

NEBRASKA INVESTMENT FINANCE AUTHORITY
RURAL WORKFORCE HOUSING MATCH PROGRAM GUIDELINES
(November 2020)

Purpose

Funds awarded to recipients from the NIFA Rural Workforce Housing Match Program (“NIFA Match”) shall be used for the development, production, implementation and financing of Workforce Housing in accordance with the Nebraska Department of Economic Development’s Rural Workforce Housing Fund (RWHF) and these Guidelines (“Guidelines”). For purposes of the NIFA Match, “Workforce Housing” shall mean housing that meets the requirements of these Guidelines and is described in Unicameral Bill 518 (2017) (“LB 518”).

Eligible Recipients

Eligible recipients (“Eligible Recipients”) of NIFA Match are non-profit development organizations that are authorized to submit an application for the Nebraska RWHF, and such non-profit development organizations have not previously received an award of NIFA Match. An eligible recipient must receive an award of Nebraska RWHF to also receive an award of NIFA Match. Priority will be given to those applications which demonstrate significant collaboration with, and financial support from, private for-profit parties, private non-profit organizations and foundations and local governmental entities.

Allocation Limits

The maximum amount of a NIFA Match award is \$250,000 per Eligible Recipient.

NIFA will not provide NIFA Match in excess of 33% of the total amount of funds proposed to be deployed by the Eligible Recipient in its application for funds submitted to the RWHF. NIFA Match must be used by the Eligible Recipient for eligible public purposes as provided in the Nebraska Investment Finance Authority Act (the “NIFA Act”). This includes evidence that the portion of the project financed with NIFA Match shall be for the benefit of individuals and families whose household income does not exceed Moderate Income as defined in these Guidelines.

Eligible Use of NIFA Match

NIFA Match may not be used by the Eligible Recipient to make direct or indirect grants. NIFA Match shall be used by the Eligible Recipient for financing structures that create a “revolving fund,” requiring that NIFA Match funds used for a particular Workforce Housing project be repaid, with interest, to the Eligible Recipient throughout the program. This will enable the Eligible Recipient to continually use the funds for purposes of Workforce Housing.

For NIFA Match funds deposited into a rural workforce investment fund or used to make direct loans for Workforce Housing, the Eligible Recipient shall earn a rate of return on such funds at least equal to the current rate of inflation.¹ NIFA Match funds returned to the Eligible Recipient must continue to be used in accordance with these Guidelines for a minimum of ten (10) years. Any such future uses of NIFA Match Funds shall be approved in writing by NIFA.

NIFA Match may be used by the Eligible Recipient for the following in connection with the development and financing of Workforce Housing:

- leveraging of loans or other contractual obligations consistent with the NIFA Act and these Guidelines in conjunction with other participating parties (e.g., participations in loans/guarantees)
- loan guarantees by the Eligible Recipient or an investment fund established for the benefit of the Eligible Recipient
- second mortgage loans
- direct loans for lot development or construction of buildings
- capitalizing reserve funds for a project
- standby or conditional “take-outs” of loans
- permanent loans for the purchase or rehabilitation of structures
- providing technical assistance in connection with the development of Workforce Housing (not to exceed 10% of the total NIFA Match funds)
- such other purposes, approved in advance and in writing by NIFA, that comply with the provisions of LB 518, these Guidelines and the NIFA Act.

Additional NIFA Match Program Requirements

1. ***Maximum Community Size.*** NIFA Match may be used by the Eligible Recipient in connection with the RWHF to develop Workforce Housing programs and projects to be located or carried out in cities or villages (including within their extraterritorial jurisdiction) with populations of less than 50,000.
2. ***Housing Study.*** A comprehensive housing study for the area(s) in which the project(s) will be located or the programs carried out must have been completed or updated within the prior 24 months.
3. The NIFA Match, in accordance with the NIFA Act, must be used to provide Workforce Housing for persons and families whose household income does not exceed “Moderate Income”. Moderate Income for this Program has been determined by the NIFA Board to be a limit not to exceed 150% of the *American*

¹ The “rate of inflation” used by the Eligible Recipient shall be the current inflation rate for the United States as published by the U.S. Labor Department.

Community Surveys-Nebraska Statewide Median Family Income for a family of four.²

NIFA will require that a percentage of the units produced (such percentage to be based upon the percentage that the NIFA Match bears to the total cost of the project) be made available to persons of Moderate Income. The affordability period for such units shall be a minimum of 10 years.

4. There shall be a significant commitment (as determined by NIFA) of local community financial resources and support, from both the private and public sectors.
5. Any NIFA Match Funds not used by the Eligible Recipient within 24 months of the award by NIFA shall be returned to NIFA.

Application Process

Applications must be submitted to NIFA via email to outreach@nifa.org by no later than 5:00 p.m. CST on January 4, 2021. The application is available at www.nifa.org.

NIFA anticipates making conditional awards by January 18, 2021. If funds remain after the first application process, NIFA will announce any subsequent application cycles.

Additional Information

Please contact Robin Ambroz at NIFA, 1230 'O' Street, Suite 200, Lincoln, NE 68508 or 800-204-6432 for additional information or questions.

² Currently the *American Community Surveys-Nebraska Statewide Median Family Income (2019)* for a family of four (\$96,749) multiplied by 150% is \$145,123.50