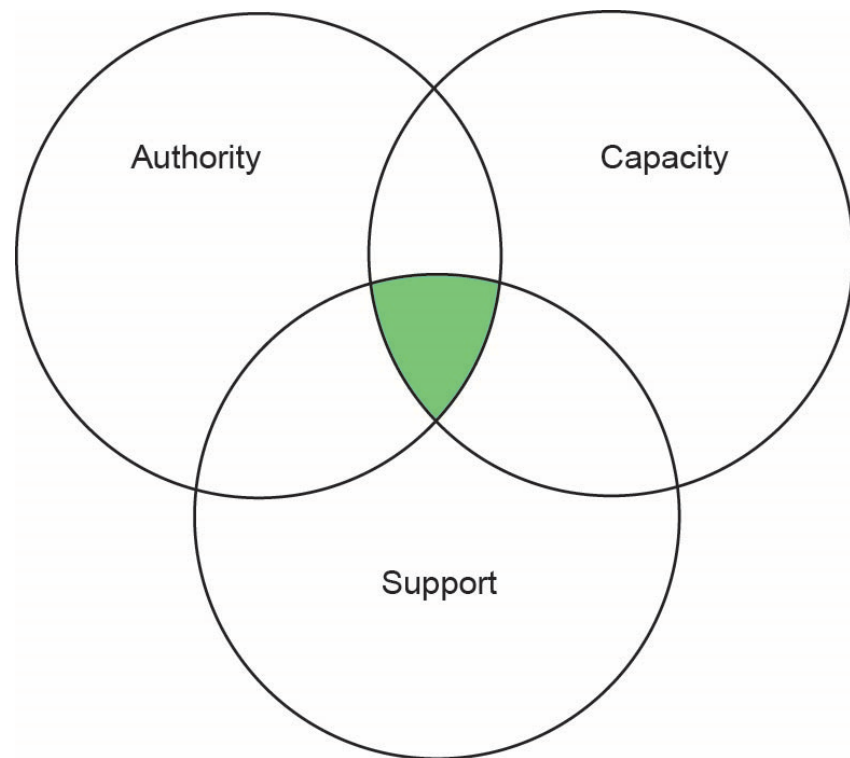


WORKFORCE HOUSING - Community Roles

How do we add value?



Financial Tools

- Subsidize
- Credit Enhance
- Grant
- Loan

R/E Tax Tools

- Restrict & Reduce
- Defer
- Exempt
- TIF (Return)

P & Z Tools

1. Predictability of P&Z outcomes
2. Reduce fees
3. Reduce development timelines
4. Create regulatory preferences
5. Simplify development rules

State Capacities

- Stimulate (Summits & Hearings)
- Administer (Practice & Policy)
- Regulate (Rule & Procedure)
- Legislate (Authorize & Control)
- Tax (or Allocate)

Community Capacities

- Organize
 - Propose
 - Support (Finance)
 - Produce
 - Operate
- Stimulate
 - Regulate
 - Administer
 - Tax (or not tax)
 - Simplify

Finance Tools:

	Resource	Value	Utility
1	9% LIHTC	5	-1
2	4% LIHTC	3	-1
3	5% NE LIHTC	4	1
4	39% NMTC	3	-2
5	39% NeNMTC	2	-3
6	Home Funds	4	-1
7	FHLB	6	2
8	CDBG	3	-2
9	Investment Funds	5	5
10	TIF	5	4
11	TE Bonds	4	-5
12	Bank Loan	5	1
13	Grant - LB518	6	5
14	Int. Subsidy	4	2
15	LB 840	6	4
16	PRI	5	3
17	Guarantee	4	3
18	Private Loan	4	2

NIFA Gateway Community Program (Proposed February 2017)

A. Permanent Financing by NIFA - Takeout

- FNMA/FreddyMac Standards
 - 90% occupancy - 90 days
 - 80% LTV
 - 115% DSCR
 - Fixed or variable rate
 - Up to 30 year AM - 10 year bullet
 - COF + 100-150 BP

B. NIFA Sponsored - Community Investment Fund

- 1/3 Funded by NIFA - match with local & LB518 funds
- Technical assist in formation and development
- Centralized administration
- Multiple uses and targets
- Priorities for donors

Nebraska Program / Demographics Overview

6/1/2017

