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nwnen.org



NeighborWorks®
NORTHEAST NEBRASKA

**2010
Impact
Report**

2010 Record Setting Year

For the past 16 years NeighborWorks® Northeast Nebraska has provided assistance to more than 474 families who wanted to purchase a home of their own. NeighborWorks® has two main housing assistance programs. Through the New Construction Program new homes are built and sold to low-to-moderate income households with up to \$25,000 in down-payment assistance. The Purchase/Rehab/Resell program provides rehabilitation to existing homes, making sure that they are safe and energy efficient for the families. NeighborWorks® then provides up to \$20,000 in down-payment assistance to these families, which reduces the amount they need to borrow and keeps their payments more affordable.

During 2010 NeighborWorks® helped 21 families purchase new homes and 41 families purchase existing homes. Even with the tough economy, this was a record-breaking year for NeighborWorks® Northeast Nebraska.

Homebuyer Education is also provided monthly in both English and Spanish to anyone who wants to learn more about the home buying process. More than 150 families were educated this past year in NeighborWorks® Northeast Nebraska's Homebuyer Education workshops.

But you might ask, "If I'm not thinking of purchasing a home or can't qualify for the assistance how does this affect me?" The programs offered by NeighborWorks® Northeast Nebraska not only benefit the families purchasing the homes, they also provide many economic benefits to the communities in NeighborWorks® nine county service area of: Antelope, Boone, Colfax, Cuming, Madison, Pierce, Platte, Stanton and Wayne Counties. Local contractors are employed to build the newly constructed homes and provide repairs to the rehabilitated homes. The materials to build and repair the homes are purchased locally whereby stimulating the local economy. The property values are improved, thus creating more tax dollars available to help keep the local communities going. Overall during 2010 the total economic impact to the counties served was in excess of \$14,000,000.

Benefits of owning a home are being realized among the families that purchase the homes through NeighborWorks® programs. But the economic benefits of these programs are felt throughout the communities, counties and entire state of Nebraska.

OUR MISSION

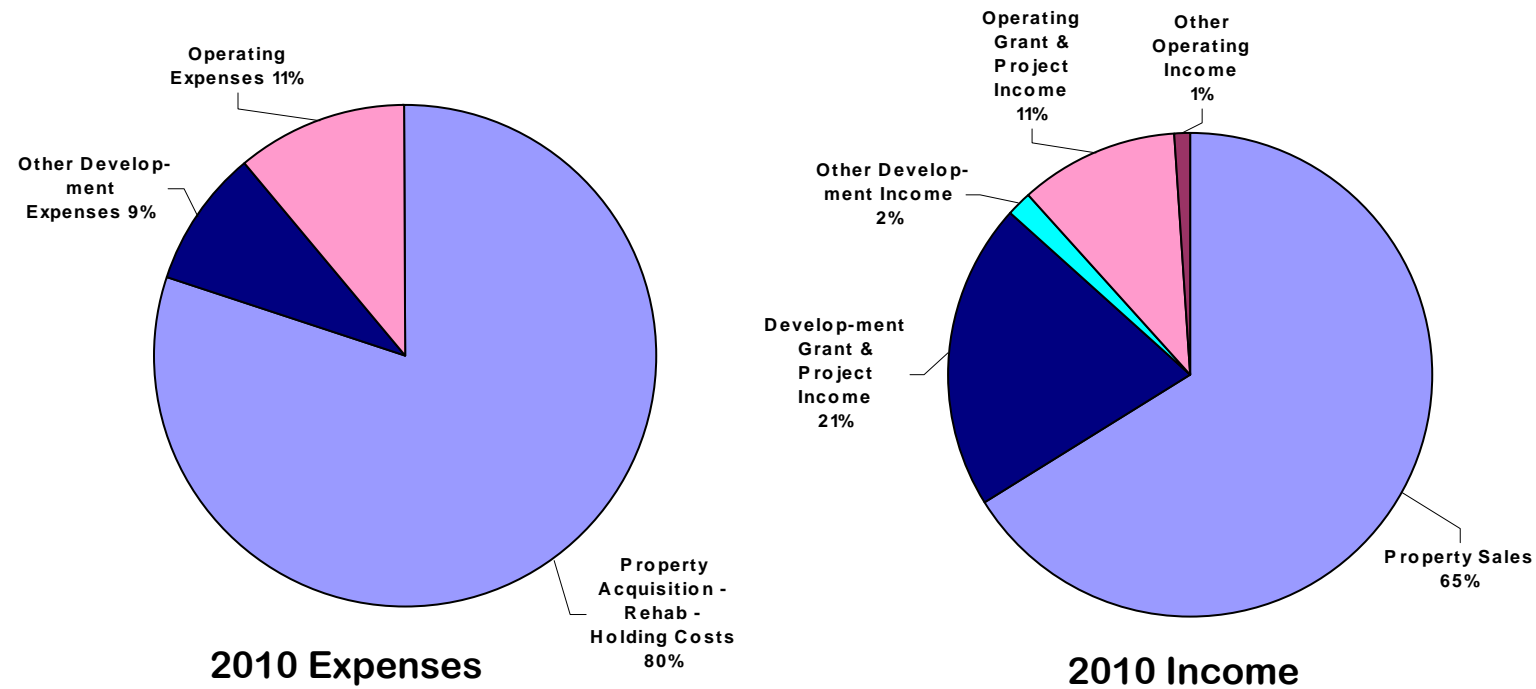
To develop housing opportunities, empower individuals and families, and strengthen communities

SERVICE AREA COUNTIES

Antelope, Boone, Colfax, Cuming, Pierce, Platte, Madison, Stanton, Wayne

THANKS TO OUR PARTNERS

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



2010 NeighborWorks® Week Awards

Housing Partnership Award:

City of Schuyler and Schuyler Community Schools

The City of Schuyler provides LB840 funds to help offset the costs of construction. Schuyler Community Schools Construction Class builds a new house each year.

Housing Advocate Award:

Kem Cavanah, Director-Schuyler Development Company

Kem has been instrumental in getting the various partnerships established with the City of Schuyler and Schuyler Community Schools. He has opened many doors for NWNEN.

Housing Partnership Awards:

New Neighborhood Initiative Housing Task Force and Loan Pool Investors

The pilot program of NDED was designed for City of Columbus. The business community came together to express their trust in NWNEN to be the developer of Bradshaw Place.



Exemplary Status Obtained

In 2010, NeighborWorks® Northeast Nebraska was elevated from “Strong” to “Exemplary” Status, the top rating provided to any organization affiliated with NeighborWorks® America. An Exemplary rating indicates that NeighborWorks® Northeast Nebraska exceeds performance standards in every facet of Organizational Management set by NeighborWorks® America.

2010 Production

	2010	Overall
Purchase/Rehab/Resale	41	375
New Construction	21	101
Multi-Family	0	84
Assistance Provided	\$1,007,588	\$5,958,567
Families Assisted	62	487
Households Educated	150	1,743
Real Estate Sold	\$6,972,515	\$38,383,550

Schuyler Community School Partnership Continues to Build Homes.

In 2010, Jim Kasik’s senior construction class built the tenth in a series of new houses for the Schuyler community. This year’s home is located at 113 West 19th Street.

NeighborWorks® Northeast Nebraska awarded two \$250 scholarships for advanced schooling in a related construction field.



Left to right:
 Roger Nadrchal—NWNEN
 Nate Kracl—Scholarship Recipient
 Kyle Emanuel—Scholarship Recipient
 Jim Kasik—Instructor



Members of the construction class with instructor, Jim Kasik.

Congressional Outreach

March 2010, brought the Executive Directors of the three Nebraska NeighborWorks® Organizations. Mike Renken-NeighborWorks® Lincoln, Ken Lyons-NeighborWorks® Omaha and Roger Nadrchal. The three directors met with Representative Jeff Fortenberry while attending the “Day on the Hill” in conjunction with the annual NeighborWorks® America Executive Director Symposium in Washington, DC.

Executive Director-Roger Nadrchal met with all members of the Nebraska Congress advocating for affordable housing support throughout the year.

