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Visit Our New Website: nwnen.org

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**IMPACT
REPORT
2008**

**THE BEGINNING OF A NEW
NEIGHBORHOOD**



Breaking Ground on the Bradshaw Place Addition

NeighborWorks® Northeast Nebraska has helped more than a dozen families in the Columbus area acquire affordable housing since opening our office in Columbus. Now there are plans to help many more with the development of the Bradshaw Place Addition.

Less than a year after opening our doors in the Columbus community, NeighborWorks® Northeast Nebraska and our partners broke ground on Bradshaw Place, which will cover 15 acres and include 43 lots in the area of 19th Street and 48th Avenue. This project is being made possible through a \$500,000 grant awarded to the City of Columbus by the Nebraska Department of Economic Development to fund the New Neighborhood Initiative.

Bradshaw Place is expected to help alleviate the housing shortage in the area as well as provide more affordable housing for low-to-moderate income families.

Of the 43 lots, 22 will be reserved for low-to-moderate-income families. The

target price range for these homes is expected to be between \$130,000 - \$170,000. The remaining 21 lots and homes will be made available to households of any income level.

Construction of the homes is anticipated to begin in the early summer months of 2009.

NeighborWorks® Northeast Nebraska is looking forward to further developing Bradshaw Place and assisting the community in meeting their affordable housing needs.

NeighborWorks® Northeast Nebraska is excited to be partnering with the City of Columbus, the business community and the Northeast Nebraska Economic Development District to bring more affordable housing to Columbus.

The completion of Bradshaw Place would add to NeighborWorks® Northeast Nebraska's current success of aiding families in finding affordable housing through our New Construction Program.

OUR MISSION
To develop housing opportunities, empower individuals and families, and strengthen communities

SERVICE AREA
Antelope, Boone, Colfax, Cuming, Pierce, Platte, Madison, Stanton and Wayne counties

THANKS TO OUR PARTNERS

- Nebraska Department of Economic Development
- NeighborWorks® America
- Rural LISC
- US Department of Housing and Urban Development
- Columbus Area Chamber of Commerce
- REACH
- State Farm Insurance
- Nebraska Investment Finance Authority (NIFA)
- Nebraska Housing Developers Association
- Norfolk Housing Agency
- Norfolk Area Habitat for Humanity
- Northeast Nebraska Economic Development District
- Nebraska Community Foundation
- Schuyler Development Company
- City of Norfolk
- City of Columbus
- City of Schuyler
- Lenders
- REALTORS®
- Contractors
- Closing Agents
- Surrounding Communities
- Homebuyers

Here's What Our Customers Had To Say...

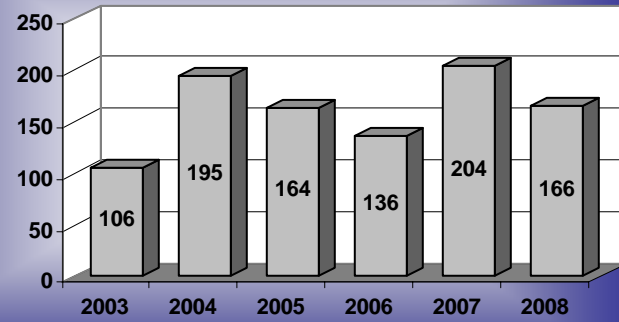
"I sincerely appreciated what I learned and the help that was provided by the NeighborWorks® Northeast Nebraska staff. I thought their services were very professional and everything was done in a timely manner."

"Great program! I'm telling all of my friends."

"I liked the classes, they had a lot of information that can help me and other people in the future, thank you."

HOMEBUYER EDUCATION

HOUSEHOLDS EDUCATED



Our Service Area



The Impact of our Programs

	2008	Overall
Purchase/Rehab/Resale	33	282
New Construction	2	67
Multi-Family	0	84
Assistance Provided	\$432,060	\$3,745,087
Families Assisted	35	367

Kellogg Foundation Award

The W.K. Kellogg Foundation awarded NeighborWorks® Northeast Nebraska a \$100,000 grant to join their Rural People, Rural Policy Initiative. The terms of the grant commitment are to build and strengthen rural policy networks as participants in this Initiative.

This award is a five year commitment to have staff and a board member of NeighborWorks® Northeast Nebraska participate in various conferences to establish policies for people in rural communities. The W.K. Kellogg Foundation will be hosting several sessions over the upcoming five years. NeighborWorks® Northeast Nebraska Executive Director-Roger Nadrchal and Board Member-John Lohr will be the two representatives attending the sessions.

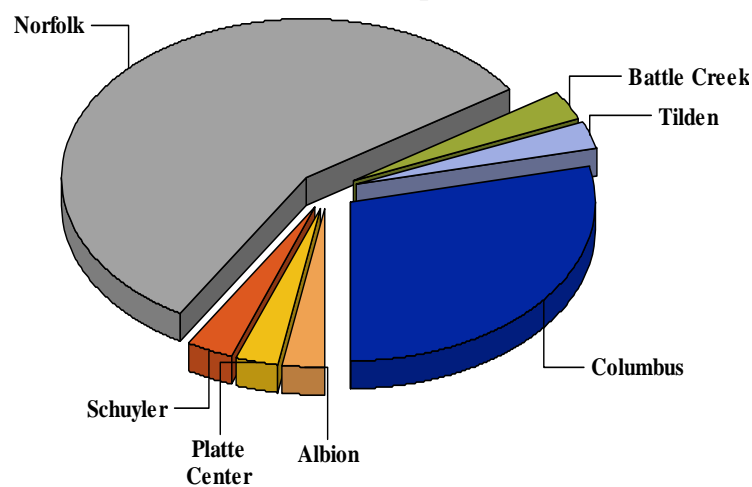
NeighborWorks® Northeast Nebraska is very proud to be selected by the W.K. Kellogg Foundation from a large group of other organizations that applied for this initiative.

The W.K. Kellogg Foundation was established in 1930. The organization supports children, families and communities as they strengthen and create conditions that propel vulnerable children to achieve success as individuals and as contributors to the large community and society.

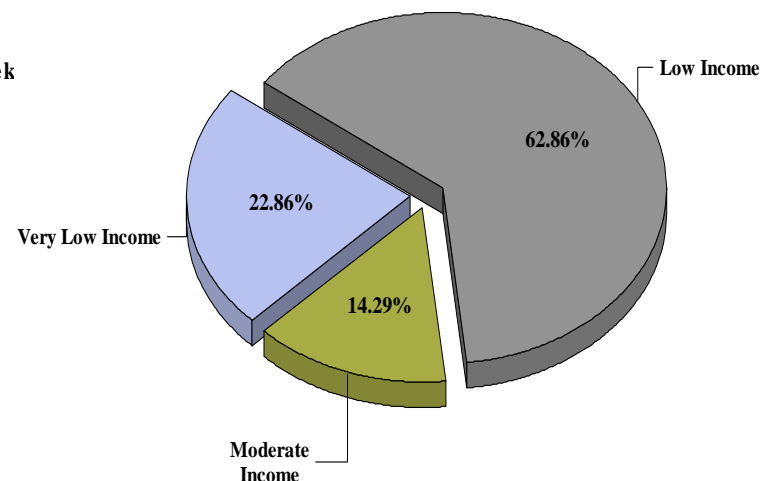
"NeighborWorks® Northeast Nebraska made it possible for us to purchase our first home. We couldn't have done it without them."



Home Purchase Zip Codes



Customers By Income



Community Revitalization in Schuyler



The Schuyler Community Schools construction class students are gaining first-hand experience in constructing a new home. In the past, Schuyler Community Schools has been one of the few contractors constructing new homes in Schuyler. Now NeighborWorks® Northeast Nebraska is partnering with the school as the General Contractor for these projects. This is a win-win situation for the High School and the community of Schuyler. The students learn from the hands-on experience of building a home while the community benefits by having a new home to improve their housing stock. In addition to this valuable experience, two of the students will be offered \$250 scholarships from NeighborWorks® Northeast Nebraska to assist them in pursuing a college education in a construction related career.



This is the second new home that NeighborWorks® Northeast Nebraska has constructed in the community of Schuyler. All of this activity is exciting for economic development coordinator, Kem Cavanah, of the Schuyler Development Company who stated. "NeighborWorks® Northeast Nebraska provides both the needed resources and the hands-on expertise necessary for communities to succeed. Partnering with NeighborWorks® Northeast Nebraska remains a great decision for the Schuyler community. Good people – great partner. NeighborWorks® works!"

Students from Schuyler Community Schools Constructing a New Home.