS BOARD REPORT

May 2026

### Summary

March through May focused on executing major 2026 initiatives, expanding digital reach, and improving internal efficiency to support increasing organizational demand. MarCom played a key role in supporting Innovation Expo 2026 through coordinated promotional campaigns, while advancing the Build Home outreach strategy and strengthening content performance across web, email, and social channels.

During this period, the team also began foundational improvements to marketing systems and data integrity, while preparing for the next phase of website enhancements and Impact Report development. These efforts continue to support NIFA's statewide visibility, partner engagement, and long-term marketing sustainability.

### Key Highlights

#### Innovation Expo 2026 – Campaign Execution & Event Support

MarCom supported Innovation Expo 2026 through coordinated email campaigns, social media promotion, and branded content development leading up to and during the event. These efforts contributed to strong engagement across housing professionals and reinforced NIFA's leadership presence through the "Partners in Progress" theme. Post-event communications and content are being leveraged to extend the value and reach of Expo beyond the event itself.

#### Build Home Program – Outreach Campaign Activation

Following launch readiness, MarCom moved into active outreach for the Build Home program, beginning with a targeted Realtor campaign supported by segmented email, social promotion, and supporting content. Early engagement efforts have focused on education, awareness, and positioning the program within existing NIFA offerings. Planning is underway for the next phase of outreach, including Builder engagement to further expand program reach statewide.

#### Website & Blog Performance – SEO, AEO, and GEO Expansion

Website traffic and blog engagement continued to increase, supported by consistent content publishing and enhanced search strategies. In addition to ongoing SEO improvements, MarCom began implementing Answer Engine Optimization (AEO) and Generative Engine Optimization (GEO) strategies to improve visibility within AI-driven search environments.

These efforts strengthen NIFA's ability to reach users through evolving search behaviors, increase discoverability of program information, and support long-term digital growth.

### **Content Efficiency & Workflow Optimization**

To support a balanced workload, MarCom implemented more efficient content workflows, including batching blog production and scheduling social content through HubSpot. These improvements reduce turnaround time, maintain consistency across channels, and allow the team to support multiple high-priority initiatives simultaneously without sacrificing quality.

### **HubSpot Data Integrity & System Improvements**

Initial efforts began to improve data quality and structure within HubSpot, focusing on contact organization, segmentation accuracy, and long-term usability of marketing data. These foundational improvements will support more effective targeting, reporting, and campaign performance as outreach efforts continue to scale.

### **Accessibility & Compliance Maintenance**

MarCom continued maintaining AAA-level WCAG accessibility standards across digital content and strengthened internal practices to ensure documents meet Section 508 compliance requirements. These efforts reduce risk, improve usability for all audiences, and reinforce NIFA's commitment to accessible, inclusive communication.

### **Upcoming Initiatives**

- Advance Builder outreach phase for the Build Home program
- Begin next phase of Website Refresh planning and implementation
- Initiate Impact Report content development and coordination
- Continue SEO, AEO, and GEO enhancements across web content
- Expand HubSpot data cleanup and segmentation improvements
- Maintain consistent blog publishing and cross-channel promotion

### **Conclusion**

March through May marked a period of strong execution across major initiatives, supported by improved workflows, expanding digital strategies, and continued alignment with organizational priorities. With Expo successfully supported, Build Home outreach underway, and foundational systems strengthening, MarCom is well positioned to sustain momentum and support NIFA's statewide housing initiatives throughout 2026.



## Policy & Research Board Report May 2026

### **Housing Bill Victories from the 2026 Nebraska Legislative Session**

The 109th Legislature delivered strong wins for housing affordability, workforce housing development, homeownership, and community development tools. Below is a summary of the highlighted bills, noting any that were rolled into or incorporated by another bill. All listed bills (or their provisions) advanced successfully and were signed into law in mid-April 2026.

#### **LB768 (Signed by Governor April 14, 2026; incorporates provisions from LB819) - Testified in Support**

This bill provides additional powers to the Nebraska Investment Finance Authority (NIFA), streamlines administration of the Nebraska Affordable Housing Act (shortens grant application windows from 90 to 60 days, eliminates the Housing Advisory Committee, and allows the Department of Economic Development to contract with an instrumentality of the state as an agent), and makes targeted updates to the Rural Workforce Housing Investment Act and Middle Income Workforce Housing Investment Act. It also includes LB819's changes, which raise maximum eligible construction costs (owner-occupied units to \$375,000; rental units to \$300,000) and extend the grant programs (with related fund transfers) through fiscal year 2036–37.134

##### **New impacts:**

- Aligns housing resources and creates additional efficiency for application processing and program administration.
- Greater flexibility and realism in project sizing to match current construction costs, enabling more workforce housing units in rural and mid-sized communities.
- Long-term program stability through extended funding windows, supporting sustained nonprofit and developer investment in affordable and workforce housing.

#### **LB1067 (Signed by Governor April 14, 2026) - Testified in Support**

This standalone bill increases the documentary stamp tax by \$1 per \$1,000 of property value. The new revenue is split between the Affordable Housing Trust Fund, the Rural Workforce Housing Investment Fund, and the Middle Income Workforce Housing Investment Fund—generating approximately \$16 million annually for competitive matching grants to nonprofits for housing construction and renovation.

##### **New impacts:**

- Creates a dedicated, recurring funding source for workforce housing grants, directly addressing Nebraska's housing shortage.
- Supports development of both rural and urban/suburban workforce units, helping communities attract and retain workers.
- Strengthens economic development by tying housing supply improvements to a stable revenue stream without new general-fund appropriations.



**LB1114 (Signed by Governor April 16, 2026; incorporates the Community Improvement District Act from LB1130)**

Introduced by the Urban Affairs Committee, this bill adopts the Community Improvement District (CID) Act—incorporating the core concept and provisions of LB1130—along with the New Taxpayer Recruitment Grant Act. It authorizes CIDs to levy property taxes for public infrastructure, makes changes to the Community Development Law (including expedited review for certain redevelopment plans), updates powers for housing authorities and agencies under the Nebraska Housing Agency Act, and allows use of local economic development programs for housing construction or rehabilitation.<sup>50</sup>

**New impacts:**

- Provides cities and villages a voluntary, locally controlled tool to finance infrastructure for new housing and mixed-use developments without shifting costs to the broader tax base.
- Accelerates redevelopment of blighted areas for housing projects through streamlined approvals and economic incentives.
- Modernizes housing authority and agency rules (e.g., pest control and related duties), giving communities more tools to support and regulate affordable housing initiatives.

**LB938 (Rolled into LB803 and signed into law) - Testified in Support**

This bill adopts the First-Time Home Buyer Savings Account Act. Starting January 1, 2027, individuals (and couples) can open tax-advantaged accounts with annual contribution limits of \$5,000 (\$10,000 for couples) and lifetime limits of \$25,000 (\$50,000). Contributions are deductible on state income taxes, earnings grow tax-free, and qualified withdrawals cover down payments, closing costs, and other first-time homebuyer expenses (with penalties for non-qualified use).

**New impacts:**

- Lowers a major barrier to homeownership by helping Nebraskans save more effectively for upfront costs through state tax incentives.
- Encourages early, targeted saving with tax-free growth, particularly benefiting younger buyers and families in a rising-price market.
- Expands access to ownership without new direct spending, complementing rental and workforce housing efforts.

**LB1246 (Advanced as part of LB768)**

This bill clarifies duties for the Nebraska Investment Finance Authority (NIFA) and updates reporting requirements under the Nebraska Affordable Housing Act (e.g., detailed use of funds, unspent balances, equity requirements, and penalties for noncompliance). It complements LB768's administrative changes.

**New impacts:**

- Enhances transparency and accountability in how affordable housing funds are deployed and tracked.
- Strengthens oversight and data collection, allowing better evaluation and targeting of future housing investments.
- Supports efficient coordination between state agencies and NIFA for program delivery and compliance.



### **Federal Updates**

1. Congress remains at an impasse regarding key provisions of both the House and Senate versions of the housing bills. As meaningful developments occur, we will share them.
2. Build America, Buy America (BABA) – NIFA and other HFA have urged full legislative exemption for the HOME program from BABA, as well as asking for an expediated waiver approval process.
3. NIFA highlighted the One Big Beautiful Bill (OB3) and its' impacts on Nebraska's LIHTC program. NIFA's 4% LIHTC allocations essentially doubled over the last year, which information was very well received by the Delegation, along with NCSHA as a whole. Other states are now running similar reports to demonstrate the success of the changes.
4. Because raising the Mortgage Revenue Bond (MRB) limit for owner-occupied rehabilitation loans from \$15,000 to \$75,000 would be a critical support in rehabilitating old housing stock, NIFA urged that congress support this legislative change.
5. NIFA also supported improvements (largely drafted by Rep. Flood) to the HOME program and reinforced the importance of its' funding.

### **Opportunity Zones**

1. We've been working with Ben Kresl from the Department of Economic Development and shared our data reporting to support Opportunity Zone applications.
2. We've shared tailored reports with 13 communities generated with MySidewalk.
3. Generated and shared MySidewalk rankings of Qualified Census Tracts in each Congressional District. This was a rigorous, unbiased ranking through the lens of housing.

### **Nebraska Strategic Housing Council Dashboard**

Our Dashboard is live and can be found on our website at <https://dashboards.mysidewalk.com/nshc-dashboard>. We are pleased with the amount of effort that each Pillar put into making this a reality. The dashboard will be updated quarterly as new data becomes available.



## Program Development & Administration Board

Report May 2026

### CURRENT ACTIVITIES

#### Modular Ordering and Delivery Program

The Program Development and Administration (PDA) team has requested supplemental information from manufacturers who responded to the RFP. The request covers the base cost of each unit, proposed layout modifications needed to meet our housing design standards, and confirmation of their ability to support zone delivery.

#### Vera Institute of Justice

The Vera Institute of Justice attended this year's NIFA conference, where the PDA Manager joined them on a panel to present research and evidence-based interventions used nationwide. During the session, NIFA outlined our technical assistance objectives with VERA, including addressing gaps in the reentry process, identifying potential roles for NIFA in addressing housing-related needs, and supporting statewide stakeholders in strengthening reentry outcomes.

#### HUD Section 811 Project Based Rental Assistance (PRA) for Persons with Disabilities

The PDA team continues working on key components of the HUD 811 PRA program. Recent work includes drafting the waitlist procedures and preparing required reporting for HUD. We are also coordinating with DHHS to identify referral agencies, the roles of all partners, and recently presented during the LIHTC application workshop to provide education on the HUD 811 PRA program. In addition, staff are working with HUD on their secure system set up for payment processing of vouchers and administration dollars.

#### TNT2

Work continues on TNT2 across several areas, including collaboration with Southeast Community College (SECC) and Cornhusker State Industries (CSI) to check in on progress with curriculum development, staffing, and supply needs to support hands-on construction experience for individuals who are incarcerated, with the long-term goal of offering credentialing and pathways to continue education or enter construction careers post-release. Planning is also underway to determine the placement of modular homes once constructed. Communities that have expressed interest in the modular program will be evaluated as potential sites. In addition, discussions with SECC continue regarding next-step options after wall panels are completed at the facility, whether units should be transferred to the Career Academy or the Milford campus for further work, or delivered directly to a site for on-site construction. This initiative is designed to scale up and serve as a pipeline into the trades field and homes into the modular housing program.

NEBRASKA INVESTMENT FINANCE AUTHORITY  
PRIVATE ACTIVITY CAP-ALLOCATION STATUS  
CALENDAR YEAR 2026

AS OF 4/29/26

|                         |                                |                                    |                                     | f                 |                                |                          |                  |
|-------------------------|--------------------------------|------------------------------------|-------------------------------------|-------------------|--------------------------------|--------------------------|------------------|
|                         |                                |                                    |                                     | 50%               | 20%                            | 30%                      | 397,625,000      |
|                         | Statewide Housing Carryforward | Non Statewide Housing Carryforward | Governor Discretionary Carryforward | Statewide Housing | Ag/ IDB/ Non Statewide Housing | Governor's Discretionary | GRAND TOTAL      |
| Beginning Allocation    | 556,429,983.18                 | 80,300,000.00                      | 0.00                                | 198,812,500.00    | 79,525,000.00                  | 119,287,500.00           | 1,034,354,983.18 |
| Allocations To Date     | (253,978,979.55)               | (80,300,000.00)                    | 0.00                                | 0.00              | (139,592,657.00)               | 0.00                     | (473,871,636.55) |
| Conditional Allocations |                                |                                    |                                     |                   | 0.00                           |                          | 0.00             |
| Ag Allocation Reserve   |                                |                                    |                                     |                   | (2,691,895.00)                 |                          | (2,691,895.00)   |
| Category Transfers      |                                |                                    |                                     |                   | 62,800,000.00                  | (62,800,000.00)          | 0.00             |
| Balance Remaining       | 302,451,003.63                 | 0.00                               | 0.00                                | 198,812,500.00    | 40,448.00                      | 56,487,500.00            | 557,791,451.63   |

f 50%/50% allocation schedule waived for 2024 and 2025 per QAP

| Ag/IDB/Non Statewide Housing & Non Statewide Housing Carryforward-Allocation Detail |                   |                |      |         |        |      | Governor Discretionary |                  |             |
|---|-------------------|----------------|------|---------|--------|------|------------------------|------------------|-------------|
| n/cf  | Ag                |                | n/cf | IDB     |        | n/cf | MF                     | n/cf             | Solid Waste |
|   | Project           | Amount         |      | Project | Amount |      | Project                | Amount           |             |
| n   | 1399-Tvrdy, S     | (439,925)      |      |         | 0.00   | cf   | 235-SST III            | (18,000,000.00)  |             |
| n   | 1400-Warta, T&K   | (187,580)      |      |         |        | cf   | 232-Cimarron Ter       | (18,000,000.00)  |             |
| n   | 1401-Leners, K&H  | (682,700)      |      |         |        | cf   | 238-The Wilshire       | (24,000,000.00)  |             |
| n   | 1402-Schotte, K   | (437,900)      |      |         |        | cf   | 239-Chambers Co        | (20,300,000.00)  |             |
| n   | 1403-Zimmerman, I | (140,000)      |      |         |        | ca   | 257-Novella Senior     | (18,000,000.00)  |             |
| n   | 1404-Preister, J  | (420,000)      |      |         |        | ca   | 258-11921 S 36th       | (11,500,000.00)  |             |
|   |                   |                |      |         |        | ca   | 252-Foxtail Senior     | (7,000,000.00)   |             |
|   |                   |                |      |         |        | ca   | 260-1059 Park Ave      | (4,250,000.00)   |             |
|   |                   |                |      |         |        | ca   | 261-Union at Univ      | (22,296,074.00)  |             |
|   |                   |                |      |         |        | ca   | 248-Radio              | (22,900,000.00)  |             |
|   |                   |                |      |         |        | ca   | 251-Cherry Park R      | (7,782,492.00)   |             |
|   |                   |                |      |         |        | ca   | 256-Florence Tow       | (16,380,000.00)  |             |
|   |                   |                |      |         |        | ca   | 253-25RRC              | (14,000,000.00)  |             |
|   |                   |                |      |         |        | ca   | 249-2501 Center        | (13,175,986.00)  |             |
| Total Allocated   |                   | (2,308,105.00) |      |         | 0.00   |      |                        | (137,284,552.00) | 0.00        |
| Allocation Reserve  |                   | (2,691,895.00) |      |         | 0.00   |      |                        | 0.00             | 0.00        |
| Total Used  |                   | (5,000,000.00) |      |         | 0.00   |      |                        | (137,284,552.00) | 0.00        |
| Ag/IDB/Non Statewide Hsg Combined   |                   |                |      |         |        |      |                        | (142,284,552.00) |             |
| New Allocations   |                   |                |      |         |        |      | n                      | (2,308,105.00)   |             |
| MF Carryforward Allocations   |                   |                |      |         |        |      | cf                     | (80,300,000.00)  |             |
| Conditional Allocations   |                   |                |      |         |        |      | ca                     | (137,284,552.00) |             |
| Total   |                   |                |      |         |        |      |                        | (219,892,657.00) |             |

| Ag/IDB/Non Statewide Housing-Allocation by Congressional District |                |      |                  |                  |
|---|----------------|------|------------------|------------------|
| District  | AG             | IDB  | MF               | Total            |
| 1   | 0.00           | 0.00 | (7,000,000.00)   | (7,000,000.00)   |
| 2   | (439,925.00)   | 0.00 | (100,205,986.00) | (100,645,911.00) |
| 3   | (1,868,180.00) | 0.00 | (30,078,566.00)  | (31,946,746.00)  |
| Total   | (2,308,105.00) | 0.00 | (137,284,552.00) | (139,592,657.00) |

| Gov Disc by District |
|----------------------|
| 0.00                 |
| 0.00                 |
| 0.00                 |
| 0.00                 |

| CARRYFORWARD DETAIL               |                 |                  |                 |                  |
|-----------------------------------|-----------------|------------------|-----------------|------------------|
| Originated Expires                | 2023            | 2024             | 2025            | TOTAL            |
|                                   | 2026            | 2027             | 2028            |                  |
| <b>NIFA Single Family Housing</b> |                 |                  |                 |                  |
| Beginning                         | 20,547,963.18   | 253,291,330.00   | 282,590,690.00  | 556,429,983.18   |
| Used                              | (20,547,963.18) | (233,431,016.37) | 0.00            | (253,978,979.55) |
| Ending                            | 0.00            | 19,860,313.63    | 282,590,690.00  | 302,451,003.63   |
| <b>NIFA Non Statewide Housing</b> |                 |                  |                 |                  |
| Beginning                         | 0.00            | 0.00             | 80,300,000.00   | 80,300,000.00    |
| Used                              | 0.00            | 0.00             | (80,300,000.00) | (80,300,000.00)  |
| Ending                            | 0.00            | 0.00             | 0.00            | 0.00             |
| <b>NIFA Gov Discretionay</b>      |                 |                  |                 |                  |
| Beginning                         | 0.00            | 15,000,000.00    | 0.00            | 0.00             |
| Used                              | 0.00            | (15,000,000.00)  | 0.00            | 0.00             |
| Ending                            | 0.00            | 0.00             | 0.00            | 0.00             |
| <b>Other Issuers</b>              |                 |                  |                 |                  |
| Beginning                         | 0.00            | 0.00             | 0.00            | 0.00             |
| Used                              | 0.00            | 0.00             | 0.00            | 0.00             |
| Ending                            | 0.00            | 0.00             | 0.00            | 0.00             |



## **NIFA Board of Directors Standing Committees**

Appointed June 13, 2025

Updated May 8, 2026

\*Committee Chair

### **Audit Committee**

*(Board Chair + 3 Appointed)*

Ellen Hung  
\*George Achola  
Colten Zamrzla  
Maureen Larsen

### **Governance Committee**

*(Chairs of other Standing Committees selected among the members of such Committee + 1 Appointed)*

Galen Frenzen *(Programs Chair)*  
Colten Zamrzla *(Risk Management Chair)*  
George Achola *(Audit Chair)*  
Maureen Larsen *(Appointed)*

### **Programs Committee**

*(4 Appointed)*

\*Galen Frenzen  
Warren Arganbright  
Ben Martens  
Charles Sullivan

### **Risk Management**

*(4 Appointed)*

Ben Martens  
Sherry Vinton  
Warren Arganbright  
\*Colten Zamrzla

## **Additional Committees**

### **Multifamily and Commercial Lending Programs Loan Committee**

*(3 Board Members, 2 Lenders, 2 NIFA Staff – All Appointed)*

Ellen Hung *(Board)*  
Warren Arganbright *(Board)*  
Ben Martens *(Board)*  
David Young *(NIFA Staff)*  
Spencer Bulling *(NIFA Staff)*  
Lynette Nelson *(Lender)*  
Pending Appointment *(Lender)*

# **NIFA Board of Directors Meeting**

**May 8, 2026**

## **Agenda Item #06**

### **Consideration of a Motion to Approve a Conditional Reservation for a CRANE Application of Federal Low Income Housing Tax Credit (LIHTC) and Nebraska Affordable Housing Tax Credit (AHTC) Allocation**

#### **Background Information:**

Currently, seven (7) applications are participating in the NIFA Collaborative Resources Allocation for Nebraska (CRANE) process for 9% LIHTC and AHTC. Of these, six (6) applications have achieved a Category 1 status, indicating the applicants are ready to proceed and eligible for a conditional reservation of LIHTC and AHTC.

Due to the NIFA process of “forward allocating” LIHTC and AHTC, NIFA has additional credits available that must be committed in order for NIFA to qualify for 2026 National Pool Credits. Therefore, NIFA staff is recommending a conditional reservation for one of the developments which has reached the Category 1 status. CRANE applications are prioritized based on the date the application achieves Category 1 status. To remain eligible for a conditional reservation, applicants must maintain their Category 1 designation.

Based on this criterion, the application that first achieved and has maintained Category 1 status is the application submitted by inCommon Housing Development Corporation for The Brando, a development to be located in Omaha.

#### **Recommended Action:**

Approval of a motion to provide a conditional reservation for inCommon Housing Development Corporation of Federal Low Income Housing Tax Credit (LIHTC) and Nebraska Affordable Housing Tax Credit (AHTC) for The Brando, a development to be located in Omaha, Nebraska.

## MOTION

Whereas the Nebraska Investment Finance Authority (“NIFA”) has completed its review of the Collaborative Resources Allocation for Nebraska (“CRANE”) application for the development identified below for 9% federal low-income housing tax credits (“Section 42 Credits”) and Nebraska affordable housing tax credits (“Nebraska Credits” and, together with the Section 42 Credits, collectively, the “Tax Credits”) pursuant to the NIFA Low Income Housing Tax Credit Program 2026/2027/2028 Qualified Allocation Plan – 2026/2027/2028 Housing Credit Allocation Plan for 9% LIHTC/AHTC (the “Qualified Allocation Plan”), which includes the 2026/2027/2028 CRANE Guidelines and Application;

Now therefore, be it resolved that subject to continued authorization of the Section 42 Credit program pursuant to Section 42 of the Internal Revenue Code of 1986 (the “Code”) and the continued authorization of the Nebraska Affordable Housing Tax Credit pursuant to Neb. Rev. Stat. § 77-2501 et seq. (the “AHTC Act”) and, in each case, the allocation amounts established therein, a “conditional reservation” of Tax Credits in the amounts and categories set forth below shall be granted to the applicant of the following development:

### **CRANE**

| <b><u>Applicant</u></b>                   | <b><u>Project</u></b> | <b><u>County</u></b> | <b><u>City</u></b> | <b><u>LIHTC Amount</u></b> | <b><u>AHTC Amount</u></b> |
|---|-----------------------|----------------------|--------------------|----------------------------|---------------------------|
| *inCOMMON Housing Development Corporation | The Brando            | Douglas              | Omaha              | \$1,158,240                | \$1,158,240               |
| <b>Total</b>                              |                       |                      |                    | <b>\$1,158,240</b>         | <b>\$1,158,240</b>        |

### **Conditions:**

1. Amounts reserved for the Section 42 Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews. Amounts reserved for the Nebraska Credits may be adjusted by the Executive Director by up to 10% up or down, based upon receipt and review of the final information necessary to complete the analysis and subsidy layering reviews.
2. Reservations and allocations of Tax Credits will be made pursuant to the requirements of the 2026/2027/2028 QAP, Section 42 of the Code, in the case of the Section 42 Credits, the AHTC Act, in the case of the Nebraska Credits and, in each case, are subject to the representations made by the applicant in the application, the conditions imposed by the 2026/2027/2028 QAP and such other conditions as the Executive Director deems necessary in light of her review of the application within the purposes of the 2026/2027/2028 QAP and the Tax Credit Programs.
3. \*This Motion authorizes a conditional reservation of Section 42 Credits of \$1,158,240 for inCOMMON Housing Development Corporation. Of such conditional reservation, \$1,158,240 of the Section 42 Credits are expected to be reserved from the following sources, or any combination thereof at the discretion of the Executive Director, subject to the availability of Tax Credits: 2026 Tax Credits, returned 2026 Tax Credits, Tax Credits returned from a prior year, national pool received for 2026 Section 42 Credits, or 2027 Tax Credits.

Exhibit 1 – The Plan  
CRANE Application (2025)  
inCOMMON Housing Development Corporation - Poppleton Project West, LLC

inCOMMON Housing Development Corporation (“IHD”) proposes to develop the vacant 1.1 acre parcel located at the corner of Park & Poppleton (2911 Poppleton/1303 Park Avenue, Omaha, Nebraska 68105) into a mixed-use affordable housing. When both phases are complete, it will bring over 120 units of quality, affordable housing to an area. The Poppleton will serve as a platform for a broader, comprehensive community development strategy as the project site is on the same block as inCOMMON’s Park Avenue Community Resource Center, and the wide range of programs available there, as well as OneWorld Health clinic partnerships.

The Poppleton Project will consist of three different projects:

1. ‘The Poppleton’ Poppleton Project East, LLC – 51 LIHTC units, 40-80% AMI. Will close on LIHTC financing April 2025. Completion is anticipated in November 2026.
2. ‘The Brando’, Poppleton Project West, LLC – 63 units and 4,000 SF commercial space. The 63 apartments will comprise of (17) studios, (34) 1-bedroom units and (12) 2-bedroom units. 80% of the units (50 units) will be LIHTC – 60% AMI with some 40% & 50% restricted rents. 20% of the units (13 units) will be market rate. 4,000 SF of commercial space is slated for an area MBE/WBE childcare provider that will focus on this location on special needs children. The overall development will fall under special needs populations with 30% of units designed for special needs but all units following Kelsey standards with the assistance of Assistology. Nationally, only 6% of rental units provide accessibility accommodations.
3. ‘The Virginia’ - 7 townhome units. All townhomes will be 3-bedroom units. 2 units will be reserved for 80% AMI, 5 units will be for 120% AMI. The townhomes are outside of the LIHTC development due to NDED NAHTF funding. These are estimated to be done by April 2027.

This CRANE Application is a request for funding for ‘The Brando’, Poppleton Project West, LLC.

According to the Assessment of Housing Affordability Study (2021), 98,500 households in the larger Omaha/Council Bluffs region need affordable housing of some type to not be cost-burdened, but fewer than 20,000 dedicated units are available (p. 9.). The area has recently been impacted by heaving gentrification to the north and west of the site losing QCT status in January 2024 however 34% (1 in 3) of the area is under the poverty line with 46% of children. The ethnic makeup of the area is: 60% Latino/Hispanic, 12% African American and 25% White/Other. This density also magnifies the impact of affordable housing investments as many low-income residents are regularly displaced from their homes and are “priced out” of the area altogether. In 2015, inCOMMON Community Development conducted an Affordable Housing Attrition Survey that estimated approximately 200 individuals were directly affected by the loss of affordable housing between 2012 – 2015.

With this development, we expect to serve the working poor who are impacted by increasing rental rates from COVID and area gentrification that needs to remain with ethic social circles (community center, school, church, groceries) and city services (transit, childcare, recreation, employment). We estimate annual household salaries qualifying for these units are \$28,000 to \$80,000.

It is our hope and intent that these units will provide healthy, quality, and an affordable housing community ultimately resulting in reduced housing instability, increased education employment, and health outcomes for the neighborhood.



# Programs Committee Report

April 28, 2026

# MISSION

Growing Nebraska communities through affordable housing and agribusiness.

# VISION

NIFA leverages its resources, data, knowledge and technology, with effective statewide partnerships and collaboration, to promote vibrant Nebraska communities through affordable housing solutions and agribusiness.

# VALUES

Commitment • Integrity • Collaboration • Innovation • Stewardship

# Collaborative Resource Allocation for Nebraska (CRANE)

- Public and Private Resources
- Technical Assistance
- Non-competitive
- Specific Eligibility Requirements
- Boost – 130%

# Discussion Points

- Currently, there are seven (7) developments in the CRANE process, asking for over \$6.5 million in credits.
- Due to the forward allocation process, NIFA has additional credits that must be committed to qualify for 2026 National Pool Credits.
- CRANE Category 1
  - The Brando reached a Category 1 in June 2025
  - Arbor Flats reached a Category 1 in July 2025.
  - New Visions Omaha Veterans Housing reached a Category 1 in October 2025.
  - Maple Lane reached a Category 1 in December 2025.
  - Open Door Mission Phase I reached a Category 1 in January 2026.
  - Flats at 18 reached a Category 1 in March 2026.

# CRANE APPLICATION LIST

NEBRASKA INVESTMENT FINANCE AUTHORITY  
 LOW INCOME HOUSING TAX CREDIT PROGRAM  
 (updated 3/13/2026)

| NIFA PROJECT # | PROJECT NAME & ADDRESS  | APPLICANT NAME   | COUNTY   | TOTAL UNITS | LIHTC UNITS | MARKET UNITS | # OF BLDGS | PROJECT TYPE                                 | PROFIT STATUS | FINANCING SOURCES   | ESTIMATED COST | LIHTC REQUESTED | AHTC REQUESTED | CATEGORY DESIGNATION |  |
|----------------|---|--|----------|-------------|-------------|--------------|------------|--|---------------|---|----------------|-----------------|----------------|----------------------|--|
| 7-1065         | Arbor Flats<br>2510 S. 61st St<br>Omaha, NE 68106                           | Brinshore Development<br>1603 Orrington Ave., Ste. 450<br>Evanston, IL 60201<br>William Lukash         | Douglas  | 55          | 40          | 15           | 1          | New Construction<br>Metro                    | For Profit    | Conventional Loan<br>City HOME<br>Deferred Developer Fee<br>CHOICE Neighborhoods  | \$ 21,880,623  | \$ 990,000      | \$ 990,000     | Category 1           |  |
| 7-1094         | New Visions Omaha Veterans Housing<br>96th & Cady Avenue<br>Omaha, NE 68134 | New Visions Homeless Services<br>1425 N 18th Street<br>Omaha, NE 68102<br>Brandy Waller: 402.659.6738  | Douglas  | 46          | 41          | 5            | 1          | New Construction<br>Metro<br>Veteran Seniors | Non-Profit    | FHLBank<br>CDBG Funds<br>Local Municipality<br>Deferred Developer Fee<br>Owner Equity<br>Sherwood Foundation<br>Donations                     | \$ 19,000,000  | \$ 1,149,123    | \$ 1,149,123   | Category 1           |  |
| 7-1097         | ICC & Robbins<br>4352 S 39th Avenue<br>Omaha, NE 68107                      | Old School Apartments<br>20284 Wirt Street #626<br>Elkhorn, NE 68022<br>Jim Posey: 402.660.9700        | Douglas  | 40          | 40          | 0            |            | Rehab<br>Metro                               | For Profit    | Conventional Loan<br>Federal Historic Tax Credits<br>State Historic Tax Credits<br>Owner Equity   | \$ 10,877,500  | \$ 503,545      | \$ 503,545     | Category 2           |  |
| 7-1100         | Open Door Mission Phase I<br>2702 N 22nd St<br>Omaha, NE 68110              | Open Door Mission<br>2628 N 23rd St E<br>Omaha, NE 68110<br>Candace Gregory: 402-829-1502              | Douglas  | 48          | 48          | 0            |            | New Construction<br>Metro                    | Non-Profit    | Conventional Loan<br>Tax Increment Financing<br>Deferred Developer Fee<br>Fundraising   | \$ 15,171,500  | \$ 1,065,143    | \$ 1,065,143   | Category 1           |  |
| 7-1102         | The Brando<br>2911 Poppleton/1303 Park Avenue<br>Omaha, NE 68105            | inCOMMON Housing Development<br>1340 Park Ave<br>Omaha, NE 68105                                       | Douglas  | 63          | 50          | 13           | 1          | New Construction<br>Metro                    | Non-Profit    | Conventional Loan<br>Deferred Developer Fee<br>HOME<br>Tax Increment Financing<br>QCT ARPA<br>Owner Equity<br>City HOME Funds<br>Sponsor Loan | \$ 23,374,291  | \$ 1,158,240    | \$ 1,158,240   | Category 1           |  |
| 7-1128         | Flats at 18<br>1819 Howard St & 1819 St Mary's Ave<br>Omaha, NE 68102       | 18HowardOwner, LLC<br>1901 Howard Street, Suite 300<br>Omaha, NE 68102<br>Neeraj Agarwal: 402-981-3735 | Douglas  | 66          | 66          | 0            |            | Adaptive Reuse<br>Metro                      |               | Conventional Loan<br>NDED Funding<br>Tax Increment Financing<br>Deferred Developer Fee<br>Owner Equity  | \$ 23,915,911  | \$ 1,150,451    | \$ 1,150,451   | Category 1           |  |
| 7-1129         | Maple Lane<br>23rd Street & N Maple Street<br>Wahoo, NE 68066               | Hoppe & Son, LLC<br>1620 S 84th Street<br>Lincoln, NE 68506<br>Jake Hoppe: 402-488-1600                | Saunders | 23          | 23          | 0            |            | New Construction<br>Metro<br>Homeless        |               | Conventional Loan<br>National Housing Trust Fund<br>Tax Increment Financing<br>Deferred Developer Fee<br>Land Donation                        | \$ 7,732,496   | \$ 487,162      | \$ 487,162     | Category 1           |  |
|                |   |  |          | 341         | 308         | 33           | 3          |  |               |   |                | \$ 121,952,321  | \$ 6,503,664   | \$ 6,503,664         |  |

# The Brando Omaha, NE Douglas County

- New Construction
- 63 units
  - 17 studios (14 LIHTC units)
  - 34 one-bedrooms (27 LIHTC units)
  - 12 two-bedrooms (9 LIHTC units)
- NDED HOME funding
- 61 Parking spaces as required by the City of Omaha
  - 49 parking spaces in underground parking garage
  - 12 on-street parking spaces
- Design Standards
  - Exterior siding 100% fiber cement or engineered wood
  - 10% or more meet accessibility standards
- Amenities
  - Community room
  - Built in designated work/school space
  - Storm Shelter
  - Washer & dryer in each unit
  - Ceiling fans with lights in each bedroom
- Supportive Services
  - Quarterly onsite medical, dental or vision testing
  - Annual RentWise education
  - Monthly onsite, organized tenant activities



# Recommendation

- Provide a Conditional Reservation for the following development:
  - The Brando: \$1,158,240 (2026 & 2027 credits)

# Questions?

Sara Tichota  
LIHTC Allocation Manager  
402.434.3916  
Sara.Tichota@nifa.org

Pamela Skinner  
LIHTC Assistant Allocation Manager  
402.434.3922  
Pamela.Skinner@nifa.org

# NIFA Board of Directors Meeting

May 8, 2026

## Agenda Item #07

**Consideration of a Motion to Adopt Board Resolution No. 503 Authorizing the Modular Housing Ordering and Delivery Program and Authorizing the Executive Director to Collaborate with Participating Modular Component Housing Manufactures and Community Program Participants to Increase the Production of Affordable Housing for Persons and Families of Low and Moderate Income**

### **Background Information:**

NIFA staff is in discussion with several modular component home manufacturing companies (“**Participating Manufacturers**”) to assist in facilitating and grouping orders submitted by participating communities and nonprofit community organizations (“**Participating Communities**”) for the production of modular component homes (“**Homes**”) by the Participating Manufacturers in order to seek volume pricing discounts with respect to the purchase prices of the homes in order to further address the shortage in Nebraska of affordable housing for low and moderate income persons and families.

The attached Resolution authorizes the establishment of the Modular Housing Program to encourage and facilitate the production of Homes for purchase by Participating Communities in order to increase the supply of housing (single family or rental) in the State. NIFA staff will work to obtain from the Participating Manufactures volume discount pricing in connection with the production of the Homes and attempt to assist in coordinating the efficiencies of orders for Homes placed by the Participating Communities and the production and delivery of the Homes by “zones” within the State by the Participating Manufacturers.

While the attached Resolution establishes the Modular Housing Program Account within the Nebraska Opportunity Fund, the Board is not being asked at this time to authorize funds to be deposited into such Account.

### **Recommended Action:**

Adoption of Board Resolution No. 503

## RESOLUTION NO. 503

A RESOLUTION ESTABLISHING THE NIFA MODULAR HOUSING ORDERING AND DELIVERY PROGRAM WITHIN THE NEBRASKA OPPORTUNITY FUND TO ASSIST IN FACILITATING THE ORDERING BY COMMUNITY PROGRAM PARTICIPANTS AND THE CONSTRUCTION AND DELIVERY OF MODULAR COMPONENT HOUSING BY PARTICIPATING MANUFACTURERS IN ORDER TO PROVIDE DECENT, SAFE AND AFFORDABLE HOUSING FOR OCCUPANCY BY PERSONS AND FAMILIES OF LOW AND MODERATE INCOME IN THE STATE; PRESCRIBING THE INITIAL OPERATING PARAMETERS OF THE PROGRAM AND APPROVING THE INITIAL MODULAR HOUSING ORDER AND DELIVERY PROGRAM GUIDELINES; AND AUTHORIZING THE ENTERING INTO VARIOUS AGREEMENTS IN ORDER TO CARRY OUT THE MODULAR HOUSING ORDERING AND DELIVERY PROGRAM; ALL IN ACCORDANCE WITH THE PARAMETERS SET FORTH IN THIS RESOLUTION.

WHEREAS, the purposes of the Nebraska Investment Authority ("**NIFA**") include providing resources and technical expertise to communities within the state of Nebraska (the "**State**") essential for basic economic development, including, but not limited to, activities designed to address the housing, economic, community and agricultural development needs in Nebraska communities, all in accordance with the Nebraska Investment Finance Authority Act (the "**NIFA Act**"); and

WHEREAS, NIFA has developed a strategic plan that directs NIFA to transform communities in the State, to fully-utilize its authority and powers under the NIFA Act to provide for or participate in economic development, community development and agricultural needs, to work with NIFA partners to explore ways to increase overall funding for these and other initiatives as permitted by the NIFA Act, to broaden options for enhancing Nebraska's attractiveness as a place to live and work and to deploy NIFA resources to achieve measurable long-term results; and

WHEREAS, NIFA desires to develop programs that will encourage local investment and participation in community investments meeting the specific needs of the communities, including, but not limited to, small business development, community revitalization, microenterprise lending, utilizing federal and State tax credits, financing for first-time farmers and ranchers, workforce housing and financing for the acquisition and demolition and/or rehabilitation of homes for occupancy by persons and families of low and moderate income; and

WHEREAS, pursuant to Resolution No. 392, NIFA established a specific fund (the "**Nebraska Opportunity Fund**") to implement the programs and purposes described in such Resolution No. 392 and one or more operating resolutions adopted in accordance therewith; and

WHEREAS, it is intended that the use of assets in the Nebraska Opportunity Fund will encourage the investment of private and/or public funds within the State which, together with the assets in the Nebraska Opportunity Fund (and the Accounts therein), will be used to carry out the public purposes set forth in the NIFA Act; and

WHEREAS, although many economic development, community development, housing, health care and agricultural initiatives utilize one or more resources or subsidies, often these subsidies are "thin" in that while beneficial, alone they are insufficient to make the project or program a success; and

WHEREAS, there is a need in Nebraska's communities, particularly smaller communities, for decent, safe and affordable housing for persons and families of low and moderate income in order

to stimulate economic development in the State and such persons and families of low and moderate income are often unable, due to insufficient personal or family income, to compete successfully in the normal private rental housing market in the State and to pay the amounts at which private enterprises are providing sanitary, safe and uncrowded housing; and

WHEREAS, financial and economic conditions in the State have restricted and inhibited the production of decent, safe and affordable housing, particularly housing for low and moderate income persons and families; and

WHEREAS, the cost and condition of rental housing and owner-occupied housing available for low and moderate income persons and families in the State is insufficient and the amount of income available for housing needs of those persons and families prevents such population from finding decent, safe and affordable housing; and

WHEREAS, encouraging the production of component modular housing by one or more manufacturers will assist in addressing the housing needs in the State; and

WHEREAS, in order to address the needs identified in the Act and this resolution (the "**Operating Resolution**"), the Board has determined to establish the Modular Housing Ordering and Delivery Program (the "**Modular Housing Program**") within the Nebraska Opportunity Fund and, pursuant to one or more future actions of the Board of NIFA with respect to allocations to a Modular Housing Program Account (the "**Modular Housing Program Account**") in order to assist in carrying out the Modular Housing Program; and

WHEREAS, pursuant to the Modular Housing Program, to encourage the production of component homes ("**Modular Component Homes**"), NIFA will collaborate with participating manufacturers (the "**Participating Manufacturers**") and participating communities and nonprofit community organizations (the "**Participating Communities**") to assist in the grouping of orders submitted by the Participating Communities and the production and delivery of the Modular Component Homes to designated zones within the State in order to seek pricing discounts with respect to the purchase prices of the Modular Component Homes; and

NOW THEREFORE, BE IT RESOLVED BY THE NEBRASKA INVESTMENT FINANCE AUTHORITY AS FOLLOWS:

**Section 1.** The adoption of this Resolution shall constitute the adoption of an "operating resolution" as specified in Resolution 392.

**Section 2.** The Board hereby authorizes the establishment of the Modular Housing Program in order to encourage and facilitate the production of Modular Component Homes for purchase by Participating Communities (or their designees) and to access, as determined by the Executive Director, amounts that may be authorized by the Board of Directors for deposit into the Modular Housing Program Account from time to time. The Executive Director and staff of NIFA shall work with the Participating Manufacturers to attempt to secure volume discount pricing in connection with the production of the Modular Component Homes and to assist in coordinating the orders for Modular Component Homes placed by the Participating Communities in order to further the promotion, development, implementation and financing for housing for occupancy by persons and families of low or moderate income within the State. The initial parameters of the Modular Housing Program set forth in Exhibit A hereto (the "**Modular Housing Ordering and Delivery Program Guidelines**") for the Modular Housing Program are hereby adopted by the Board and shall constitute the rules and regulations for the Modular Housing Program as provided in §58-248 of the NIFA Act. The Modular Housing Ordering and Delivery Program Guidelines may be revised (within

the parameters of this Operating Resolution) from time to time as determined by the Executive Director to best carry out the Modular Housing Program. The household incomes of the persons and families who will occupy the Modular Component Homes shall not exceed the limits set forth from time to time with respect to NIFA's Single Family *Welcome Home Program*.

**Section 3.** The Board hereby authorizes the establishment of an account, the Modular Housing Program Account, within the Nebraska Opportunity Fund for the purposes set forth in this Operating Resolution. From time to time, the Board of NIFA may determine to authorize funds for deposit therein to be used by the Executive Director in connection with the Modular Housing Program.

**Section 4.** The Executive Director is hereby authorized to execute the necessary agreements and documents in connection with the collaborative efforts among NIFA, the Participating Manufactures and the Participating Communities to encourage the process for bulk ordering, producing and targeted delivery of Modular Component Homes to the various communities in the State in order to obtain discount pricing on the Modular Component Homes for Participating Communities and to perform all other acts as she may deem necessary or appropriate to implement and carry out the purposes and intent of this Resolution, including the preamble hereto and the purposes of the Modular Housing Program, in order to assist in encouraging the production of the Modular Component Housing, which Housing will be rented to or owned by persons and families of low and moderate income. The execution and delivery by the Executive Director of any of such documents, instruments or certifications, or the performance of any act in connection with any of the matters which are the subject of this Resolution shall constitute conclusive evidence of the approval thereof of the Executive Director and shall conclusively establish the Executive Director's absolute, unconditional and irrevocable authority with respect thereto from NIFA and the approval and ratification by NIFA of the documents, agreements, instruments and certifications so executed and the action so taken.

**Section 5.** All provisions of prior resolutions or parts thereof, in conflict with the provisions of this Operating Resolution are, to the extent of such conflicts, hereby repealed, rescinded and restated.

Passed and approved this 8th day of May, 2026.

NEBRASKA INVESTMENT FINANCE AUTHORITY

By: \_\_\_\_\_  
Executive Director

**ATTACHMENT A**

**NEBRASKA INVESTMENT FINANCE AUTHORITY  
MODULAR HOUSING ORDERING AND DELIVERY PROGRAM  
GUIDELINES  
(5/08/2026)**



## Attachment A

### Modular Housing Ordering and Delivery Program Guidelines May 8, 2026

#### Facilitation of Orders for and Delivery of Modular Component Homes

NIFA staff is in discussion with several modular component home manufacturing companies (“**Participating Manufacturers**”) to assist in facilitating the ordering by Participating Communities (“**Participating Communities**”) and delivery of modular component homes (“**Modular Component Homes**”) to address the shortage in Nebraska of housing for low and moderate income persons and families. NIFA’s role will include negotiating a discounted price for the Modular Component Homes to be produced and assist in facilitating the submission of orders (“**Purchase Orders**”) by the Participating Communities to the Participating Manufacturers in order to streamline the production and delivery of Modular Component Homes to the various areas in the state.

#### Role of NIFA

NIFA will work to secure one or more volume discounts with respect to the purchase prices of the Component Homes to be paid by the Participating Communities (defined below). NIFA intends to assist in the timing of the Purchase Orders and the delivery by the Participating Manufacturers of the Modular Component Homes to designated zones within the State in a manner as efficiently as possible to increase the efficiencies of the timing and the various types of Purchase Orders submitted to the Participating Manufacturers by Participating Communities and, where possible, deliveries of one or more Modular Component Homes to locations within a particular zone in the state.

#### Community Participants

To ensure that the Modular Housing Order and Delivery Program (“**Program**”) will be “community-driven,” participation in the Program for submitting Purchase Orders for the purchase and delivery of Modular Component Homes will be limited to the following entities:

- Cities, villages and counties which are, in each case, incorporated under Nebraska Law
- Nonprofit housing or nonprofit development organizations carrying out housing activities in Nebraska
- Regional Nebraska Planning Agencies or Nebraska Development Districts with a focus on providing affordable housing in the state.

The following entities may participate with Participating Communities in a role other than the lead role, but shall not qualify as “Participating Communities” eligible to submit Purchase Orders:



- Private, for-profit developers or development companies
- Individuals or “informal” groups
- Entities acting primarily as brokers, intermediaries or for re-sale purposes outside of the Program
- Organizations whose primary purpose or activities are commercial, speculative or unrelated to community benefit

### Purchase and Intended Use of Modular Component Homes

Modular Component Homes purchased by Participating Communities may be used for rental or ownership purposes, in each case for occupancy by persons and families of low and moderate income (such limits as published by NIFA).

### Participating Community Application

Those entities or organizations which qualify as a Participating Community will be required to submit an application to participate in a form to be supplied by NIFA. The form shall include, but not be limited to, providing information regarding the following:

#### Participating Community Contact Information

Identification of the entity (or lead entity if a consortium of entities).

Contact Information for the primary contact person.

#### Housing Need and Population To Be Served

The Participating Community shall provide information with respect to the community’s housing gaps, target income ranges of persons to be served, price/rent goals, and populations most in need.

#### Property Location(s)

Addresses or other identifying information regarding where the Modular Component Home(s) will be placed

#### Site Readiness

A detailed description of the condition of the site(s)

- Is the land/site prepared for the placement of the Modular Component Home?
- Is zoning appropriate?
- Are the lots platted
- Can a Planned Unit Development be utilized?
- Is the infrastructure in place? If not, what is the availability of water, sewer, electricity and other utilities?
- What is/are the timeline(s) for readiness such that the Modular Component Home(s) may be delivered?

#### Community Resources

The Participating Community must outline the sources of funding for the purchase of the Component Homes, including, but not limited to, funding on hand, committed funding resources



(e.g., loans/grants other), anticipated sources of funding and other resources to which the Participating Community has access and will be used to finance the Component Homes.

### Community Capacity

Describes who will lead the project, partner experience, government support, community alignment, and engagement effort

# **NIFA Board of Directors Meeting**

**May 8, 2026**

## **Agenda Item #08**

### **Consideration of a Motion to Adopt Amending Resolution No. 501 With Respect to Expanding the Use of Funds in the Nebraska Opportunity Fund (NOF) - Revolving Loan Fund for a Teaching Nebraska Trades 2 (TNT2) Program for Student Built Housing**

#### **Background Information:**

The attached Amending Resolution authorizes the use of up to \$500,000 currently on deposit in the Nebraska Opportunity Fund (NOF) - Revolving Loan Fund - Teaching Nebraska Trades 2 (TNT2) Program for a pilot program to be carried out by NIFA in collaboration with Southeast Community College (SECC) and the Nebraska Department of Correctional Services (NDCS)/Cornhusker State Industries (CSI). This pilot Program is expected to assist in the building of two single family homes.

Pursuant to the Program, students enrolled at SECC and persons incarcerated by the State who are participating in training programs will be involved in constructing the homes.

It is expected that NIFA will provide the funds, as either a grant or revolving financing to SECC and NDCS/CSI. Funds provided by NIFA will be \$250,000 per build.

The goals of the pilot Program are to:

1. Increase the amount of housing stock for low and moderate income persons and families; and
2. Provide hands-on construction trades experience for students and those in home building training programs, encouraging those participating to consider construction related trades as a profession.

#### **Recommended Action:**

Adoption of Board Resolution No. 501

## AMENDING RESOLUTION NO. 501

A RESOLUTION AMENDING BOARD OPERATING RESOLUTION NO. 475 WITH RESPECT TO THE USE OF FUNDS ALLOCATED TO THE NIFA TEACHING NEBRASKA TRADES 2 - STUDENT BUILT HOUSING ("TNT2") PROGRAM ACCOUNT WITHIN THE NEBRASKA OPPORTUNITY FUND WITH RESPECT TO PROMOTING AND DEVELOPING A NEBRASKA WORKFORCE TO BUILD AFFORDABLE HOUSING, PARTICULARLY SINGLE FAMILY OWNER-OCCUPIED HOUSING FOR LOW AND MODERATE INCOME PERSONS AND FAMILIES; AND AMENDING THE OPERATING AND PROGRAM PARAMETERS OF THE TNT2 PROGRAM; ALL IN ACCORDANCE WITH THE PROVISIONS FORTH IN THIS RESOLUTION.

WHEREAS, the purposes of the Nebraska Investment Finance Authority ("**NIFA**") include providing resources and technical expertise to communities within the state of Nebraska (the "**State**") essential for basic economic development, including, but not limited to, activities designed to address the housing, economic, community and agricultural development needs in Nebraska communities, all in accordance with the Nebraska Investment Finance Authority Act (the "**NIFA Act**"); and

WHEREAS, NIFA desires to develop programs to encourage local investment and participation in community investments meeting the specific needs of the communities, including, but not limited to, the development of construction trades workforce and workforce housing for purchase and occupancy by persons and families of low and moderate income; and

WHEREAS, pursuant to Resolution No. 392, NIFA established a specific fund (the "**Nebraska Opportunity Fund**") to implement the programs and purposes described in such Resolution No. 392 and one or more operating resolutions adopted in accordance therewith; and

WHEREAS, pursuant to Resolution No. 475 ("**Operating Resolution 475**"), adopted by the Nebraska Investment Finance Authority ("**NIFA**") on December 15, 2023, the Board authorized the Teaching Nebraska Trades 2 – Student Built Housing Program (the "**TNT2 Program**") and established within the Nebraska Opportunity Fund, the TNT2 Program Account, (the "**TNT2 Program Account**"), authorizing a deposit into such account of \$500,000 for the purposes of promoting and developing Nebraska’s workforce in order to encourage the building of affordable housing and adopted program guidelines (the "**TNT2 Program Guidelines**") in connection therewith; and

WHEREAS, the expansion of instruction in the construction trades and school construction trades programs for post-secondary school students attending Nebraska educational schools and for individuals incarcerated by the State and participating in construction training programs, will assist in growing the construction trades and workforce; and

WHEREAS, the existence of affordable owner-occupied housing available for purchase in Nebraska's communities will assist those persons and families of low and moderate income to purchase and occupy a single family home ("**Home**") of their own, thereby further stimulating economic development in such communities; and

WHEREAS, the cost and condition of housing available for purchase and occupancy by persons and families of low and moderate income is insufficient and the amount of income available for housing needs of such low and moderate income persons and families often prevents such population from finding decent, safe and affordable Homes; and

WHEREAS, in order to address the needs identified in the Act, Operating Resolution 475 and this resolution (the "**Amending Operating Resolution**"), the Board has determined to expand the parties with whom NIFA will collaborate to carry out the TNT2 Program and to amend the existing TNT2 Program Guidelines to include corresponding changes in connection therewith; and

NOW THEREFORE, BE IT RESOLVED BY THE NEBRASKA INVESTMENT FINANCE AUTHORITY AS FOLLOWS:

**Section 1.** The adoption of this Amending Operating Resolution shall constitute an amendment to Operating Resolution 475.

**Section 2.** The language appearing in the second paragraph of Operating Resolution 475 and set forth below shall be repealed.

*“WITH A PRIORITY FOR TEACHERS, ESSENTIAL SCHOOL STAFF AND FIRST RESPONDERS IN THE PARTICIPATING SCHOOL DISTRICTS”* and

*“IN PARTICIPATING SCHOOL DISTRICTS”*

**Section 3.** The final “Whereas Clause” set forth in Operating Resolution 475 shall be repealed and replaced by the following:

*WHEREAS, funds allocated to the TNT2 Program Account shall be used by NIFA, as determined by the Executive Director, including but not limited to, providing grants, loans or such other funding facilities, in order to provide funds to assist with the financing of the construction of Homes to be constructed through one or more programs being carried out in post-secondary schools and by other training programs (such other training programs to be acceptable to the Executive Director) within the State, including, but not limited to programs carried out by Southeast Community College and programs carried out by the Nebraska Department of Correctional Services/Cornhusker State Industries.*

**Section 4.** The language appearing in Section 2 of Operating Resolution 475 and set forth below shall be repealed:

*“with a priority for teachers, essential school staff and first responders”*

**Section 5.** The language appearing in Section 3 of Operating Resolution 475 and set forth below shall be repealed:

*“with a priority for teachers, essential school staff and first responders in the State in accordance with the TNT2 Program Guidelines”*

**Section 6.** The language appearing in Section 4 of Operating Resolution 475 and set forth below shall be repealed.

*“with a priority for teachers, essential school staff and first responders living within the participating school district”*

**Section 7.** The TNT2 Program Guidelines (set forth in Exhibit A to Operating Resolution 475, are hereby replaced with the guidelines in Exhibit A to this Amending Operating Resolution (including the determination of "moderate" income applicable to the TNT2 Program), and such amended Program Guidelines (as set forth in Exhibit A hereto) are hereby adopted by the Board and shall hereafter constitute the rules and regulations for the TNT2 Program as provided in §58-248 of the NIFA Act. Such TNT2 Program Guidelines may be revised from time to time by the Executive Director upon her determination that any such revisions shall be in the best interests of NIFA and the TNT2 Program and in accordance with this Amending Operating Resolution.

**Section 8.** The Executive Director is hereby authorized to accept financial assistance from parties interested in providing financial assistance to assist in carrying out the TNT2 Program. To the extent such assistance is provided in cash, such cash shall be deposited into the TNT2 Program Account. To the extent such financial assistance will not be deposited with NIFA, the Executive Director is hereby authorized to enter into such agreements with such contributing parties as, in her opinion, are necessary, to set forth the conditions pursuant to which financial assistance will be provided by the contributing party.

**Section 9.** All provisions of prior resolutions, or parts thereof, in conflict with the provisions of this Amending Operating Resolution are, to the extent of such conflicts, hereby repealed, rescinded and restated. All provisions of Operating Resolution 475 not amended herein are hereby ratified and shall remain in full force and effect.

**Section 10.** This Amending Operating Resolution shall be in full force and effect immediately upon its passage and approval.

Passed and approved this 8<sup>th</sup> day of May, 2025.

NEBRASKA INVESTMENT FINANCE AUTHORITY

By: \_\_\_\_\_  
Executive Director

## **EXHIBIT A**

### **NEBRASKA INVESTMENT FINANCE AUTHORITY TEACHING NEBRASKA TRADES 2 (TNT2) - STUDENT BUILT HOUSING PROGRAM GUIDELINES (5/8/2026)**

The TNT2 Program will provide grant or construction financing for student-built Homes, at an estimated amount of up to \$250,000 per build. The initial pilot program is expected to fund two Homes.

#### **Partners:**

The initial program will be a pilot program with Southeast Community College (SECC) and the Nebraska Department of Correctional Services (NDCS)/Cornhusker State Industries (CSI).

#### **Use of Funds:**

- Grant or construction loan/line of credit/other financing facility not to exceed \$250,000 per build for up to 24 months.
- As determined by the Executive Director, funds to be provided may be a lump sum disbursement or on a draw request basis by NIFA or through a title company, local bank or other institution.
- If a grant, the grant agreement will require that any funds received from the sale of a home shall continue to revolve and be used for the same purpose under this Program. In the event the funds are not revolved for the same purpose, the funds shall be returned to NIFA.
- If a loan, no interest will be charged.
- If a loan, the Executive Director shall determine whether or not a lien on the land where the Home will be located, or a lien on the uninstalled improvements until sale, shall be required.
- If a loan, principal repayment will be made from proceeds of the sale of the Home.

#### **Sale of a Home:**

The completed Homes must be located to a site in the State and made available for purchase by a low or moderate income person or family. For purposes of the TNT2 Program, “moderate income” shall be the limits applicable, from time to time, as set forth in the NIFA Single Family Welcome Home Program.

## AMENDED RESOLUTION NO. 475

*NOTE: The terms of Resolution No. 475, as presented in the Board book, were amended by the NIFA Board during the Board meeting on December 15, 2023. The following incorporates those changes informed by the Board's discussion.*

A RESOLUTION ESTABLISHING AND ALLOCATING FUNDS TO THE NIFA TEACHING NEBRASKA TRADES 2 - STUDENT BUILT HOUSING ("TNT2") PROGRAM ACCOUNT WITHIN THE NEBRASKA OPPORTUNITY FUND FOR PURPOSES OF PROMOTING AND DEVELOPING WORKFORCE TO BUILD AFFORDABLE HOUSING, AND ALSO DEVELOPING, IMPLEMENTING AND FINANCING OF OWNER-OCCUPIED WORKFORCE HOUSING WITH A PRIORITY FOR TEACHERS, ESSENTIAL SCHOOL STAFF AND FIRST RESPONDERS IN PARTICIPATING SCHOOL DISTRICTS AND PROVIDING FUNDS TO ASSIST IN THE COSTS OF CONSTRUCTION OF THE HOUSING TO BE BUILT BY STUDENTS IN PARTICIPATING SCHOOL DISTRICTS; AUTHORIZING THE ENTERING INTO AGREEMENTS IN ORDER TO CARRY OUT THE TNT2 PROGRAM; PRESCRIBING THE OPERATING PARAMETERS OF THE TNT2 PROGRAM; AND ALLOCATING FUNDS IN THE NEBRASKA OPPORTUNITY FUND IN THE AMOUNT OF \$500,000 TO THE TNT2 PROGRAM ACCOUNT ALL IN ACCORDANCE WITH THE PARAMETERS SET FORTH IN THIS RESOLUTION.

WHEREAS, the purposes of the Nebraska Investment Finance Authority ("**NIFA**") include providing resources and technical expertise to communities within the state of Nebraska (the "**State**") essential for basic economic development, including, but not limited to, activities designed to address the housing, economic, community and agricultural development needs in Nebraska communities, all in accordance with the Nebraska Investment Finance Authority Act (the "**NIFA Act**"); and

WHEREAS, NIFA desires to develop programs that will encourage local investment and participation in community investments meeting the specific needs of the communities, including, but not limited to, the development of construction trades workforce and workforce housing for purchase and occupancy by low and moderate income persons and families; and

WHEREAS, pursuant to Resolution No. 392, NIFA established a specific fund (the "**Nebraska Opportunity Fund**") to implement the programs and purposes described in such Resolution No. 392 and one or more operating resolutions adopted in accordance therewith; and

WHEREAS, it is intended that the use of assets in the Nebraska Opportunity Fund will encourage the investment of private and/or public funds within the State which, together with the assets in the Nebraska Opportunity Fund (and the Accounts therein), will be used to carry out the public purposes set forth in the NIFA Act; and

WHEREAS, a lack of workforce in the construction trades, which has contributed to the lack of workforce housing for purchase and occupancy by low and moderate income persons and families, including in particular those persons teaching in our Nebraska

schools, affects the ability of neighborhoods and communities to maintain and develop viable, stable, and thriving economies and the resulting shortage of quality housing in such areas also impacts the ability of local private, nonprofit, and public employers, particularly our local school district employers, to grow and prosper; and

WHEREAS, impediments exist to the construction, rehabilitation, and financing of workforce housing in the State, comparable home sale and appraisal prices often do not justify the cost of new construction homes and due to generations of disinvestment, these neighborhoods and communities frequently receive a stigma that negatively impacts the residential real estate market; and

WHEREAS, in order to develop housing options that lead to the recruitment and retention of the teaching workforce in the State, new and existing resources are needed to support the creation of local community dedicated building funds by school districts to encourage students to go into the construction trades, supporting the development of workforce housing, including housing for teachers and essential school staff employed by the school and first responders living in a participating school's community; and

WHEREAS, there is a particular need in Nebraska's communities for expanded numbers of workers in the construction trades and also for affordable housing for purchase by teachers, essential school staff and first responders of low and moderate income working within the State's school districts; and

WHEREAS, the expansion of instruction in the construction trades and school construction trades programs for secondary school students will assist in growing the construction trades and workforce; and

WHEREAS, the existence of affordable owner-occupied housing available for purchase in Nebraska's communities will assist in the recruiting and retention of teachers, essential school staff and first responders in the State by providing decent, safe and affordable workforce housing for purchase and occupancy by teachers and essential school staff employed by the school and first responders working within the school district, thereby further stimulating economic development in such communities; and

WHEREAS, the cost and condition of housing available for purchase and occupancy by teachers, essential school staff and first responders in the workforce population of low and moderate income is insufficient and the amount of income available for housing needs of those comprising the teaching workforce population often prevents such population from finding decent, safe and affordable owner-occupied housing; and

WHEREAS, in accordance with the NIFA Act, the Board has determined that a significant portion of the State's workforce population consists of persons and families of moderate income; and

WHEREAS, in order to address the needs identified in the Act and this resolution (the "**Operating Resolution**"), the Board has determined to establish the Teaching Nebraska Trades 2 — Student Built Housing Program (the "**TNT2 Program**") within the

Nebraska Opportunity Fund and to allocate to the TNT2 Program Account (the "**TNT2 Program Account**") the amount of \$500,000 to assist in carrying out the TNT2 Program; and

WHEREAS, funds allocated to the TNT2 Program Account shall be used by NIFA, as determined by the Executive Director, including but not limited to, providing grants, loans or such other funding facilities, in order to provide funds to assist with the financing of the construction of homes ("**Homes**") to be constructed through The Builder Foundation-Builders of the Future program (the "**Builders Program**"), being carried out in schools within the State; and

NOW THEREFORE, BE IT RESOLVED BY THE NEBRASKA INVESTMENT FINANCE AUTHORITY AS FOLLOWS:

**Section 1.** The adoption of this Resolution shall constitute the adoption of an "operating resolution" as specified in Resolution 392.

**Section 2.** The Board hereby authorizes the establishment of the TNT2 Program to provide grants, loans, lines of credit and other financing facilities (as determined by the Executive Director, in her discretion) from amounts on deposit in the TNT2 Program Account to eligible applicants for the cost of construction of a Home in order to further the promotion, development, implementation, financing and securing of Homes for purchase and occupancy by low or moderate income persons or families, with a priority for teachers, essential school staff and first responders. The initial guidelines (the "TNT2 Program Guidelines") for the TNT2 Program set forth on Exhibit A attached hereto (including the determination of "moderate" income applicable to the TNT2 Program)), are hereby adopted by the Board and shall constitute the rules and regulations for the TNT2 Program as provided in §58-248 of the NIFA Act. Such TNT2 Program Guidelines may be revised from time to time as determined by the Executive Director to be in the best interests of NIFA.

**Section 3.** The Board hereby authorizes the establishment of an account, the TNT2 Program Account, within the Nebraska Opportunity Fund for the purposes set forth in this Operating Resolution to authorize the Executive Director, on behalf of NIFA, to provide funds (through grants, loans, lines of credit and other financing facilities as determined by the Executive Director to be in the best interests of the TNT2 Program) to assist in financing the cost of construction of the Homes in order to assist in promoting, developing, implementing and financing workforce housing intended for purchase by low or moderate income persons or families, with a priority for teachers, essential school staff and first responders in the State in accordance with the TNT2 Program Guidelines. The Board further authorizes the allocation of an amount equal to \$500,000 from the Nebraska Opportunity Fund for deposit into the TNT2 Program Account.

**Section 4.** The Executive Director is hereby authorized to expend funds in the TNT2 Program Account in accordance with the TNT2 Program Guidelines to make grants, loans, provide lines of credit or use other financing facilities, specifying the terms and conditions of each (which terms shall include that Homes will be only be sold to purchasers whose family income does not exceed the income limits applicable to the NIFA Single Family Welcome Home Program), and to execute the necessary agreements and documents in connection therewith and to perform all other acts as she may deem

necessary or appropriate to implement and carry out the purposes and intent of this Resolution, including the preamble hereto and the TNT2 Program, in order to assist in the financing of the construction of Homes for purchase by qualifying low and moderate income persons or families, with a priority for teachers, essential school staff and first responders living within the participating school district. The execution and delivery by Executive Director of any of such documents, instruments or certifications, or the performance of any act in connection with any of the matters which are the subject of this Resolution shall constitute conclusive evidence of the approval thereof of the Executive Director and shall conclusively establish the Executive Director's absolute, unconditional and irrevocable authority with respect thereto from NIFA and the approval and ratification by NIFA of the documents, agreements, instruments and certifications so executed and the action so taken.

**Section 5.** All provisions of prior resolutions or parts thereof, in conflict with the provisions of this Operating Resolution are, to the extent of such conflicts, hereby repealed, rescinded and restated.

Passed and approved this 15th day of December, 2023.



NEBRASKA INVESTMENT FINANCE AUTHORITY

By:   
Executive Director

## **EXHIBIT A**

### **NEBRASKA INVESTMENT FINANCE AUTHORITY TEACHING NEBRASKA TRADES 2 (TNT2) - STUDENT BUILT HOUSING PROGRAM GUIDELINES (12/15/2023)**

The TNT2 Program will provide initial construction financing for a high school-based house-build, at an estimated amount of up to \$250,000 per build. The initial pilot is expected to fund two schools identified by The Builder Foundation (TBF) which are expected to apply.

#### **Selection of School Partner:**

A school must be affiliated with TBF and its Builders of the Future Program. TBF will leverage the Peter Kiewit grant funding it has received, with appropriate cement pads and equipment having been provided (or to be provided) to the school. TBF's school partner selection criteria must be approved by NIFA for schools to be considered eligible applicants.

#### **Use of Funds:**

- Grant or construction loan/line of credit/other financing facility not to exceed \$250,000 per build for up to 18 months.
- As determined by the Executive Director, funds to be provided may be on a draw request basis by NIFA or through a title company, local bank or other institution. Any fees to title company, bank or other institution shall be paid by the applicant.
- If a loan, NIFA will charge interest on the funds made available at a minimum of 3%; 1% of which will be paid to TBF (annually) for ongoing oversight and administration of the TNT2 Program and the building of the Homes.
- Any advanced funds not used within a 30-day period will be paid back to NIFA.
- If a loan, NIFA will require a first lien on the land where the Home will be located, and as deemed necessary, the uninstalled improvements until sale.
- If a loan, principal repayment will be made from proceeds of the sale of the Home.
- Each partner school will establish a dedicated build fund to hold proceeds from a Home sale to be used for subsequent builds.

#### **Sale of a Home:**

The completed Homes must be located to a site in the State and made available for purchase by a low or moderate income person or family, with priority consideration given to teachers

and other essential school staff employed by the participating school district or by a first responder intending to live in the district of the participating school. The Home may only be sold to a homebuyer whose household income does not exceed the income limits for NIFA's Single Family Welcome Home loan program. For purposes of the TNT2 Program, "moderate income" shall be the limits applicable, from time to time, as set forth for the NIFA Single Family Welcome Home Program.

A NIFA loan at favorable terms will be made available to qualifying buyers for the Homes. It is expected that NIFA will make available an interest rate at the First Home Targeted rate for qualified Home purchasers using the NIFA Single Family First Home Program, and that NIFA may have additional DPA available for qualified Home purchasers using the NIFA Single Family Welcome Home Program.

# **NIFA Board of Directors Meeting**

**May 8, 2026**

## **Agenda Item #09**

**Consideration of a Motion to Adopt Board Resolution No. 502 With Respect to Establishing a Pilot Program to Assist Nonprofit Entities in Lancaster County who are Serving Lancaster and adjacent Counties in Connection with the Construction and/or Rehabilitation of Single Family Housing for Persons and Families of Low and Moderate Income**

### **Background Information:**

NIFA staff has identified a need, particularly in Lancaster County, to assist nonprofit entities serving Lancaster and adjacent Counties in connection with the construction and/or rehabilitation of decent, safe and affordable housing. In particular, there is a need to assist such organizations in providing the upfront funds necessary to begin the construction and/or rehabilitation of such housing. To assist, on a short-term basis, in addressing this need, NIFA staff is proposing a pilot program which would offer lines of credit to qualifying nonprofits that are directly involved with the construction or rehabilitation of single family homes for occupancy by persons and families of low and moderate income.

The attached Resolution authorizes the establishment of a “line of credit account” with a deposit therein of \$660,000 from the Nebraska Opportunity Fund. These funds were originally granted by NIFA through the Nebraska Urban Workforce Housing Match (NUW-HOM) program as matching funds for amounts allocated from the State/DED Middle Income Workforce Housing Fund. However, one of the Lancaster County applicants was unable to deploy the funds granted by NIFA from that program and therefore, the full amount was returned. The general parameters of this pilot program are set forth in Attachment A to the Resolution and include a requirement that any line of credit made available to a particular nonprofit entity shall be approved by the NIFA Multi-Family and Commercial Lending Programs Loan Committee.

### **Recommended Action:**

Adoption of Board Resolution No. 502

## RESOLUTION NO. 502

A RESOLUTION ESTABLISHING A PILOT PROGRAM TO MAKE AVAILABLE LINES OF CREDIT (THE “LINE OF CREDIT PILOT PROGRAM”) TO LANCASTER COUNTY-BASED NONPROFIT ORGANIZATIONS IN CONNECTION WITH THE DEVELOPMENT, REHABILITATION AND/OR CONSTRUCTION OF SINGLE-FAMILY OWNER-OCCUPIED HOUSING WITHIN OR ADJACENT TO LANCASTER COUNTY FOR PURCHASE BY LOW-AND MODERATE-INCOME PERSONS AND FAMILIES; TO ESTABLISH AN ACCOUNT WITHIN THE NEBRASKA OPPORTUNITY FUND WITH RESPECT TO THE LINE OF CREDIT PILOT PROGRAM; PRESCRIBING THE OPERATING PARAMETERS FOR SUCH ACCOUNT AND ALLOCATING FUNDS IN THE NEBRASKA OPPORTUNITY FUND IN THE AMOUNT OF \$660,000 TO THE LINE OF CREDIT ACCOUNT.

WHEREAS, the purposes of the Nebraska Investment Finance Authority (“NIFA”) include providing resources and technical expertise to communities within the state of Nebraska (the “State”) essential for basic economic development, including, but not limited to, activities designed to address the housing, economic, community and agricultural development needs in Nebraska communities, all in accordance with the Nebraska Investment Finance Authority Act (the “NIFA Act”); and

WHEREAS, NIFA has developed a strategic plan that directs NIFA to transform communities in the state, to fully-utilize its authority and powers under the NIFA Act to provide for or participate in economic development, community development and agricultural needs, to work with NIFA partners to explore ways to increase overall funding for these and other initiatives as permitted by the NIFA Act, to broaden options for enhancing Nebraska’s attractiveness as a place to live and work and to deploy NIFA resources to achieve measurable long-term results; and

WHEREAS, NIFA desires to develop programs that will encourage local investment and participation in community investments meeting the specific needs of the communities, including, but not limited to small business development, community revitalization, microenterprise lending, utilizing federal and State tax credits, financing for first-time farmers and ranchers, workforce housing and financing for the acquisition and demolition and/or rehabilitation of homes; and

WHEREAS, pursuant to Resolution No. 392, NIFA has established a specific fund (the “**Nebraska Opportunity Fund**”) to implement the programs and purposes described in such Resolution No. 392 and one or more operating resolutions adopted in accordance therewith; and

WHEREAS, it is intended that the use of assets in the Nebraska Opportunity Fund will encourage the investment of private and/or public funds within the State which, together with the assets in the Nebraska Opportunity Fund (and the Accounts therein), will be used to carry out the public purposes set forth in the NIFA Act; and

WHEREAS, there is a need throughout various neighborhoods within Lancaster county (“**Lancaster County**”) for development and rehabilitation to create decent, safe and affordable single-family owner-occupied for purchase by persons and families of low and moderate income, which population is often unable, due to insufficient personal or family income, to compete successfully in the normal private housing market in Lancaster County; and

WHEREAS, nonprofit organizations based and carrying out their respective missions in Lancaster County to address the need for single-family owner-occupied housing are often challenged to provide the necessary funds to secure financing in connection with upfront construction and/or rehabilitation costs which has inhibited the production of decent, safe and affordable housing in Lancaster County for persons and families of low and moderate income; and

WHEREAS, funds allocated to the hereinafter-described Line of Credit Program Account (the “**Line of Credit Account**”) shall be made available to one or more nonprofit organizations based in Lancaster County (the “**Nonprofit Organizations**”), which Nonprofit Organizations are directly engaged in the construction and/or rehabilitation of single family owner-occupied housing located or to be located in Lancaster County (“**Single Family Housing**”), which Single Family Housing shall be made available for purchase by persons and families of low or moderate income;

WHEREAS the funds in the Line of Credit Account shall be used on a revolving basis to provide lines of credit to qualifying Nonprofit Organization to assist such Nonprofit Organizations with the financing of the costs involved in developing, constructing or rehabilitating Single Family Housing, to attract and leverage other resources, public and private, to accomplish the purposes of the NIFA Act, this Operating Resolution and the Nebraska Opportunity Fund.

NOW THEREFORE, BE IT RESOLVED BY THE NEBRASKA INVESTMENT FINANCE AUTHORITY AS FOLLOWS:

**Section 1.** The Board authorizes the establishment of the Line of Credit Pilot Program in order to further the promotion, development, implementation, financing and securing of Single Family Housing within Lancaster County. The initial parameters of the Line of Credit Pilot Program set forth on **Attachment A** attached hereto, (including the determination of “moderate” income for the Line of Credit Pilot Program), are hereby adopted by the Board. Such parameters may be revised, updated and amended by the Executive Director, in her discretion, with respect to carrying out the Line of Credit Pilot Program in accordance with this Operating Resolution.

**Section 2.** The Board authorizes the establishment of an account (the “**Line of Credit Account**”) within the Nebraska Opportunity Fund to assist in the development, construction and/or rehabilitation of Single Family Housing in Lancaster County in accordance with the Line of Credit Pilot Program. The Board further authorizes the allocation of an amount equal to \$660,000 from the Nebraska Opportunity Fund to the Line of Credit Account to make available a revolving basis to provide one or more lines of credit

to Nonprofit Organizations for the development, construction and/or rehabilitation of Single Family Housing in accordance with the parameters of the Line of Credit Pilot Program as set forth in Attachment A hereto, as may be updated from time to time.

**Section 3.** The Executive Director is hereby authorized to use funds in the Line of Credit Account to fund draws by participating Nonprofit Organizations with respect to such Nonprofit Organization's approved Line of Credit limit in order to assist in the development, construction and/or rehabilitation of Single Family Housing in Lancaster County to be purchased by persons and families of low and moderate income in accordance with the parameters set forth in Attachment A hereto. Prior to the use of funds in, and upon the return of funds to, the Line of Credit Account, the Executive Director is hereby authorized to invest amounts in the Line of Credit Account for the benefit of the Line of Credit Pilot Program in investments paying interest at such rates and for such terms as determined by the Executive Director to be in the best interest of the Line of Credit Pilot Program. Investment earnings thereon, together with repayments to NIFA on the respective Lines of Credit made to Nonprofit Organizations, shall be credited to the Line of Credit Account and made available for the continued use and sustainment of the Line of Credit Pilot Program.

**Section 4.** The Executive Director is hereby authorized to accept the contribution of funds from sources other than NIFA for deposit in the Line of Credit Account to be used by NIFA in connection with the Line of Credit Pilot Program.

**Section 5.** The Executive Director or NIFA Staff shall report to the NIFA Board the details of such financing commitments from the Lincoln Workforce Housing Revolving Account in support of a particular Line of Credit Pilot Program project.

**Section 6.** All provisions of prior resolutions or parts thereof, in conflict with the provisions of this Operating Resolution are, to the extent of such conflicts, hereby repealed, rescinded and restated.

Passed and approved this 8th day of May, 2026.

NEBRASKA INVESTMENT FINANCE AUTHORITY

By: \_\_\_\_\_  
Executive Director

## ATTACHMENT A

### NEBRASKA INVESTMENT FINANCE AUTHORITY PILOT PROGRAM FOR LANCASTER COUNTY-BASED NONPROFIT ORGANIZATIONS SINGLE FAMILY HOME DEVELOPMENT

#### **Authorized Uses of Funds in the Line of Credit Account**

Amounts credited to the Line of Credit Account shall be used to fund draws made by eligible nonprofit organizations (“**Nonprofit Organizations**”) participating in the NIFA Line of Credit Pilot Program in order for such Nonprofit Organizations to assist in the payment of expenses related to the development, construction and/or rehabilitation of single-family housing (“**Single Family Housing**”). Such Single Family Housing shall be located in or adjacent to Lancaster County and shall be made available for purchase by low and moderate income persons and families.

#### **Access to a Line of Credit**

The Executive Director will establish a process to review applications by Nonprofits for participation in the Line of Credit Pilot Program and, to the extent funds are available in the Line of Credit Account, the Executive Director may authorize draws on a line of credit authorized for a Nonprofit Organization approved by the Executive Director to participate in the Line of Credit Pilot Program. The Executive Director may implement rules relating to the timeline of repayments and milestones and timeline of construction on projects funded by the line of credit, as deemed advisable.

#### **Eligible Nonprofit Organizations**

Nonprofit Organizations eligible to participate in the Line of Credit Pilot Program shall meet the following minimum requirements:

- Be established as a 501(c)(3) organization with at least a five-year track record of operation.
- The operations of the Nonprofit Organization shall be primarily based in Lancaster County, however the Nonprofit may serve surrounding areas.

The Nonprofit Organization shall be directly engaged in building or rehabilitating Single Family Housing which is located, or will be located, in or adjacent to Lancaster County.

## **Security for the Line of Credit**

The Nonprofit Organization shall provide such security for access to and draws upon the line of credit as determined by the NIFA Executive Director. Such security may include:

- A blanket deed of trust (“**DOT**”) for real estate owned by the Nonprofit Organization. Each property with respect to which funds drawn from the line of credit by the Nonprofit Organization will be expended for costs related to the development, construction and/or rehabilitation shall be included on the DOT either in the initial filing or by amendment.
  - NIFA prefers a first lien position. In certain circumstances, the Executive Director may approve a second position lien.
  - Title policies are required.
  - Intercreditor agreement, acceptable to NIFA, will be required if NIFA is in a second lien position.

## **Draws by a Nonprofit Organization Upon a Line of Credit:**

Each Nonprofit Organization approved by NIFA for participation in the Line of Credit Pilot Program shall be approved for a “not to exceed” line of credit limit, with a maximum authorized line of credit limit of \$500,000 for any one Nonprofit Organization.

The draw request process and all related requirements shall be established by the NIFA Executive Director.

## **Line of Credit Terms**

Use of Draws: Funds accessed by a Nonprofit Organization by a draw on the line of credit shall be used in connection with the development, construction and/or rehabilitation of Single Family Housing as set forth in these Program Guidelines.

Term of the Line of Credit: Revolving; twenty-four months maximum term (may be renewed with or without reductions in amount of credit provided, upon reevaluation by NIFA).

Interest payments:

- Payment period (monthly, quarterly, etc.) will be determined by the NIFA Executive Director on a per LOC basis during the Pilot.

- Interest Rate to be determined by the NIFA Executive Director, (with a minimum rate of the Effective Federal Funds Rate plus 50 basis points.
- Fees: Application and Origination fees to be established by the NIFA Executive Director.

### **Approved Lines of Credit for Specific Borrowers**

Prior to entering into an agreement with a Nonprofit Organization for a particular line of credit, the proposed terms and conditions of such line of credit for such Nonprofit Organization shall be approved by the NIFA Multi-Family and Commercial Lending Programs Committee.

### **Additional Program Parameters**

1. The NIFA Executive Director will establish underwriting guidelines for the Line of Credit Pilot Program.
2. In accordance with the determinations of the Operating Resolution and consistent with the NIFA Act, the purpose of the Line of Credit Pilot Program is to establish a Line of Credit Account at NIFA to provide lines of credit to Nonprofit Organizations to assist in the development, construction and rehabilitation of Single Family Housing located in or adjacent to Lancaster County and made available by the Nonprofit Organization for purchase by persons and families of low and moderate income. Household income of the purchasers of the Single Family Housing may not exceed the limits as set forth for the NIFA Single Family Welcome Home Program.

# NIFA Board of Directors Meeting

May 8, 2026

## Agenda Item #10

**Discussion Regarding Issuance of Bonds for the Clean Water State Revolving Fund and Drinking Water State Revolving Fund, Together in an Amount not to Exceed \$9,100,000, Consisting of Two or More Series of Bonds, and Approval of a Notice to the Governor and Clerk of the Legislature and the Filing Thereof**

### Background Information:

The Nebraska Department of Water, Energy and Environment (DWEE) has informed NIFA of the need to issue bonds for the Clean Water State Revolving Fund Program (the "CWSRF") and the Drinking Water State Revolving Fund Program (the "DWSRF"). Proceeds of the bonds will be used to satisfy the state match requirements for federal capitalization grants (the "Grants") under the Federal Clean Water Act for the CWSRF and under the Federal Safe Drinking Water Act for the DWSRF. The size of the bonds is not expected to exceed approximately \$3.3 million for the CWSRF and \$5.8 million for the DWSRF. The bonds will be issued to provide state match for the FY 2026 Grants totaling approximately \$16.254 million for the CWSRF and \$28.730 million for the DWSRF. The estimated amounts are further broken down below to include funds for the new 2026 Infrastructure Investment and Jobs Act grant:

| Federal Fiscal Year                                    | CWSRF                |                      | DWSRF                |                      |
|--|----------------------|----------------------|----------------------|----------------------|
|  | Capitalization Grant | State Match Required | Capitalization Grant | State Match Required |
| 2026<br>(annual grant)                                 | \$3,653,000          | \$730,600            | \$3,842,000          | \$768,400            |
| 2026<br>(Infrastructure Investment and Jobs Act grant) | \$12,601,000         | \$2,520,200          | \$24,888,000         | \$4,977,600          |

A portion of the state match is expected to be provided by DWEE from funds available for that purpose in the CWSRF and DWSRF, which would reduce the bond principal amounts to currently expected amounts of \$2,150,000 for the CWSRF and \$5,250,000 for the DWSRF. Both the state match portion and the Grant funds will be used by DWEE to a) make loans to municipalities and counties for the acquisition, construction, improvement, repair, rehabilitation or extension of wastewater treatment works and non-point source control systems for the CWSRF; b) make loans to the owners of public water supply systems for the acquisition, construction, or modification of safe drinking water projects for the DWSRF; and c) make certain deposits into the funds and accounts created under one or more trust indentures, including any deposits required to be made to a debt service reserve fund and to pay costs of issuance for the bonds.

A draft copy of the proposed Notice Required Pursuant to Neb. Rev. Stat. §58-270 to be filed with the Governor and the Clerk of the Legislature is attached for your review.

### Recommended Action:

Motion to approve the notice and the filing thereof.

**NOTICE REQUIRED PURSUANT TO  
NEB. REV. STAT. § 58-270**

The Nebraska Investment Finance Authority (the “Authority”) hereby gives notice in accordance with the Nebraska Investment Finance Authority Act, Neb. Rev. Stat. §§ 58-201 et seq., as amended (the “Act”), to the Honorable Jim Pillen, Governor of the State of Nebraska (the “State”), and Brandon Metzler, Clerk of the Legislature, of the proposed issuance by the Authority of the following bonds:

**\$7,400,000\***

**Nebraska Investment Finance Authority  
Clean Water State Revolving Fund Revenue Bonds  
Drinking Water State Revolving Fund Revenue Bonds**  
(consisting of two or more Series of Bonds  
to be issued during the period described herein)

The Authority anticipates that it will, pursuant to the Act, authorize the issuance and sale of two or more issuances of state revolving fund revenue bonds (the “Bonds”) from time to time on or before December 31, 2026. The proceeds of the Bonds will be used:

(i) to provide moneys for the Nebraska Department of Water, Energy, and Environment (“DWEE”) to provide state match funds to satisfy the requirements of the Federal Clean Water Act, 33 U.S.C. §§ 1251 et seq., as amended by the Water Quality Act of 1987 and as further amended from time to time (collectively, the “Clean Water Act”), to deposit funds in the Wastewater Treatment Facilities Construction Loan Fund (the “CW Loan Fund”) to enable DWEE to make loans to municipalities and counties pursuant to the Nebraska Wastewater Treatment Facilities Construction Assistance Act, as amended, Neb. Rev. Stat. §§ 81-15,147 to 81-15,158 (the “Nebraska Clean Water SRF Act”) for the acquisition, construction, improvement, repair, rehabilitation or extension of wastewater treatment works and nonpoint source control systems (each as defined in the Nebraska Clean Water SRF Act);

(ii) to provide moneys for DWEE to provide state match funds to satisfy the requirements of the Federal Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., as amended from time to time (the “Safe Drinking Water Act”), to deposit funds in the Drinking Water Facilities Loan Fund and the Land Acquisition and Source Water Loan Fund (collectively, the “DW Loan Funds”) to enable DWEE to make loans to owners of public water supply systems pursuant to the Drinking Water State Revolving Fund Act, as amended, Neb. Rev. Stat. §§ 71-5314 to 71-5327 (the “Nebraska Drinking Water SRF Act”) for the acquisition, construction or modification of safe drinking water projects (as defined in the Nebraska Drinking Water SRF Act); and

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\*Current estimate; subject to change, but not expected to exceed \$3,300,000 for deposit to the CW Loan Fund and \$5,800,000 for deposit to the DW Loan Fund, for a total bond principal amount of \$9,100,000.

(iii) subject to market conditions, if needed, to make certain deposits into the funds and accounts created under one or more trust indentures, including any deposits required to be made to a debt service reserve fund and to pay costs of issuance for the Bonds.

**Clean Water Program.** The Authority desires to cause to be provided, through the issuance of the Bonds, funds to DWEE to satisfy the state match requirements for capitalization grants under the Clean Water Act for Nebraska's 2026 clean water state revolving fund program. Such state match funds, together with federal funds, will be used by DWEE to make loans to Nebraska municipalities and counties to enable such municipalities and counties to pay those eligible portions of the costs of acquiring, constructing, improving, repairing, rehabilitating or extending municipal wastewater treatment works and nonpoint source control systems projects in accordance with the Nebraska Clean Water SRF Act. The federal capitalization grants received by DWEE pursuant to the Clean Water Act and the state match funds provided by the issuance of the Bonds are generally used on a five-sixths/one-sixth basis, respectively, to fund loans to municipalities or counties.

**Drinking Water Program.** The Authority desires to cause to be provided, through the issuance of the Bonds, funds to DWEE to satisfy the state match requirements for capitalization grants under the Safe Drinking Water Act for Nebraska's 2026 drinking water state revolving fund program. Such state match funds, together with federal funds, will be used by DWEE to make loans to owners of public water supply systems in Nebraska to enable such owners to pay those eligible portions of the costs of acquiring, constructing or modifying safe drinking water projects in accordance with the Nebraska Drinking Water SRF Act. The federal capitalization grants received by DWEE pursuant to the Safe Drinking Water Act and the state match funds provided by the issuance of the Bonds are generally used on a five-sixths/one-sixth basis, respectively, to fund loans to owners of public water supply systems.

**I. Clean Water Program—The Public Purposes To Be Effectuated and the Needs To Be Addressed Through the Issuance of the Bonds.**

The public purposes to be effectuated and the needs to be addressed by the Authority through the issuance of a portion of the Bonds are (i) to finance wastewater treatment works and nonpoint source control systems projects to protect and improve the state's water quality, the provision of which is essential to economic growth and development in the State of Nebraska, by providing a deposit into the CW Loan Fund in order to provide financing at favorable interest rates and (ii) to continue to provide DWEE with the required matching funds which, together with available federal funds, will provide for an ongoing program of making such financing available within the marketplace in an orderly fashion. The amount of needed assistance which may be provided to Nebraska municipalities or counties for wastewater treatment purposes can be increased and needed projects can be undertaken more expeditiously through the issuance of revenue bonds and the deposit thereof into the CW Loan Fund.

The Legislature of the State has found and declared that:

(a) there is a need within the State for financing to assist municipalities in providing wastewater treatment facilities; the federal funding provided for wastewater

treatment facilities is extremely limited and scheduled to be eliminated, while the need to provide and improve wastewater treatment facilities is great;

(b) the construction, development, rehabilitation and improvement of modern and efficient sewer systems and wastewater treatment facilities are essential to protecting and improving the State's water quality, the provision of adequate wastewater treatment facilities is essential to economic growth and development, and new sources of financing for such projects are needed;

(c) the construction, rehabilitation, operation and maintenance of nonpoint source control systems are essential to water quality protection and that such systems are financially burdensome to municipalities and counties;

(d) the federal government has acted to end the system of federal construction grants for clean water projects and has instead provided for capitalization grants to capitalize state revolving funds for wastewater treatment works and nonpoint source control systems, and the State has created the CW Loan Fund pursuant to the Nebraska Clean Water SRF Act; the State is required to provide matching funds for deposit into such fund, and there is a need for financing in excess of the amount which can be provided by the federal money; and

(e) additional assistance can be provided to municipalities to alleviate the problems of water pollution by providing for the issuance of revenue bonds, the proceeds of which shall be deposited into the CW Loan Fund.

## **II. Drinking Water Program—The Public Purposes To Be Effectuated and the Needs To Be Addressed Through the Issuance of the Bonds.**

The public purposes to be effectuated and the needs to be addressed by the Authority through the issuance of a portion of the Bonds are (i) to finance public water supply systems and safe drinking water projects to protect and improve the state's drinking water supply and water quality, the provision of which is essential to economic growth and development in the State of Nebraska, by providing a deposit into the DW Loan Funds in order to provide financing at favorable interest rates and (ii) to continue to provide DWEE with the required matching funds which, together with available federal funds, will provide for an ongoing program of making such financing available within the marketplace in an orderly fashion. The amount of needed assistance which may be provided to owners of public water supply systems in Nebraska can be increased and needed projects can be undertaken more expeditiously through the issuance of revenue bonds and the deposit thereof into the DW Loan Fund.

The Legislature of the State has found and declared that:

(a) safe drinking water is essential to the protection of public health; the construction, rehabilitation, operation, and maintenance of modern and efficient public water supply systems and safe drinking water projects are essential to protecting and improving the quality of the State's drinking water; protecting water quality is an issue of concern to all citizens of the State, and adequate public water supply systems and safe drinking water projects are essential to public health and to economic growth and

development; systems need to have adequate technical, managerial, and financial capacities to assure that the public is protected; needed assistance can be provided to systems through the funds created by the Nebraska Drinking Water SRF Act; the funds should be available in perpetuity for providing financial assistance to such systems and for such projects;

(b) the funds to be deposited in the DW Loan Funds will consist of both State money and federal grant funds; the funds can be increased and additional needed safe drinking water projects for owners of public water systems can be undertaken more expeditiously through the issuance of revenue bonds by the Authority and the deposit of the proceeds thereof into the DW Loan Funds; and

(c) the issuance of revenue bonds for financing the funds serves a public purpose by assisting public water supply systems in providing and improving safe drinking water projects and thereby providing safe drinking water to the citizens of the State, promoting the health and well-being of the citizens, and assisting in the economic growth and development of the State.

### **III. The Manner in Which Such Need Was Identified.**

The needs to be addressed as described in Section I and Section II above were identified by the Authority in the following manner:

(a) ***Summary of Existing Clean Water Programs.*** The Authority has previously issued several series of state revolving fund revenue bonds to finance the DWEE's clean water programs for the years 1990 through 2025. Such series of bonds have been paid and are no longer outstanding, except for the Series 2025B Bonds as set forth in Appendix B attached to this notice.

DWEE has advised the Authority that, as of March 31, 2026, DWEE had entered into loan contracts with municipalities and counties for the 1990 through 2025 clean water programs for the amounts set forth in Exhibit IA hereto.

(b) ***Summary of Existing Drinking Water Programs.*** The Authority has previously issued several series of state revolving fund revenue bonds to finance the DWEE's drinking water programs for the years 1997 through 2025. Such series of bonds have been paid and are no longer outstanding, except for the Series 2025A Bonds as set forth in Appendix B attached to this notice.

DWEE has advised the Authority that, as of March 31, 2026, DWEE had entered into loan contracts for the 1997 through 2025 drinking water programs for the amounts set forth on Exhibit IIA.

(c) ***State Intended Use Plan.*** On June 26, 2025, the Environmental Quality Council approved the Nebraska State Revolving Fund Clean Water and Drinking Water Intended Use Plan, State Fiscal Year 2026 (the "2026 IUP"), which describes the 2026 clean water program and the 2026 drinking water program. Copies of the 2026 IUP are available on DWEE's web site and are on file at the offices of DWEE and the offices of

the Authority. Based on DWEE’s current estimates of the amount anticipated to be received from EPA capitalization grants and based on the Intended Use Plan, DWEE has determined that estimated state match funds will be required as follows:

| <u>Federal<br/>Fiscal Year</u>                                  | <u>CWSRF</u>                    |                                 | <u>DWSRF</u>                    |                                 |
|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
|   | <u>Capitalization<br/>Grant</u> | <u>State Match<br/>Required</u> | <u>Capitalization<br/>Grant</u> | <u>State Match<br/>Required</u> |
| 2026<br>(annual grant)  | \$3,653,000                     | \$730,600                       | \$3,842,000                     | \$768,400                       |
| 2026<br>(Infrastructure<br>Investment<br>and Jobs Act<br>grant) | \$12,601,000                    | \$2,520,200                     | \$24,888,000                    | \$4,977,600                     |

(d) **Clean Water Program Demand Anticipated by DWEE.** Based upon the information contained in the 2026 IUP and various communications between DWEE and certain Nebraska municipalities or counties, DWEE has determined (and so informed the Authority) that the immediate need of state match funds in the currently anticipated amounts of \$730,600 for the annual federal grant (the “Annual Grant”) and \$2,520,200 for the federal Infrastructure Investment and Jobs Act grant (the “IIJA Grant”) will be required to finance the 2026 clean water state revolving fund program in Nebraska.

The municipalities or counties identified by DWEE as anticipated borrowers under the 2026 clean water state revolving fund program and their respective expressed loan request estimates are set forth in Exhibit IB attached hereto. Additional potential clean water state revolving fund program participants which have been identified by DWEE are described in Exhibit IC attached hereto.

Based upon information regarding the federal required amount for state match funds and the information regarding municipalities and counties identified and contacted by DWEE which have expressed to DWEE a need for funds in the amount of at least \$3,653,000 (Annual Grant) and at least \$12,601,000 (IIJA Grant) in connection with the 2026 program, which information is set forth in Exhibit IB attached hereto, the Authority and DWEE have determined that a need exists for the issuance of a portion of the Bonds, in the approximate amount of \$730,600 (match for Annual Grant) and in the approximate amount of \$2,520,200 (match for IIJA Grant), less \$1,100,800 (match to be provided from available Clean Water Program funds), for a total bond principal amount of \$2,150,000,\* to provide state match funds to DWEE for loans to municipalities or counties approved and designated by DWEE pursuant to the Nebraska Clean Water SRF Act for the acquisition, construction, improvement, repair, rehabilitation or extension of wastewater treatment

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\*Current estimate.

facilities, assuming no debt service reserve funds are required and that certain administrative costs are paid from other sources.

(e) ***Drinking Water Program Demand Anticipated by DWEE.*** Based upon the information contained in the 2026 IUP and various communications between DWEE and certain owners of public water supply systems, DWEE has determined (and so informed the Authority) that the immediate need of state match funds in the currently anticipated amounts of \$768,400 for the annual federal grant (the “Annual Grant”) and \$4,977,600 for the federal Infrastructure Investment and Jobs Act grant (the “IIJA Grant”) will be required to finance the 2026 drinking water state revolving fund program in Nebraska.

The owners of public water supply systems identified by DWEE as anticipated borrowers under the 2026 drinking water state revolving fund program and their respective expressed loan request estimates are set forth in Exhibit IIB attached hereto. Additional potential drinking water state revolving fund program participants which have been identified by DWEE are described in Exhibit IIC attached hereto.

Based upon information regarding the federal required amount for state match funds and the information regarding owners of public water supply systems identified and contacted by DWEE which have expressed to DWEE a need for funds in the amount of at least \$3,842,000 (Annual Grant) and at least \$24,888,000 (IIJA Grant) in connection with the 2026 program, which information is set forth in Exhibit IIB attached hereto, the Authority and DWEE have determined that a need exists for the issuance of a portion of the Bonds, in the approximate amount of \$768,400 (match for Annual Grant) and in the approximate amount of \$4,977,600 (match for IIJA Grant), less \$498,000 (match to be provided from available Drinking Water Program funds), for a total bond principal amount of \$5,250,000,\* to provide state match funds to DWEE to enable DWEE to make loans to owners of public water supply systems approved and designated by DWEE pursuant to the Nebraska Drinking Water SRF Act for the acquisition, construction or modification of public water supply facilities, assuming no debt service reserve funds are required and that certain administrative costs are paid from other sources.

(f) ***Board Approval.*** At its meeting held on May 8, 2026, the Board of the Authority approved, in substantially the form submitted, this Notice.

#### **IV. The Anticipated Principal Amount of the Bond Issue and the Anticipated Date of Issuance of the Bonds.**

The Authority anticipates issuing the Bonds in the aggregate principal amount of \$7,400,000.\* It is expected that an amount approximately equal to the final principal amount of the Bonds issued (less any costs and expenses, original issue discount and reserve funds, although costs and expenses are currently expected to be paid with other funds and, subject to market conditions, no original issue discount or reserve funds are currently expected) will be made available to DWEE to enable DWEE to (i) loan to municipalities or counties pursuant to the Nebraska Clean Water SRF Act for the acquisition, construction, improvement, repair,

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\*Current estimate.

rehabilitation or extension of wastewater treatment works and nonpoint source control system projects and (ii) loan to owners of public water supply systems pursuant to the Nebraska Drinking Water SRF Act for the acquisition, construction or modification of safe drinking water projects.

The Authority anticipates execution, subsequent to final board action at its June meeting or later, of an agreement with the underwriters or placement agents identified below for the sale of the Bonds. Issuance and delivery of the Bonds is anticipated to occur during 2026.

**V. Anticipated Size of Reserve Funds.**

Subject to market conditions, DWEE and the Authority plan to structure the sale of the Bonds without a reserve fund, but at this time, there is no assurance that this will be accomplished. If required in order to sell the bonds or to obtain satisfactory ratings on the Bonds (although ratings are not currently anticipated), the Bonds may be secured by reserve funds not in excess of 10% of the principal amount of the Bonds.

**VI. The Professionals Involved in Connection With the Issuance of the Bonds.**

The following professionals have been selected or approved by the Authority to participate in the issuance, sale and delivery of the Bonds:

|   |   |
|---|---|
| Placement Agent:                                      | Piper Sandler & Co.<br>Lincoln, Nebraska  |
| Bond Counsel and General Counsel<br>to the Authority: | Kutak Rock LLP<br>Omaha, Nebraska   |
| Trustee for the Bonds:                                | Computershare Trust Company, National<br>Association, or its successor<br>Chicago, Illinois |
| Guaranteed Investment Contract<br>Provider:           | None expected at this time.   |

The Authority may, from time to time, select other professionals to participate in the issuance, sale and delivery of the Bonds to the extent it deems such selection advisable and in the best interests of the Authority.

The filing of the foregoing Notice with the Governor and the Clerk of the Legislature, in accordance with the Act, was approved by the Authority on May 8, 2026.

A copy of this Notice has also been provided to those representatives of the news media requesting notification of the proposed issuance of bonds, which representatives are listed on Appendix A hereto.

NEBRASKA INVESTMENT FINANCE  
AUTHORITY

Dated as of: May 8, 2026

By \_\_\_\_\_  
Executive Director

**APPENDIX A**

**BOND ISSUE REQUEST LIST**

| <b>PRESS</b>   | <b>CONTACT</b>   | <b>PHONE NO.</b> |
|--|--|------------------|
| <b>Lincoln Journal Star</b><br>Suite A100<br>200 S 21 <sup>st</sup> St<br>Lincoln, NE 68510-1051 | Matt Olberding – Business<br>molberding@journalstar.com                | 402-473-2647     |
| <b>Omaha World Herald</b><br>2301 N. 117th Ave., Suite 201<br>Omaha, NE 68164                    | Joe Dejka<br>jdejka@owh.com<br><br>Paul Goodsell<br>goodsell@owh.com   | 402-444-1000     |
| <b>New Digital Group<br/>(Formerly State Paper)</b><br>P. O. Box 83672<br>Lincoln, NE 68501      | David Hahn<br>david@newdigitalgroup.com<br>publisher@ne.statepaper.com | 714-584-7645     |

## **APPENDIX B**

### **SUMMARY OF OUTSTANDING BOND FINANCINGS**

#### **I. CLEAN WATER**

The Authority has previously issued bonds for DWEE's clean water state revolving fund programs for the years 1990 through 2025. Except for the Series 2025B Bonds described below, the bonds issued for such clean water state revolving fund programs have been paid and are no longer outstanding. On August 7, 2025, the Authority made available funds to DWEE to provide state match funds for the 2025 program for the financing of wastewater treatment works and nonpoint source control systems projects by the issuance of the Authority's Clean Water State Revolving Fund Bonds, Series 2025B in the principal amount of \$4,144,000 (the "Series 2025B Bonds"), which remain outstanding and are scheduled to be paid on June 15, 2026.

All the funds intended to be loaned in connection with the 1990 through 2025 programs have been initially disbursed for, or allocated to, loans from DWEE to finance wastewater treatment works and nonpoint source control systems projects. Loan repayments are available to be recycled into new loans.

#### **II. DRINKING WATER**

The Authority has previously issued bonds for DWEE's drinking water state revolving fund programs for the years 1997 through 2008, 2010, 2013, 2014 and 2016 through 2025. Except for the Series 2025A Bonds described below, the bonds issued for such drinking water state revolving fund programs have been paid and are no longer outstanding. On August 7, 2025, the Authority made available funds to DWEE to provide state match funds for the 2025 program for the financing of safe drinking water projects by the issuance of the Authority's Drinking Water State Revolving Fund Bonds, Series 2025A in the principal amount of \$7,161,000 (the "Series 2025A Bonds"), which remain outstanding and are scheduled to be paid on June 15, 2026.

All the funds intended to be loaned in connection with the 1997 through 2025 programs have been initially disbursed for, or allocated to, loans from DWEE to owners of public water supply systems. Loan repayments are available to be recycled into new loans.

## **EXHIBIT IA**

### **CLEAN WATER PROGRAM—LOANS MADE**

As of March 31, 2026, as part of the 1990-2025 Clean Water State Revolving Fund programs, DWEE had entered into loan contracts for approximately 374 loans to municipalities or counties committing to disburse funds in the amount of \$1,003,231,786. Disbursements consist of proceeds from federal capitalization grants, including grant funds pursuant to the American Recovery and Reinvestment Act of 2009, together with state match funds provided either by state appropriations or proceeds made available by Series 1991 Bonds, Series 1993 Bonds, Series 1994 Bonds, Series 1996 Bonds, Series 1998 Bonds, Series 2000B Bonds, Series 2001B Bonds, Series 2002B Bonds, Series 2002C Bonds, Series 2004B Bonds, Series 2005B Bonds, Series 2006B Bonds, Series 2007B Bonds, Series 2008B Bonds, Series 2009 Bonds, Series 2010B Bonds, Series 2011 Bonds, Series 2012 Bonds, Series 2013B Bonds, Series 2014B Bonds, Series 2015 Bonds, Series 2016B Bonds, Series 2017B Bonds, Series 2018B Bonds, Series 2019B Bonds, Series 2020B Bonds, Series 2021B Bonds, Series 2022B Bonds, Series 2023B Bonds, Series 2024B Bonds or Series 2025B Bonds. Some loans have been disbursed and repaid. Loans in the amount of \$100,518,612 were outstanding as of March 31, 2026.

**EXHIBIT IB**

**CLEAN WATER PROGRAM—ANTICIPATED LOANS**

**2026 Program**

As of March 31, 2026, the following municipalities or counties have been identified by DWEE as having a need for loans pursuant to both the Annual Grant portion and the Infrastructure Investment and Jobs Act portion of the 2026 Clean Water State Revolving Fund Program:

| <b>Community</b> | <b>Loan Amount*</b>        |
|------------------|----------------------------|
| Cass Co. SID 4   | \$ 1,800,000               |
| Gibbon           | 5,000,000                  |
| Greeley          | 2,250,000                  |
| Long Pine        | 2,000,000                  |
| Nebraska City    | 12,500,000                 |
| Ogallala         | 7,500,000                  |
| Oshkosh          | 2,000,000                  |
| Shickley         | 5,766,000                  |
| St.Edward        | 1,978,000                  |
| Valentine        | <u>5,100,000</u>           |
| <b>Total</b>     | <b><u>\$45,894,000</u></b> |

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\*One-sixth of loan amount on select projects is to be financed with the proceeds of the Annual Grant portion of the Bonds and one-sixth of the loan amount on select projects is to be financed with proceeds of the Infrastructure Investment and Jobs Act portion of the Bonds.

## EXHIBIT IC

### CWSRF PROJECT PRIORITY PLANNING LIST

The CWSRF Project Priority Planning List is attached as Appendix B1 (“Appendix B1”) to the Nebraska State Revolving Fund Clean Water & Drinking Water Intended Use Plan, State Fiscal Year 2026, approved on June 26, 2025 (the “2026 IUP”). The 2026 IUP may be downloaded from DWEE’s website at the following link:

[https://dwee.nebraska.gov/sites/default/files/publications/IUP%20SFY%202026%20Final\\_0.pdf](https://dwee.nebraska.gov/sites/default/files/publications/IUP%20SFY%202026%20Final_0.pdf)

Appendix B1 is located on pages 55-78 of the 2026 IUP downloadable from the above website link and is hereby incorporated herein. The potential projects listed in the Appendix B1 are considered by DWEE to be potential future program participants over a period of years after completion of the 2026 program.

## **EXHIBIT IIA**

### **DRINKING WATER PROGRAM—LOANS MADE**

As of March 31, 2026, as part of the 1997-2025 Drinking Water State Revolving Fund programs, DWEE had entered into loan contracts for approximately 327 loans to municipalities or counties committing to disburse funds in the amount of \$678,179,493. Disbursements consist of proceeds from federal capitalization grants, including grant funds pursuant to the American Recovery and Reinvestment Act of 2009, together with state match funds provided by (i) state appropriations, (ii) proceeds from the sale of Series 1999 Bonds, Series 2000A Bonds, Series 2001A Bonds, Series 2002A Bonds, Series 2003A Bonds, Series 2004A Bonds, Series 2005A Bonds, Series 2006A Bonds, Series 2007A Bonds, Series 2008A Bonds, Series 2010A Bonds, Series 2013A Bonds, Series 2014A Bonds, Series 2016A Bonds, Series 2017A Bonds, Series 2018A Bonds, Series 2019A Bonds, Series 2020A Bonds, Series 2021A Bonds, Series 2022A Bonds, Series 2023A Bonds, Series 2024A Bonds and Series 2025A Bonds, (iii) administrative cash funds available in the drinking water program or (iv) reserve funds released from the retirement of certain bond issues. Some loans have been disbursed and repaid. Loans in the amount of \$176,004,177 were outstanding as of March 31, 2026.

The Drinking Water State Revolving Fund also makes loans for its lead service line remediation program, which is funded by federal capitalization grants that do not require state match. With limited exceptions, the lead service line loans are accounted for separately, so are not described in this Exhibit IIA, since they do not materially affect the loan program described above that is funded in part by state match bond funds.

**EXHIBIT IIB**

**DRINKING WATER PROGRAM—ANTICIPATED LOANS**

**2026 Program**

As of March 31, 2026, the following municipalities or counties have been identified by DWEE as having a need for loans pursuant to both the Annual Grant portion and the Infrastructure Investment and Jobs Act portion of the 2026 Drinking Water State Revolving Fund Program:

| <b>Community</b> | <b>Loan Amount*</b>        |
|------------------|----------------------------|
| Blair            | \$ 6,300,000               |
| Dorchester       | 2,100,000                  |
| Elmwood          | 4,713,000                  |
| Fullerton        | 1,600,000                  |
| Gibbon           | 5,000,000                  |
| North Bend       | 4,530,000                  |
| Plainview        | 5,500,000                  |
| S.Sioux City     | 18,300,000                 |
| Silver Creek     | 1,200,000                  |
| Wayne            | 1,860,000                  |
| Weeping Water    | <u>5,118,000</u>           |
| <b>Total</b>     | <b><u>\$56,221,000</u></b> |

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\*One-sixth of loan amount on select projects is to be financed with the proceeds of the Annual Grant portion of the Bonds and one-sixth of the loan amount on select projects is to be financed with proceeds of the Infrastructure Investment and Jobs Act portion of the Bonds.

## **EXHIBIT IIC**

### **DWSRF PROJECT PRIORITY PLANNING LIST– ALPHABETICAL ORDER**

The DWSRF Project Priority Planning List is attached as Appendix B2 (“Appendix B2”) to the Nebraska State Revolving Fund Clean Water & Drinking Water Intended Use Plan, State Fiscal Year 2026, approved on June 26, 2025 (the “2026 IUP”). The 2026 IUP may be downloaded from DWEE’s website at the following link:

[https://dwee.nebraska.gov/sites/default/files/publications/IUP%20SFY%202026%20Final\\_0.pdf](https://dwee.nebraska.gov/sites/default/files/publications/IUP%20SFY%202026%20Final_0.pdf)

Appendix B2 is located on pages 87-103 of the 2026 IUP downloadable from the above website link and is hereby incorporated herein. The potential projects listed in the Appendix B2 are considered by DWEE to be potential future program participants over a period of years after completion of the 2026 program.

**ACKNOWLEDGMENT OF RECEIPT  
OF  
NOTICE REQUIRED PURSUANT TO  
NEB. REV. STAT. § 58-270**

The undersigned, Jim Pillen, Governor of the State of Nebraska, hereby acknowledges receipt on the date set forth below of the attached Notice Required Pursuant to Neb. Rev. Stat. § 58-270 of the Nebraska Investment Finance Authority with respect to the following:

\$7,400,000\*  
Nebraska Investment Finance Authority  
Clean Water State Revolving Fund Revenue Bonds  
Drinking Water State Revolving Fund Revenue Bonds

Accepted this \_\_ day of May, 2026.

/s/ Jim Pillen  
\_\_\_\_\_

Governor

Received by:

Name \_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_  
\*Current estimate.

**CONFIRMATION OF FILING  
OF  
NOTICE REQUIRED PURSUANT TO  
NEB. REV. STAT. § 58-270**

**(CLERK OF THE LEGISLATURE)**

\$7,400,000\*

Nebraska Investment Finance Authority  
Clean Water State Revolving Fund Revenue Bonds  
Drinking Water State Revolving Fund Revenue Bonds

On the date set forth below, the Notice Required Pursuant to Neb. Rev. Stat. § 58-270 from the Nebraska Investment Finance Authority for the above-referenced bonds was electronically submitted to the Nebraska Legislature Agency Report Submission site at <https://nebraskalegislatue.gov/agencies> as directed by Brandon Metzler, Clerk of the Legislature of the State of Nebraska.

Dated: \_\_\_\_\_, 2026.

By \_\_\_\_\_  
Jody Cook  
Director of Bond & Investment Management,  
Nebraska Investment Finance Authority

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\*Current estimate.