

STATE OF NEBRASKA


**NDED CDBG-DR – Affordable Housing
Construction Program**

NEBRASKA

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NDED CDBG-DR – Affordable Housing Construction Program

Background

- Supporting long-term recovery from disasters, CDBG-DR is a federal program managed by HUD and administered by Nebraska DED.
 - Following the 2019 flooding event (Winter Storm Ulmer aka “DR-4420”), Nebraska received a \$108M grant to fund infrastructure, housing, and planning programs.
 - NDED’s CDBG-DR Affordable Housing Construction Program is intended to increase the affordable housing supply in flood-impacted areas, including affordable rental housing and affordable homeownership for low- and moderate-income households that lost their homes in DR-4420.
 - NDED has partnered with NIFA in this joint application process.
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Under the joint application, funds may be directed to new construction or unit rehabilitation to offset the impact of disaster-related losses to affordable rental housing.

Meet National Objective:

- Benefit low-and moderate-income (LMI) persons

Eligible Area:

- 80% of the grant funds MUST be used in the HUD-identified “Most Impacted and Distressed” (MID) areas:
 - Sarpy County
 - Dodge County
 - Douglas County
- Refer to the CDBG-DR Action Plan, Appendix B “Eligible Areas” for a complete list
- CDBG-DR allows flexibility to work in non-entitlement and entitlement areas.

Tie to Disaster:

All projects selected must have a “tie-back” to DR-4420.


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The primary purpose of the program is to increase affordable housing supply in the flood-impacted areas.

Eligible Applicants:

- Units of local government
- Non-profit 501(c)(3) and 501(c)(4) organizations that access and use state or federal housing grants to develop affordable rental housing or affordable homeownership
- Public housing authorities

Eligible Activities:

- Construction and reconstruction of rental housing, including public housing
 - Construction of owner-occupied housing
 - New construction of homes for sale to LMI homeowners
 - Land acquisition for eligible housing activities
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Affordability:

- 15-year period for multi-family rental projects with 8+ units
- 20-year period for multi-family rental units with 5+ units
- 5-year period for homeownership
- If CDBG-DR is used for rehabilitation of project having other funding sources, affordability periods may run concurrently.

Additional Requirements:

- Green Building
- Davis Bacon & Section 3
- Stafford Act/Duplication of Benefits
- Environmental Review
- Fair Housing
- Limited English Proficiency

Reporting: regular monitoring, quarterly reports, site visits

Contact Information

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To stay up-to-date on CDBG-DR information, please join the CDBG-DR listserv at <https://opportunity.nebraska.gov/cdbg-dr-contact-form/>.