



CALL, AND NOTICE OF SPECIAL MEETING
OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF AUBURN, NEMAHA

City of Auburn

1101 J Street
Auburn, Nebraska 68305
402-274-3420
402-274-4154 fax
www.auburn.ne.gov

MAYOR

Dan White

COUNCIL MEMBERS

Katy Billings

Shawn Clark

Tom Clark

Chris Erickson

Rick Janssen

Jeff Jeanneret

STATE OF NEBRASKA)
COUNTY OF NEMAHA) ss.
CITY OF AUBURN)


TO THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF AUBURN,
NEMAHA COUNTY, NEBRASKA, AND TO WHOM IT MAY CONCERN:


A SPECIAL MEETING OF THE MAYOR AND THE CITY COUNCIL OF THE
CITY OF AUBURN, NEMAHA COUNTY, NEBRASKA, is hereby called to be
held at the City Hall at 1101 "J" Street in the City of Auburn, Nemaha County,
Nebraska, on the **4th day of January, 2022 at 5:30' p.m.** for the following objects
and purposes, which shall constitute the Agenda for said Special Meeting. The Open
Meetings Act is posted.

1. **Roll Call.**
2. **Motion for Consideration** by Council to approve cash match and application fee for NIFA Housing Study grant application.
3. **ADJOURNMENT.**

NOTICE is hereby given that the Mayor and City Council of the City of Auburn,
Nemaha County, Nebraska, shall meet at the place, date and time herein set forth and
for the objects and purposes herein stated.

Dated the 29th day of December, 2021.


Dan White, Mayor
City of Auburn, Nemaha County, Nebraska

ATTEST:

Sherry Heskett, City Clerk
City of Auburn, Nemaha County, Nebraska



EQUAL HOUSING OPPORTUNITY

December 28, 2021



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Mayor and City Council,

I am seeking approval from the City Council for matching funds of up to \$20,000 and a \$500 non-refundable application fee for a Housing Study. The Planning Commission approved a plan to submit a NIFA Housing Study grant application for the City of Auburn with the Planning Commission as the applicant at their December 21st meeting. The City is not eligible to apply to serve as the applicant, but is being asked to provide both the cash match and the application fee for the housing study.

NIFA is the Nebraska Investment Finance Authority. Created by the Legislature in 1983, NIFA works to fulfill its mission to grow Nebraska communities through affordable housing and agribusiness. As part of its activities, it offers a cost sharing program to help offset the costs of housing studies. Housing studies are used by communities to evaluate the current housing condition of their market and make plans for housing development. Recent housing studies are also often required for funding sources when seeking grant funds for housing. The planning commission was the applicant for the 2018 housing study grant that was adopted in February 2019 as part of the updated comprehensive plan.

For general information about the NIFA housing study program, see the attached information.

The NIFA deadline is January 7th, 2022. I have successfully written these applications in the past and will complete this application. The program is a 1 to 1 match for a grant of up to \$20,000 max for a total project cost of \$40,000 with a \$20,000 match. If awarded, we have 24 months to complete the study after accepting the award. That would build in some time for us to get a working housing committee together to help bring all of the organizations and programs involved in housing in the community to the table to work together to implement the recommendations of the study.

The existing 2018 housing study is at the end of its usable life. It is recommended that a housing study is updated every three to five years. 2022 will be four years from the data collected in 2018. The 2018 housing study was also completed prior to the passage of LB496 which allows for the construction or rehabilitation of workforce housing through TIF. The updated housing study is required within the past 24 months if the Community Redevelopment Authority (CRA) is be interested in adopting some of the additional housing components that have been added by the Nebraska Legislature in recent years, including construction of workforce housing. The City is also interested in applying for other grant funds to incentivize the construction of single-family homes, and the renovation for of work force rental housing. The study would provide updated guidance for these applications.

If you have additional questions, I will be glad to provide additional information.

Thank you for your support,

Crystal Dunekacke

City Administrator/Economic Developer



EQUAL HOUSING OPPORTUNITY



Housing Study Grant Program

The Housing Study Grant Program is used to stimulate ideas for comprehensive development plans encompassing housing, community, and economic development opportunities in Nebraska. Eligible applicants include any housing or economic development entity, profit or nonprofit, without direct access to property tax revenues. Studies less than \$10,000 require an application fee of \$250 and studies \$10,000 or more require an application fee of \$500.

Details:

- NIFA anticipates having up to \$90,000 in funds available annually.
- The maximum grant award is \$20,000 per project. There is no minimum.
- Applicant will be required to provide a minimum of 50% of the total project study cost in cash matching funds and 70% for a study completed as part of a comprehensive plan.
- Project studies are expected to be completed within a 24-month period following acceptance by grantee of a NIFA letter agreement.

Completed Housing Study Requirements:

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

Fiscal Year 2022 Application Deadline:

Deadline Round 1 – Friday, September 24th, 2021

Deadline Round 2 – Friday, January 7th, 2022