

Southeast Nebraska Development District

Affordable Housing as an Approach to Economic Development

Housing investment in rural areas can have a particularly noticeable impact on economic development. Even a few units of new housing development can bring needed improvements to infrastructure, increase property values community-wide and spur private investment and development for communities. Homeowners of all ages such as young employees starting at entry level positions and senior citizens with limited

homeowners to play a vital role in the revitalization of their community.

Resources from State and Federal programs provide invaluable opportunities for communities to build on their assets and develop their futures. By leveraging local, state, and federal funds in partnership with private investment, many communities have been successful in developing affordable housing.

For example, from 1998 through 2010, the Nebraska

Department of Economic Development has invested approximately \$4.3 million in Nebraska Affordable Housing Trust Funds (NAHTF) in Legislative District 1 (Otoe, Johnson, Nemaha, Pawnee and Richardson Counties). This investment has leveraged more than \$11.5 million in these five counties. **From those investments 151 housing units were assisted with homeownership, new construction, and/or rehabilitation. Approximately 229 jobs were created and/or retained as a result. The end result is a community investment of more than \$22 million in these five counties!**

In a time when resources are sparse, community leaders are encouraged to actively participate in the effort to deliver the message on the need for these resources by investing in

housing activities, advocating for local state and federal policies that promote affordable housing investment, and support and participate in local efforts!



Department of Economic Development has invested approximately \$4.3 mil-



fixed incomes are in need of financial assistance to ensure safe and quality living environments for their household. The housing rehabilitation activity provides an opportunity for lower-income

QUARTERLY SERN Meeting

Wednesday, March 14, 2012– Southwest Quadrant

Presentation “Helping to GROW Entrepreneurship Statewide: The Story of GROW Nebraska”

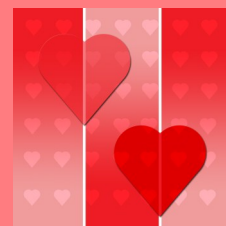
Location—Evening With Friends Restaurant—524 Main Street, Milligan, NE

Host: Patt Lentfer, Fillmore County Development Corporation (FCDC) RSVP

lentfer.fcdc@genevemail.com by March 9, 2012.

For more information visit <http://sendd.org/southeast-nebraska-resource-network/>

FEBRUARY 2012
NEWSLETTER



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Affordable Housing Programs in Southeast Nebraska

The Southeast Nebraska Development District (SEND) and the Southeast Nebraska Affordable Housing Council, Inc (SENAHC) provide technical assistance to member communities and the service area, respectively, to address a variety of affordable housing needs, including housing assessments and housing market studies, housing rehabilitation programs, and homeownership programs. The SEND / SENAHC staff provide project and grant/loan development assistance, guidance in budgeting and financial management of affordable housing programs.

SEND's Community Development Staff are experienced in project development and grant administration and work closely with state and federal funding agencies. In addition, SEND staffs three Housing Specialists who are professionals in the housing construction industry. Housing specialists assist member communities with application intake, verification processes, housing quality standard inspections, bidding processes and lead screening and clearance testing.

SEND is currently assisting the following counties/communities with program delivery for Homeownership Assistance: Fillmore County, Nebraska City, Thayer County, and York County.

SEND is currently assisting with program delivery and administration of owner-occupied housing rehabilitation programs in Geneva, Fairbury, Fairmont, Tecumseh, Pawnee City, Auburn, York, Nebraska City, and Falls City.

SENAHC is currently managing a 2009 Regional Rehabilitation Program in Otoe, Polk, Saunders, and Butler Counties. SENAHC anticipates a 2012 program for Seward and Lancaster Counties.

For more information to assist your community with housing opportunities or to receive an application and program guidelines for affordable housing programs in any of the above communities and/or Counties, please contact SEND at 402-475-2560.

SEND has a new Website!

- ◆ Same place www.sendd.org with new items and updated information.
- ◆ Download housing applications
- ◆ See current press releases
- ◆ Check out Staff photos
- ◆ View Partner Links

CDBG & NAHTF Application Deadlines

The proposed 2012 Application Acceptance Dates from the Department of Economic Development (DED) Annual Action Plan. For additional information please visit DED's website at <http://www.neded.org>

Housing

Nebraska Affordable Housing Program Annual Cycle

*Pre-application (Optional)	Friday, March 09, 2012
* Application Due	Friday, May 04, 2012

CDBG OOR Cycle

*Pre-application (Optional)	Thursday, May 31, 2012
*Application Due	Friday, July 27, 2012

*Tax Credit Set-aside	December - 2012
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Community Development

Community Development

*Phase II Application	Sunday, April 15, 2012
*Phase III Application	Saturday, June 16, 2012

Public Works

*First Cycle	Sunday, July 01, 2012
*Second Cycle	To Be Determined

Water Wastewater	Open Cycle, begins May 1, 2012
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Planning	
*First Cycle	Friday, April 13, 2012
*Second Cycle	Friday, November 02, 2012
*Third Cycle	Open Cycle, after Second

Downtown Revitalization

*First Cycle	
Pre-application	Friday, March 30, 2012
Planning Phase Implemented	June 2012-March 2013
Phase II Application (Project)	Friday, March 29, 2013

Economic Development

Economic Development	Open Cycle
Tourism	Open Cycle begins May 2012