



From Vision to Action

IMPACT REPORT
Fiscal Year 2025
July 1, 2024 - June 30, 2025



Growing Nebraska communities through affordable housing and agribusiness.

NIFA leverages its resources, data, knowledge and technology, with effective statewide partnerships and collaboration, to promote vibrant Nebraska communities through affordable housing solutions and agribusiness.

COMMITMENT • INTEGRITY • COLLABORATION • STEWARDSHIP • INNOVATION

Vision Realized Through Collaboration

At NIFA, we believe that bold vision leads to lasting impact only when matched with meaningful action. That is why this year's annual report theme, From Vision to Action, feels especially fitting. It reflects not only our mission, but also the spirit of our work across the state—turning ideas into outcomes, investments into opportunities, and partnerships into progress.

At the heart of this transformation is collaboration. Across every department within NIFA, our staff share a common purpose: to provide every Nebraskan with access to safe, affordable housing. We know we cannot do this alone.

This report highlights how collaboration moves us forward, not only internally but in partnership with the developers, property managers, lenders, housing advocates, local leaders, real estate professionals, and service providers who make housing possible. Most importantly, it honors families and individuals whose lives are transformed when affordable housing becomes a foundation for something more: stability, growth, and hope for the future.

One example is our CROWN (Credits to Own) program, featured in this year's report. What began as an internal vision—connecting NIFA's Low-Income Housing Tax Credit (LIHTC) program with our homeownership resources—grew into an award-winning, rent-to-own model that supports families in moving from rental housing into homeownership.

This didn't happen by accident. It happened because our LIHTC Allocation team works closely with developers to fund CROWN communities, our Compliance team ensures long-term stability and support for tenants, and our Homeownership team provides the tools and guidance residents need to become homeowners.

Together, they turned vision into action—and we see families who thrive as a result.

Of course, CROWN is just one example of the many ways NIFA is working to strengthen Nebraska's housing ecosystem. Whether it's expanding access to down payment assistance, funding innovative community development projects, investing in agricultural bonds, or advancing workforce housing solutions, our mission is always people-centered and partnership-driven.

As we look ahead, we remain focused on the collaborative, statewide effort needed to address Nebraska's evolving housing challenges. We're committed to opportunity, innovation, and the long-term sustainability of the communities we serve.



When we work together—when we share the same vision and act as one—Nebraskans become stronger, more connected, and more resilient, which benefits everyone. Collaboration, in conjunction with concerted effort, is what moves us from Vision to Action!

With gratitude for your continued partnership,

A handwritten signature in green ink that reads "Shannon R. Harner". The signature is fluid and cursive, written in a professional style.

Shannon R. Harner
Executive Director, NIFA



Strategic Housing Framework Implementation

In 2022, NIFA helped launch the Nebraska Strategic Housing Council, a coalition of leaders focused on advancing affordable housing as a foundation for community and economic growth. Guided by the 2022 Statewide Housing Needs Assessment, the Council prioritized two goals: increase housing supply and reduce households that are paying more than 30% of their gross income on housing.

The Nebraska Strategic Housing Framework outlines this work through four pillars, listed below. Now in the implementation phase, communities statewide are turning vision into action through partnerships, technical support, and shared learning.

As Executive Director Shannon Harner shared, “We’re planting seeds today that will grow capacity and interest in attainable and affordable housing across Nebraska.”

In 2023, the Council began implementation. Below are updates from each Pillar Workgroup.

Pillar 1: Financial support and incentives for development

During the very busy 2025 legislative session, Pillar 1 successfully advocated for affordable housing, by focusing on educating newly elected Senators and protecting housing investment. A key achievement was the passage of LB182, which expanded the Affordable Housing Tax Credit to include credit certification and is expected to generate an estimated \$10 million in additional revenue by increasing demand and credit pricing without additional state cost.

Pillar 1 collaborated with the Legislative Research Office on two housing reports: ([The Good Life at the Wrong Price, July 2024](#), and [Framing the Future: Altering the Affordable Housing Blueprint, September 2024](#)). Driven by a request from Governor Pillen’s administration, Pillar 1 began compiling case studies on employer-led housing initiatives.

Pillar 2: Education and policy

Pillar 2 published the [Toolkit to Increase Housing Supply](#), a diverse housing toolbox that communities can utilize to create housing in Nebraska. The committee also developed a framework for the new Communities for Housing (C4H) program, which will replace the NIFA Housing Study Grant and Outreach Partnership Programs. The completed framework was handed off in February to NIFA for full development and launch.

With the foundational work for C4H complete, Pillar 2 has shifted its focus to its next priority: engaging with local and state leaders on the importance of diverse housing options. This new phase aims to foster vibrant, livable communities by encouraging broader understanding and support for policies and strategies that expand housing choices across Nebraska.

Pillar 3: Safety net and special populations

In collaboration with BeauxSimone Consulting (BSC), Pillar 3 launched its first cohort of the Supportive Housing Toolkit initiative. Seven communities represented by eight agencies from across the state participated in four two-day sessions designed to cover all facets of a housing development plan, culminating in presentations at the NIFA Innovation Expo. This first cohort laid the groundwork for an estimated 250 units of supportive housing, pending federal funding.

Building on that success, Pillar 3 used the BSC framework as a guide to create a Nebraska-specific program incorporating group exercises, peer learning, expert panels, and hands-on



technical assistance. The second cohort will refine and expand upon the lessons from the first, aiming to further scale supportive housing options across Nebraska.

Pillar 4: Workforce and community capacity

Following an extensive research process, Pillar 4 partnered with Alley Poyner to complete initial planning and design for a statewide, community centered modular housing ordering facility, selecting six communities for case studies, and developing design standards. This program aims to speed up construction, reduce costs, and address workforce shortages, especially in rural areas of Nebraska.

Pillar 4 continues to inventory a wide range of workforce development programs, including high school and college-level initiatives as well as developer-led academies, all focused on attracting more individuals into the construction trades. The group is exploring how best to support and expand these efforts to ensure a skilled labor force capable of meeting Nebraska's housing needs. Pillar 4's goal is to identify scalable strategies that align with statewide housing priorities and long-term workforce sustainability.



NEBRASKA STRATEGIC HOUSING COUNCIL

Vision: All Nebraskans have safe, affordable, quality housing choices to rent or own. As a result, affordable housing is the driver of community wellbeing and economic opportunity.

Shared Priorities

To make immediate progress in addressing the two primary housing problems, the Council identified two Shared Priorities to focus on over five years.

1. By 2028, reduce the number of households that are burdened by housing costs by 44,000, decreasing the burden of low- to middle-income households from 44 percent to 33 percent or less.
2. By 2028, develop and rehabilitate 35,000 affordable and attainable low- to middle-income rental and ownership housing units, thus reducing the gap in the number of needed units by about one-third. This includes rehabilitating or infilling 3,000 unsafe or dilapidated properties and providing 10,000 units and any necessary supports for households making under \$20,000.

Learn more about the Nebraska Strategic Housing Council and Nebraska's Strategic Housing Framework at nifa.org/housing-framework.



Empowering Growth with Data

Strong communities are built on shared understanding—and data is one of our most powerful tools for progress. Our **Policy & Research team** works alongside community leaders, housing partners, and policymakers to turn information into action.

Profile of Nebraska

The Profile of Nebraska dashboard offers over 150 indicators from 27 sources, making it easier to spot trends, make informed decisions, and drive positive change across the state.

FY25 IMPACT

128 custom reports generated through partner collaboration:

- 60 on housing needs and trends
- 32 on population and demographic shifts
- 24 on economic factors
- 12 on quality of life

These reports help communities plan for today—and prepare for tomorrow.

Need custom insights for your Nebraska community or organization? Reach out to our team at research@nifa.org.

FindHelp

[Nebraska.findhelp.com](https://nebraska.findhelp.com) continues to be a vital tool for Nebraskans seeking support—from housing and food assistance to job training and healthcare. NIFA ensures all Low-Income Housing Tax Credit (LIHTC) properties are listed on the site, making it easier for people to find affordable housing where they live.



This growth reflects the platform’s increasing role in helping Nebraskans access essential support.



Pictured Above: Founders Row West in the Highlander neighborhood of North Omaha's Historic District. Developed by Seventy Five North Revitalization Corp and Brinshore Development.



Affordable Rental Housing

NIFA's Multifamily team works to expand and preserve affordable rental housing throughout Nebraska. Through programs like the Low-Income Housing Tax Credit (LIHTC) and the Nebraska Affordable Housing Tax Credit (AHTC), NIFA supports developers and property managers in creating and managing housing options for low-income families, seniors, and special needs populations. The CRANE (Collaborative Resource Allocation for Nebraska) program is an option for high-need projects serving targeted populations.

Once affordable rental developments are completed, NIFA's Compliance team monitors the properties for regulatory and tenant eligibility requirements, ensuring residents have a safe place to live and owners continue to provide long-term affordability.

Since inception, NIFA has allocated \$2 billion of federal LIHTC and \$385.4 million of Nebraska AHTC.

FY25 IMPACT

\$213.8M awarded in federal LIHTC and Nebraska's AHTC for **1,237 units**

\$372.2M stimulated by production of affordable units

17 affordable rental developments awarded, including:

155 special needs units

185 elderly units

897 family units

Note: Some units count in more than one category.

391 developments (13,798 units) under compliance

222 LIHTC property managers attended NIFA's annual compliance training at Innovation Expo



Affordable Homeownership

NIFA's Homeownership team is committed to helping Nebraskans access affordable home financing, especially first-time buyers who may face barriers to ownership. The team administers a range of programs that provide low-interest mortgages, down payment and closing cost assistance, and homebuyer education in partnership with lenders, real estate agents, and housing counselors across the state.

Since inception, NIFA has helped **104,501** Nebraska households achieve homeownership, financing nearly **\$9 billion** and providing over **\$128 million** in down payment assistance.

FY25 IMPACT

2,976 first mortgage loans (\$648M), including:

- 2,319 First Home loans (\$480M) ●
- 657 Welcome Home loans (\$168M) ●
 - including 150 repeat NIFA buyers ●
- \$217,773 average first mortgage

1,756 second mortgage loans (\$18.2M), including:

- 1,238 Homebuyer Assistance (\$12M) ●
- 518 Welcome Home Assistance (\$6.2M) ●
- \$10,409 average second mortgage

302 loans to households at or below 50% AMI

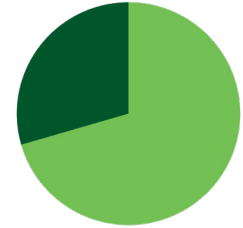
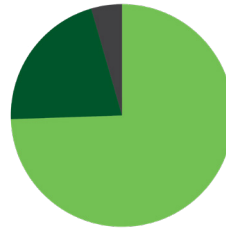
76 counties served

889 professionals trained, including:

- 742 participating lenders
- 147 real estate agents

First Mortgage Loans

Second Mortgage Loans



Top 5 Participating Lenders

- #1 CharterWest Bank
- #2 FNBO
- #3 Fairway Independent Mortgage Co.
- #4 Pinnacle Bank
- #5 Lincoln Federal Savings Bank



Pictured Above: The Lincoln, Nebraska skyline, featuring the iconic State Capitol building and the bustling downtown area at sunset. This vibrant scene captures the heart of Nebraska's capital city.



What is the CROWN Program?

The Credits to Own (CROWN) program is a rent-to-own program within the Low-Income Housing Tax Credit (LIHTC) program that helps families work toward the goal of owning a home while being a renter.

Through CROWN, tenants rent a home at an affordable rate while building a path to homeownership over time. The program is designed to support long-term stability and success for lower-income households.

CROWN is also a powerful example of collaboration in action. Within NIFA, the program brings together the LIHTC Allocation, LIHTC Compliance, and Homeownership departments to support renters at every stage of the journey—with the goal of eventual homeownership. Beyond NIFA, CROWN thrives through the partnership of developers, property managers, and tenants—all working together to create long-term housing solutions.

Here's how it works:

- At move-in, tenants sign a Participation Agreement that explains how the program works and what to expect.
- While renting, families receive support through homeownership, budgeting, and home maintenance classes—offered at least twice a year—to prepare them for owning a home.
- A portion of the rent is set aside (escrowed) to help with future purchase costs like a down payment.
- Property owners track progress and submit an annual report on each household's participation.
- After the home is a rental unit for 15 years, current tenants who qualify are given the opportunity to purchase the home they've been renting.

The CROWN program is more than just affordable housing—it's an investment in people and partnerships. By providing affordable housing throughout the entire journey—from renting to eventual homeownership—it helps renters become homeowners and strengthens households, neighborhoods, and communities across Nebraska.



A Journey to Homeownership Through the CROWN Program:

From Stable to Flourishing



Pictured above: Homes in Grand Island that are part of the CROWN program.

Affordable housing creates more than shelter—it builds opportunity, stability, and hope for the future. For one Grand Island resident, the journey from Section 8 housing to homeownership was made possible through the CROWN program, supported by NIFA through its LIHTC program. Her story reflects the powerful ripple effect of access to affordable, stable housing—how it transforms not only finances, but families and entire communities.

From Stable to Flourishing: A Mother’s Journey to Homeownership

Eleven years ago, a single mother on Section 8 was navigating the uncertainty of apartment living when her complex ended its month-to-month lease option. Not wanting to lock into another lease, Peachis Amadou made a hopeful call to check her place on the CROWN housing waitlist—and was told there was a home available for her.

“I was so thankful. I had never lived in my own home as an adult. This became the place where my daughter grew up, and now it’s where I’m raising my son.”

Today, Peachis is married and raising a two-year-old son alongside her college-aged daughter. Their family dog, Milo, rounds out the household. Her journey reflects what stable, income-based housing can do for a family—especially when paired with the opportunity to one day own that home.

With the help of her Section 8 voucher, Peachis’s rent remained affordable and predictable, increasing only about \$25 a year on average. That financial stability allowed her to build a small emergency fund, support her daughter’s college travel needs, and even afford spur-of-the-moment family experiences that used to feel out of reach.

“When my son was born five weeks early, it was such a relief to know that, despite the stress of labor and delivery, rent was not something I had to worry about. That kind of peace is hard to describe.”



Pictured left: Peachis sits on the porch swing in front of her CROWN home.



Her home became more than a roof over her head—it was the hub for lasting friendships and community connections. Located close to St. Leo’s Catholic Church, where she works as an Outreach Coordinator, the neighborhood gave her proximity, peace, and purpose. She chats regularly with her 95-year-old neighbor who shares tomatoes from his garden planters. Her mother lives in the same senior housing development, just behind her home.

“I know making long lasting friendships with neighbors isn’t that common these days. I’m blessed to have these friendships, especially knowing that we all have been given such an amazing housing opportunity and we have that in common.”

One of her most treasured memories is hosting her extended family for Easter for the first time in the home—welcoming 75 people for a celebration that has since outgrown the house, but never the spirit of that moment. Her favorite place remains the front porch, with a swing gifted by the Mesner team, who developed the homes. “I sit out there and count my blessings. I’ve always wanted a porch swing like this.”

For the first few years, Peachis didn’t even realize that homeownership would one day be within reach. But when she learned more about the CROWN program’s rent-to-own model, her outlook shifted.

“I didn’t realize at first that I was building equity to buy the home. They set aside \$50 a month from my rent for future ownership. It didn’t feel like a sacrifice—it was built in, and that made saving easy.”

Now, she’s preparing to purchase the home that has given her family so much. “It’s our forever home. My mom moved several times when I was a child, and the same was true for me as an adult. It’s such a relief to know I won’t have to do that anymore.”

With that sense of permanence has come a new perspective. Part of the benefit of living in a CROWN home is learning how to be a homeowner. The property manager offered insight on things like remembering to water and mow the lawn, which led to new skills.

“In the last six months, instead of calling the maintenance line, we have been using YouTube and learning to fix things around the house since we will be owning it soon,” she said. “We’re getting ready to take care of our home in a whole new way.”

As someone who works directly with families in need, she knows how rare this kind of opportunity is—and how necessary it is to expand. “There are people who make just a little too much to qualify for support, but not enough to afford rent. These are the people that programs like CROWN can help. We need more houses, and I wish everyone who qualifies could have a home like I do.”

When asked to describe her home in three words, she smiles:

“Safe. Affordable. Peaceful.”



Growing Awareness and Engagement

At NIFA, we know that lasting impact starts with strong community connections. Our **Community Collaboration team** leads the charge by raising awareness, building partnerships, and helping communities understand and access the tools, resources, and support NIFA provides to grow Nebraska through affordable housing and agribusiness.

They provide education, foster collaboration, and increase awareness of the many programs, tools, and services NIFA offers—ensuring communities across the state are informed, empowered, and equipped to take action.

Native American Community Impact Grant

Since its launch in 2021, this grant program has helped tribal governments and organizations expand their ability to address housing, health, and community needs. A total of **\$210,000** has been awarded in three-year grants since inception.

FY25 IMPACT

\$30,000 for 1 Native American Community Impact Grant

Outreach Partnership Grant

Designed to strengthen nonprofit capacity for affordable housing development, this grant has supported **32** partners to date.

FY25 IMPACT

\$60,000 for 2 Outreach Partnership Grants

Teaching Nebraska Trades (TNT)

TNT increases the number of construction trade professionals in Nebraska, expanding the state's housing development capacity. This five-year pilot program was designed in partnership with the Nebraska Community Foundation, several community colleges and The Builder Foundation.

FY25 IMPACT

24 high schools and **3** community colleges participating in TNT

17% increase in students applying for trade scholarships



Pictured left: Students learn construction skills as part of the Teach Nebraska Trades program.

Workforce Housing

The Rural Workforce Housing Fund was created by LB518 under the Rural Workforce Housing Act in 2017. NIFA provided matching funds for the first and second rounds of funding for nonprofit housing development organizations who also received grant funds from the Nebraska Department of Economic Development. Rural Workforce Housing Funds are used by recipient organizations to invest in workforce housing in the state's rural communities with a population of less than 100,000.

The Middle Income Workforce Housing Fund was established in 2020 under LB866, the Middle Income Workforce Housing Investment Act. NIFA provided matching funds for the first round of funding for nonprofit housing development organizations to invest in workforce housing in lower-income areas in Douglas, Lancaster, and Sarpy counties.

FY25 IMPACT

\$349,347 Rural Workforce Housing NIFA match funds invested

8 Rural Workforce Housing units created that meet NIFA's moderate income requirements

\$1.2M Urban Workforce Housing NIFA match funds invested

22 Urban Workforce Housing units created that meet NIFA's moderate income requirements



Growing Nebraska Agriculture

NIFA supports new and beginning farmers and ranchers with low-interest rate agricultural loans that help launch or grow their operations at interest rates that are generally lower than those available in conventional farm credit markets.

Since inception, NIFA has facilitated 1,085 beginning farmer/rancher loans by issuing over \$143 million in tax-exempt financing.

FY25 IMPACT

\$1.2M in financing provided

317 acres acquired using the program

1.46% average interest rate savings to beginning farmers/ranchers

\$42,000 awarded to Nebraska FFA chapters and 4-H clubs



Emergency Rental Assistance

In collaboration with the Nebraska Emergency Management Agency, NIFA administered a second round of Emergency Rental Assistance (ERA2) to support renters financially impacted by the COVID-19 pandemic. Eligible Nebraska households outside of Douglas and Lancaster Counties received assistance with past-due rent and utility bills.

FY25 IMPACT

2,517 applications approved

\$17.9M in assistance distributed

70 Nebraska counties served

1,433 applications approved for households with incomes below 50% AMI





Pictured above: A golden field and grain silos in rural Nebraska, capturing the state's rich agricultural landscape.



Funding Growth and Development

NIFA Finance team manages the agency's funding strategy through the issuance of tax-exempt and taxable bonds. These resources are used to fund affordable housing programs, agricultural programs, solid waste facilities, infrastructure investments, and rental/multifamily projects across Nebraska. By leveraging bond proceeds, the Finance team ensures NIFA can deliver long-term, cost-effective support for long-term growth to Nebraska communities.

FY25 IMPACT

\$744.4M issued to fund loans for low- to moderate-income homebuyers

\$1.2M issued to fund loans for beginning farmers/ranchers

\$54M issued to fund multifamily developments for low- to moderate-income rental households

\$6.4M issued for the Clean Water and Drinking Water State Revolving Fund bond program

\$1.15M issued for Habitat for Humanity Omaha mortgages

OUTSTANDING BONDS

\$1.9B single-family bonds, tax-exempt

\$472M single-family bonds, taxable

\$23.3M agricultural bonds

\$83.4M multifamily bonds

\$30M solid waste disposal bonds

To review NIFA's audited financial statements:





Innovation Expo 2025

NIFA's Innovation Expo brings together thought leaders and decision-makers from across the state and nation to discuss current efforts and issues surrounding affordable housing and community development.



FY25 IMPACT

715 registered attendees, representing:

11 states

39 Nebraska cities

32 Nebraska counties

67 national, regional, and local presenters

17 sessions held

2025 EXPO SPONSORS

Thank you to the generous sponsors of Innovation Expo 2025.



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NIFA's Innovation Expo would not be possible without the generosity of our sponsors and exhibitors. Special thanks to:

J.P. Morgan | Chase for their sponsorship of the all-conference networking reception, **Kutak Rock** for their sponsorship of the Housing Champion Luncheon, and **Midwest Housing Equity Group** for their sponsorship of our Keynote Speaker, Brian Ardinger.



Recognizing the Property Manager of the Year

Leading With Heart in Affordable Housing

For more than two decades, Kim Clark has been a steady, compassionate presence in the world of affordable housing. Starting with Blue Valley Community Action (BVCA) in 1989 as a receptionist, she returned a decade later and is now a standout property manager serving communities across Nebraska. Her work recently earned her the title of NIFA's Property Manager of the Year.

"It's a personal achievement," Kim says, "but I couldn't do this without the entire staff. It's a hard job, and this recognition highlights how important property managers are."

Kim manages properties funded by LIHTC, HOME, and USDA Rural Development programs—each requiring strong compliance. She stays up to date with every training and relies on NIFA's Compliance Manual as her guide. Yet her heart for residents goes beyond the rules: "If I believe someone qualifies, I speak up. That's how change happens."

Whether coordinating inspections after a hailstorm or helping a family maintain housing after a loved one passed away, Kim leads with empathy and problem-solving. She and her team also educate future renters by speaking in local high schools and strengthening community ties.

One of Kim's greatest joys is the CROWN program, which helps families transition from renting to owning. "You're their teacher, cheerleader, and case manager," she says. Inspired by its success, her team launched a local version of CROWN with five rehabbed homes.

Still, challenges remain. Waitlists are growing, prices are rising, and federal changes bring uncertainty. But Kim stays focused on advocacy: "Speak up about your waitlists. Know your resources. Stay informed."

To new property managers, she says: "Take the training. Ask questions. Use the manual. And don't panic—call NIFA. They'll help you through."



Pictured above: Kelly Schultze presents Kim Clark with the Property Manager of the Year award.



NIFA's Board of Directors

NIFA's Board of Directors is appointed by the Governor of the State of Nebraska. Its members have either a statutorily specified area of expertise or hold a designated office within state government. Each of the three congressional districts is represented.



K.C. Belitz
Chair, Ex-Officio Member
NE Dept. of Economic Development



Shannon R. Harner
Executive Director, Secretary
NIFA



George Achola
Real Estate Development
Burlington Capital Real Estate, LLC



Warren Arganbright
Banking or Investment Banking
Arganbright Law Office



Herbert Freeman
Licensed Real Estate Broker
NP Dodge Real Estate



Galen Frenzen
Agricultural Production
Frenzen Angus & Polled Herefords



Ellen Hung
Ex-Officio Member
Nebraska Investment Council



Sherry Vinton
Ex-Officio Member
NE Dept. of Agriculture



Colten R. Zamrzla
Public at Large
Cornhusker Insurance Agency

The NIFA Board of Directors seat for "industrial mortgage credit, commercial credit, agricultural credit or housing mortgage credit" is pending appointment.



Strategic Focus: Building the Future Together

At NIFA, **collaboration** isn't just a value, it's a strategy for long-term success. As we look ahead, our Executive Team is reimagining how we support Nebraska communities by transforming grant programs to better meet local needs and drive meaningful housing progress.

We're combining two stand-alone initiatives—the Housing Study Grant Program and the Outreach Partnership Program—into a new, more impactful approach: Communities for Housing (C4H). C4H is designed to meet communities where they are. It blends peer-to-peer learning, technical assistance, and a flexible pool of funding that can be used for community-identified priorities.

Rather than prescribing one-size-fits-all solutions, C4H empowers communities to define what success looks like for them—with NIFA walking alongside them every step of the way.

Through collaboration we can help more communities take tangible steps toward housing development and preservation. Our shared success will be measured not just by the number of units created—but by the strength and sustainability of the networks we build across Nebraska.

Our work is made possible thanks to our knowledgeable and dedicated staff:

Shannon R. Harner
Executive Director

Robin Ambroz
Chief Programs Officer

Christie Weston
Chief Operating Officer

David Young
Chief Financial Officer

Kirk Benner
Asset Management & Inspection Specialist

Stacy Fotinos
Homeownership Operations Manager

Kelly Schultze
LIHTC Compliance Manager

Spencer Bulling
Senior Accountant

Sheila Gans
Community Projects Administrator

Pam Skinner
LIHTC Assistant Allocation Manager

Tammy Burd
LIHTC Assistant Compliance Manager

Barney Helton
LIHTC Compliance & Inspection Specialist

Ruth Sorenson
Risk Management Associate Counsel

Cari Buss
Homeownership Compliance Specialist

Angela Kamau-Watson
Bond & Investment Analyst

Joe Spitsen
Assistant Community Collaboration Manager

Jody Cook
Director of Bond & Investment Management

Amy Lang
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Cassandra Stark
LIHTC Allocation Coordinator

Emma Craig
Housing Policy & Legislation Manager

Susan Lauver
Homeownership Compliance Specialist

Sara Tichota
LIHTC Allocation Manager

Ashley Dunn
Administrative Support Specialist

Eric Matty
LIHTC Compliance Specialist

John Turner
Community Collaboration Manager

Peggy Ems
LIHTC Compliance Specialist

Denise Packard
Program Development & Administration Manager

Angie Williams
LIHTC Compliance Specialist

Elizabeth Fimbres
Communications Lead

Susan Pulec
Data Analyst

Liz Woods
Program Administration Specialist

Did you know?

One of our goals at NIFA is to support Nebraska's current and future generations of agricultural producers.

Our **Beginning Farmer and Rancher Program** helps make that possible by offering lower-interest rate financing for the purchase of land, equipment, and breeding livestock—helping new producers grow their roots in Nebraska soil.



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