



2024/25

MEMBERSHIP PACKET

WHY JOIN SENDD?

Housing

Broadband

Global Perspectives

Regional Values

Connector

Contracting

Grant Assistance

Disaster Recovery

Loans

Local Impacts

Community Development

Economic Development

LETTER FROM THE EXECUTIVE DIRECTOR

The Southeast Nebraska Development District (SEND) Board and staff would like to thank you for your continued support. Your membership is critical to the organization's success. SEND is your regional community and economic development organization, and we work hard to improve services and programs.

SEND works diligently to address shared common interests, and four issues that are repeated by elected leaders from the smallest village to the largest city are lack of childcare, affordable housing, the need for quality broadband, and food security.

During the last few years, SEND and its affiliates have:

- Dedicated nearly \$3 million to addressing housing and broadband needs
- Renovated or constructed roughly 255 homes
- Expanded local lending options with an additional \$1 million in small business financing
- Completed three 16-county food system studies
- Partnered with five downtown revitalization planning efforts
- Secured over \$1.2 million in federal grants to assist with broadband activities.



This next year, SEND will work with SEND, Inc. to offer two small business financing tools specifically for childcares and food systems. Additionally, we are rolling out a new hands-on economic development resource for member communities, specifically providing curriculum and tools to jurisdictions that do not have an economic development presence. Finally, access to affordable and reliable broadband is an integral part of SEND's vision for regional economic and community development. With funding from the USDA Broadband Technical Assistance program, SEND is preparing to support communities and counties across the region to best navigate the incoming \$405 million Broadband Equity, Access, and Deployment (BEAD) grant funding administered by the Nebraska Broadband Office. SEND offers member communities a suite of technical support for broadband expansion initiatives, including convening local task forces, completing feasibility studies, identifying funding sources, and negotiating public-private partnerships.


SEND will continue serving you, and we look forward to making an impact across the region by growing our regional economy, identifying new opportunities, and building local wealth. Above all, we will continue to listen. For up-to-date information on grant programs, community and legislative updates, and news alerts, please go to our website at www.sendd.org, sign up for our e-newsletter, and "Like" our Facebook page.

Once again, thank you for your support, and know that SEND is here to help. As always, I want to extend an open invitation to all members: please, visit the SEND offices when you are in Auburn or Lincoln, or call and schedule a time for us to attend your city council or county supervisor meeting. To better serve you now and in the future, I encourage you to call our staff with your ideas, suggestions, and thoughts. We look forward to your next visit.

Sincerely,

Tom Bliss
Executive Director

MEMBERSHIP

 MEMBER BENEFITS	FULL PAYING DUES	GENERAL NON-PAYING DUES
Monthly Newsletter	X	X
Special notices regarding programs of interest	X	X
Unlimited visits to discuss requirements of specific programs	X	
Limited visits to discuss requirements of specific programs		X
Assistance with grant and loan applications, generally at no additional cost	X	
Assistance with grant and loan applications - charged at a non-member rate with a fee-for-service contract required		X
Census data and special reports maintained by SENDD	X	
Labor/Workforce data maintained by SENDD	X	
Staff consultation on specific employment generating projects	X	
Access to the Regional SENDD Economic Development Lite Program	X	
Special studies associated with grant and loan applications	X	
Access to training/educational workshops at no additional cost	X	
Access to training/educational workshops with a registration fee required		X

HOUSING

Is your community or county facing challenges associated with outdated or insufficient housing availability? SENDD is proud to offer a wide range of funding opportunities and services aimed to help with local and regional housing needs. Your annual membership dues support our ability to write grants to help bring state and federal funding opportunities to southeast Nebraska, allowing for the development and implementation of essential housing programs within our membership region. Your participation is a vital component in helping SENDD staff secure state, federal, regional funding resources, and programs to be secured and remain within our 16-county membership region.

SENDD has been a regional leader in affordable housing development since its founding in the late 1970s. Today, SENDD housing staff continues to expand as more and more counties and communities receive funding in our area. We currently have seven members on our housing team who are certified, licensed, and trained to bring necessary housing programs and new construction services to your counties and communities.

By paying dues, you have the potential to receive an 800:1 dollar return on your investment, as many of our housing grants range from \$500,000 to \$1,000,000. To date, SENDD has assisted over 30 communities in implementing successful housing programs.

Please contact Jim Warrelmann at jwarrelmann@sendd.org for additional information about housing or to schedule a meeting.

YOUR SUPPORT

Dues help to cover costs specifically associated with housing programs, including but not limited to; training for staff members in housing grant application development; training on changing regulations related to Federal/State funding for housing programs; state certifications involving lead-based paint/asbestos testing, housing quality standards (HQS) inspection services, and building code regulation; providing assistance to member counties and communities with applications to underwrite the cost of housing needs studies; provide assistance to counties, communities, and private developers with packaging grant and loan applications; ongoing expenses related to housing projects long after the programs have been closed out.

TYPES OF HOUSING PROGRAMS

Rehabilitation programs for income-qualified owner-occupied residential units. Down-payment assistance programs to aid income-qualified first-time homebuyers. Purchase/Rehab/Resale programs which may be coupled with down-payment assistance. New construction of single-family and multi-family residential housing units. Financial packaging assistance to private developers of single and multi-family residential units for income-qualified occupants.



CONTRACTING

SEND D Contracting is a licensed, insured, and State-registered general contractor with over 60 years of combined experience in general contracting and project management. To date, we have successfully managed over 1,400 residential and commercial construction projects. Created behind the idea of providing safe, decent, and affordable housing options, while also helping to solve the glaring need for workforce style housing within our region. Our primary focus is to fill a void by providing contracting services to under-served areas within our region by creating affordable housing options. This has proven to help member counties and communities not only to maintain current residents, but to also attract much needed workforce and valued community members. Outside of general contracting services, we also offer lead-based paint testing, asbestos testing and housing quality standards (HQS) inspections.

Our staff have earned the following certifications & licenses:

- Certified Lead Inspectors/Risk Assessors by the State of Nebraska
- Certified Asbestos Inspectors by the State of Nebraska
- Certified HQS Inspectors through Nan McKay & Associates
- Certified Residential Roof Inspectors through HAAG Engineering
- Class A Builders License
- ICC B1 - Residential Building Inspector
- NASCLA - Class A Construction License
- ICA Home Inspection Training Program

The primary goal of SEND D Contracting is to meet our customers' construction needs through quality workmanship, while building and maintaining valued, meaningful, and successful relationships. We are proud to offer our services to the entire SEND D membership region. Our team is responsive, reliable, and ready to help you bring your projects to life!

By paying dues, you have the potential to receive a substantial return on your investment, as many of our new construction projects range from \$275,000 to \$375,000. To date, we have constructed and sold nearly 20 units in 10 different member counties / communities. During the construction phase, it is projected that every dollar spent on the project returns three to four dollars back into the local economy through subcontractors, material suppliers, and miscellaneous expenses while also attracting new families and workforce to your area. Additionally, new construction often times releases existing properties into the local market for purchase.

Please contact Jim Warrelmann at jwarrelmann@sendd.org for additional information about construction services or to schedule a meeting. We look forward to working with you to meet your construction needs!



MEMBERSHIP SERVICES



Housing & Contracting

- Owner Occupied Rehabilitation
- Purchase Rehab Resale
- Down Payment Assistance Loans
- Housing Quality Standards Inspections
- New Construction Services
- Housing Condition Studies
- Lead-Based Paint Inspections
- USDA Loan Packaging
- General Contracting Services
- Rural Workforce Housing



Economic Development

- Revolving Loan Funds
- Support businesses and communities with analytical decision making
- Market reports/analysis
- Connection of Technical Assistance for Business Startups and Expansions
- Economic Development & Leadership Certified Community
- Economic Development Curriculum & Toolkit



Emergency & Disaster Relief

- Review Disaster Recovery Plans
- Assess infrastructure, vulnerabilities, and needs of communities impacted by disaster
- Assist communities to meet National Flood Insurance Program (NFIP) guidelines



Community Development

- Grant Writing and Administration
 - Community Development Block Grant (Downtown Revitalization, Economic Development, Planning, Public Works, Tourism, Youth Job Training)
 - Community & Civic Center Financing Fund
 - Land & Water Conservation Fund
- Household Income Studies
- Community Needs Assessment
- Workforce Availability Studies
- Project Specific Environmental Review
- Strategic Planning



Broadband Assistance

- Broadband Action Teams
- Mapping & Speed Testing
- Feasibility Studies

SEND D members can take advantage of our wide variety of services. We are continually looking for additional ways to better serve our member communities.

ALTERNATIVE RESOURCES

CENTER FOR RURAL AFFAIRS

Small Business | Recovery | Express | REAP - Direct, Gap, Invoice, Guarantees

ECONOMIC DEVELOPMENT ADMINISTRATION

Infrastructure | Economic Adjustment | Build to Scale | Job Growth

NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT

Housing | Infrastructure | Tourism | Revitalization | Community Facilities | Planning | Businesses

NEBRASKA BUSINESS DEVELOPMENT CENTER

Business Technical Assistance | SBA Assistance | Business Planning

NEBRASKA DEPARTMENT OF ENVIRONMENT & ENERGY

Waste & Recycling | Brownfields | Water | Deconstruction | Weatherization

NEBRASKA ENTERPRISE FUND

Direct | GAP | Invoice | Loan Guarantees | Intermediary Lending

ENVIRONMENTAL PROTECTION AGENCY

Brownfields | Local Foods Local Places | Air Quality

NEBRASKA GAME & PARKS

Land & Water | Recreational Trails

USDA - RURAL DEVELOPMENT

Business & Industry | Energy | Value Added Producer | Housing | Community Facilities

***This list indicates some of SENDD's most used resources, but is not a comprehensive list. We regularly research additional funding opportunities from a variety of resources.**