

# Rural Workforce Housing Nebraska Initiative



- Are you looking to bring workforce housing to rural Nebraska?*
- Are you unsure of where to start or who can help?*
- Are you having trouble securing financing needs?*



Midwest Housing Development Fund (MHDF) understands these challenges and is here to help through the **Midwest Housing Development Rural Workforce Housing Nebraska Initiative**.

We are looking to partner with developers, builders or community leaders that are interested in bringing affordable workforce housing to rural Nebraska. MHDF's sole focus is to promote community development and affordable housing by offering development services and expanded loan products.

## How will the Rural Workforce Housing Initiative help you? At no cost MHDF will provide the following:

- Project development team formation & financial packaging
- Discussion of required steps to develop the project
- Review of market studies, appraisals, environmental studies to determine feasibility of the project
- Review of financing applications (i.e. government funding)
- Assistance with obtaining construction & permanent financing with conventional lenders
- Assistance utilizing MHDF loans in project financing
- Consultation through all phases of the project

If you're unable to obtain a traditional loan, MHDF may also be able to assist you with securing your financial needs through our loan program. **MHDF Loans** are made based on market needs, how the property will satisfy these needs, community support and the borrower's ability to support the property. Our loans are not grants, they must be repaid. MHDF is looking for those with an idea for a rural housing project but are having trouble obtaining that last piece of financing needed to succeed.

**Predevelopment Loans** are made to a sponsor who is in the planning and application stages of a housing property.

**Construction Loans** are made after the financing sources have been approved and construction is ready to begin.

**Gap Financing Loans** are made on rental projects after the property has been constructed and is ready for occupancy.

**Permanent Loans** are made on rental projects after construction is complete and in service.



For more information contact:  
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