

H.12

**ORIGINAL PROPOSAL
SUBMISSIONS
#221-240**

Grant Application

Row 221

**Organization Name
(if applicable)**

Physical Address 2415 Grant St. Omaha, NE 68111

Mailing Address

Website

**Social Media
Accounts** Facebook: Chosen 1 Child Development Center

Name Bonita Sims

Title Owner/Director

Email Address bstennis50@gmail.com

Phone +1 (402) 980-5742

Team No

**Organizational
Chart**

**Other Completed
Projects and/or
Accomplishments**

Proposal Title Providing High Quality Early Care and Education in North Omaha

Total Budget (\$) \$300,000.00

**LB1024 Grant
Funding Request (\$)** \$300,000.00

Proposal Type Service/program

**Brief Proposal
Summary** Chosen 1 Child Development Center will continue to serve families and children by providing high quality care and education. We would like to upgrade our playground area, so the children have a safe place to explore. We would like to increase our capacity by adding two infant classrooms and one toddler classroom. There will be a need to hire a full-time director and 4 Early Childhood Educators to ensure ratios are met daily. We would like to upgrade our van and continue with transportation, the ECE that we hire will also be able to drive the van. We would like to update the office supplies and be able to pay for adequate trainings for staff and educators. Our

location will remain the same and we will expand the spaces we already occupy. We are hoping the timeline is completed in thirty-six months.

Timeline	see attachment
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	North Omaha has a need for more quality programs in their community. There are many centers who are providing programs for the families they serve, but improvements can be made, and improvements are necessary. These funds will assist Chosen 1 to continue the care and education of families they serve and families that they will serve in the future.
Visioning Workshop Findings Alignment	
Priorities Alignment	The strategic priorities align with the proposal because we will provide economic strength and value in North Omaha by providing jobs and high-quality care and education to future business leaders and owners.
Economic Impact	We will create 5 permanent jobs with competitive wages and benefits.
	5
	2 construction jobs will be created
	\$15-\$18 an hour
Community Benefit	This proposal will ensure that families and children receive optimal care and education. Families will benefit from having a quality program in their neighborhoods. The workforce can be employed with a childcare center that is in their neighborhood that serves their community.
	The economy and quality of life will be sustained and thrive as

the people who are providing the services are a representation of the people they serve.

Best Practices/Innovation

Outcome Measurement

Partnerships No

Displacement No

Displacement explanation

Physical Location

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding No

No

General Contractor No

Request Rationale see attachment

Grant Funds Usage LB1024's grant funds will support the entire proposal, but there is no need for ongoing funds. The sustainability will come from increasing capacity and providing high-quality care and education in North Omaha.

Proposal Financial Sustainability Yes

Increasing capacity and adding classrooms will ensure that the business continues making money and serving families and children in the community.

Funding Sources Nebraska Child Care Stabilization Program

November 2022

Scalability

Financial Commitment

Chosen 1 Child Development Center has a financial commitment to ensure the funds are used for its intended purpose. We understand the importance of high-quality care and education for children in North Omaha. Providing jobs for professionals in Early Childhood with competitive wages will ensure the quality of life and economy continues to thrive in North Omaha.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Proposal Budget/Sources and Uses Schedule

January 2023-January 2025: Increasing capacity by adding two infant classrooms, one toddler classroom, a center director and 4 additional Early Childhood Educators. Updating office area and office supplies. Also being able to provide adequate trainings for educators.

- \$235,000

Spring 2023: Begin the renovation of the playground by replacing the material on the ground, the fence, and the equipment.

- Fence \$10,000
- Ground Materials \$15,000
- Equipment \$16,000

Fall 2023: Providing transportation

- Van \$25,000

Total Amount: \$301,000

Grant Application

Row 222

Organization Name (if applicable)	The Wellbeing Partners
Physical Address	6001 Dodge St. Barbara Weitz Community Engagement Center Room 228 Omaha, NE 68182
Mailing Address	
Website	https://thewellbeingpartners.org/
Social Media Accounts	https://www.facebook.com/thewellbeingpartners/ https://www.linkedin.com/company/the-wellbeing-partners/ https://www.instagram.com/thewellbeingpartners/?hl=en
Name	Aja Anderson
Title	CEO
Email Address	ajaa@thewellbeingpartners.org
Phone	+1 (402) 980-7445
Team	Yes
	<p>Sheena Helgenberger Director of Community, Innovation, & Advocacy – Oversight and Implementation of Community Strategies; Coaching and Supervising Team; Relationship Building; Evaluation; Manage Community Wellbeing; Fundraising Support. Sheena Helgenberger Director of Community, Innovation, & Advocacy – Oversight and Implementation of Community Strategies; Coaching and Supervising Team; Relationship Building; Evaluation; Manage Community Wellbeing; Fundraising Support. Claire Brown Child and Family Wellbeing Coordinator - Implements Youth Wellness Tactics within Community Programs; Creates Content and Assets; Presents at Local Partner Meetings; Engages Schools and Youth Serving Leaders; Promotes Tools and Resources. Trained youth mental health first aid facilitator. Claire Brown Child and Family Wellbeing Coordinator - Implements Youth Wellness Tactics within Community Programs; Creates Content and Assets; Presents at Local Partner Meetings; Engages Schools and Youth Serving Leader Promotes Tools and Resources. Trained youth mental health first aid facilitator.</p>
Organizational Chart	Organizational chart included at the end of application.
Other Completed Projects and/or Accomplishments	<p>The Wellbeing Partners (TWP) has prioritized mental health within its strategic plan approved by the Board in March of 2021 as a signature issue area to serve in every facet of the organization through the lens of the 8 dimensions of wellbeing. By implementing mental wellbeing prevention strategies in workplace, community, and social support settings, TWP aims to increase access to mental health supports and reduce mental health stigma. TWP has demonstrated success in reducing mental health stigma through its WhatMakesUs campaign. In the campaign's first year, the campaign was able to achieve a 10.3% reduction in stigma across the region, slightly exceeding the goal. The reduction in stigma was achieved through contact-based and education-based strategies such as word-of-mouth story recruiting, and the use of social media to share facts about mental health. Upon final evaluation, data collected showed that compared to those who were not campaign aware, campaign aware respondents reported more willingness to be close with a person with a mental health condition and reported fewer stigmatizing attitudes towards people with a mental health condition. Further, when compared to those who are not campaign aware, campaign aware respondents had an increased confidence and comfort supporting someone experiencing a mental health condition and were more likely to have supported someone with a mental health condition in the past six months. Through TWP's Head to Heart Harambe</p>

Project in collaboration with The Center for Holistic Development, an advisory group of barbers and stylists were convened to discuss client encounters with mental health issues: how they can be of assistance while providing services, and the potential opportunities to provide training equipping each barber/stylist with the education and tools to support the mental health of their clients. Participants were passionate and committed to acquiring resources, tools, and techniques to be mental health supports. Participant training will begin in October. The proposed program will serve as an extension of the Head to Heart Program with a youth focus.

Proposal Title	Head to Heart for Youth
Total Budget (\$)	\$228,397.00
LB1024 Grant Funding Request (\$)	\$209,198.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Mental wellbeing is at the root of health and impacts our community including its youth. According to the 2021 Child & Adolescent Health Needs Assessment 9.6% of Metro Area parents believe that their school-age child's mental health is "fair" or "poor" (CAHNA, 43). This data is unfavorably high among respondents in Northeast Omaha and reported more often among parents of teens, those living on lower incomes, and parents of Black children. Awareness of mental health resources is lowest among Southeast Omaha respondents and is reported less often among low-income households, parents of Hispanic children, and parents of Black children (CAHNA, 185). The proposed program aims to increase access to mental health support for North and South Omaha youth and contribute to a sustainable community through mental health education and employment support. TWP seeks to train 140 youth-serving adults in youth mental health first aid (YMHFA) by 2025. YMHFA is designed to teach parents, family members, caregivers, teachers, school staff, peers, neighbors, health and human services workers, and other caring citizens how to help an adolescent who is experiencing a mental health or addictions challenge or is in crisis. Additionally, this proposal seeks to aid employment through financial support for professional licensing and certification for adults desiring to/currently working with youth. Furthermore, participants will be provided with the opportunity to become a certified trainer of the YMHFA curriculum. This then allows those people the opportunity to make an income by offering YMHFA training to other community members and organizations.</p>
Timeline	<p>Activity Target Date Hire TWP mental wellbeing coordinator Spring 2023 Schedule trainings (3)-2023 (3)-2024 (1)-2025 Summer 2023/2024 Recruit participants Fall/Winter/Spring 2023/2024 Conduct trainings Fall/Winter/Spring 2023/2024/2025 YMHFA train the trainer course Spring 2023/2024/2025 Business consulting Spring/Summer 2023/2024/2025</p>
Percentage completed by July 2025	100%
Funding Goals	
Community Needs	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	<p>This proposal aims to contribute to a sustainable community through mental health education and employment support. TWP seeks to train 140 youth-serving adults in youth mental health first aid (YMHFA). YMHFA is designed to teach parents, family members, caregivers, teachers, school staff, peers, neighbors, health and human services workers, and other caring citizens how to help an adolescent who is experiencing a mental health or addictions challenge or is in crisis. Mental health education and training is important to provide in our community as we know that one in five youth will experience a mental health challenge at some point during their life, and the adults in their lives can relate. About half of adults in the metro region have experienced a mental health condition. Adults in professional or volunteer roles that support or serve youth (such as barbers/hair stylists, athletic coaches, healthcare workers, and educators) located in the qualified census tracts qualify for participation in this project. In exchange for their completion of YMHFA, TWP will provide</p>

stipend at \$15/hour to adults who achieve YMHFA certification and provide up to \$500 of financial assistance (if relevant) toward their professional license fee, license renewal fee home salon application fee, etc. To make this a more sustainable effort to address mental health, TWP will offer 10 people who complete the YMHFA training the opportunity to become a certified trainer of the YMHFA curriculum. This then supports employment by creating an opportunity for additional income by offering YMHFA training to other community members and organizations. Certified YMHFA trainers create market and coordinate classes while supporting learners along the way. Instructors teach from a national curriculum, talk discussions to their participants and compile a list of local resources for help. To ensure the success of these 10 people, TWP will connect them with a business consultant for 6 hour coaching to help them get started on their business plan.

Visioning Workshop Findings Alignment A theme that emerged in the visioning workshop: need access and tools to leverage community resources. This project gives 140 community members the opportunity to enhance their education by providing them with YMHFA training. During the training, the adults will have the opportunity to network, which is important as we know that being connected community is key to feeling a sense of belonging. These individuals then become mental health advocates who are equipped to promote the wellbeing of youth and pass on accurate information about mental health to others. Further, for the 10 people who become certified trainer of the YMHFA curriculum, they can make an income by offering YMHFA training to other community members and organizations, expanding the reach of mental health first aid into the region.

Priorities Alignment LB 1024 calls for resources to contribute to the economic impact of North and South Omaha by way of job training and business development. For the 140 adults who get trained in YMHFA, they walk away with a certificate of completion to add to their resume and overall skillset. Participants will also be compensated for any time spent on training and development during YMHFA. If relevant, participants will also obtain role specific licensure and/or certification with financial assistance.

Economic Impact One permanent part-time position at a salary of \$35,000 annually will be created.

The proposed program supports employment for 140 individuals working with youth and a part-time position for employment with TWP. 10 permanent jobs will be created for those trained and certified as YMHFA trainers. These jobs have both part-time and full-time potential.

N/A

N/A

For the 10 people who become a certified trainer of the YMHFA curriculum, as paid trainers these individuals will have additional reasons to stay working and living in the area. These trainers must create, market and coordinate their classes while supporting their learners along the way. To ensure the success of these 10 people, TWP will connect them with a business consultant for 6 hours of coaching to help them get started on their business plan.

Community Benefit This project provides relevant training to help adults work better with and serve youth in our community while also supporting employment. Completion of YMHFA equips people with tools and techniques to foster mental health and wellbeing. Additionally, it aids the ability of adults to identify and reach out to youth who may be struggling with mental health conditions or substance use disorders. By training members of our community, we diversify the economy and support employment; we foster an environment where people of all ages can thrive and reach their fullest potential, improving the local neighborhood. YMHFA not only helps adults identify signs and symptoms, but also teaches them to connect youth to resources that are readily available in our community and provides an additional resource for youth. Additionally, by providing an opportunity to become a certified trainer in YMHFA, TWP helps grow the network of adults trained on YMHFA which can help towards reducing the stigma around mental health in our community and better equip people to deal with a mental health crisis.

This proposal contributes to community sustainability by enhancing quality of life and the economy. It is important to highlight that in our community, many of our neighbors have known someone or they themselves have experienced a mental health challenge. By equipping people with the tools and resources they need to support the youth in their lives, we are building a network of caring adults in our community and working towards reducing the stigma of mental health. Additionally, by providing economic support to pay for

professional license fees and offering participants the chance to become a certified trainer. We aid people who want to start their own business or grow in their careers.

Best Practices/Innovation YMHFA is an international training with its own evaluation tools. Mental Health First Aid was created in Australia in 2001 by Betty Kitchener, a nurse specializing in health education, and Tony Jorm, a respected mental health literacy professor. The evidence behind the program demonstrates that it does build mental health literacy, helping the public identify, understand and respond to signs of mental illness. Peer reviewed studies from Australia and across the globe show that the program saves lives, improves the mental health of the individual administering care and the one receiving it, expands knowledge of mental illnesses and treatments, increases the services provided, and reduces overall social distance toward individuals with mental illnesses by improving mental health literacy. One trial of 301 randomized participants found that those who trained in Mental Health First Aid have greater confidence in providing help to others, greater likelihood of advising people to seek professional help, improved concordance with health professionals about treatments, and decreased stigmatizing attitudes. By offering 10 participants the opportunity to become a certified YMHFA trainer, TWP is ensuring that mental health education in the region continues while supporting those individuals to make additional income. Certified YMHFA trainers create, market and coordinate their classes while supporting their learners along way. To ensure the success of these 10 people, TWP will connect them with a business consultant for 6 hours of coaching to help them get started on their business plan. This added component only increases their likelihood of sustainability as a trainer.

Outcome Measurement People trained on Youth Mental Health First Aid will: Grow their knowledge of signs, symptoms and risk factors of mental illnesses and addictions. Can identify multiple types professional and self-help resources for individuals with a mental health or substance use challenge. Increase their confidence in and likelihood to help an individual in distress. Show increased mental wellness themselves. People who become a certified YMHFA trainer will have improved wages as they train others in the community and charge a fee per participant. Awareness of mental health resources will increase among Southeast and Northeast Omaha parents as reported in the 2024 Child and Adolescent Health Needs Assessment.

The YMHFA training encompasses pre- and post- evaluations, which are made and administered by the National Council for Mental Wellbeing. The results are made available to the trainer post-training. Improved wages for the newly certified trainers will be measured quarterly check-ins by TWP made via phone and email. 2024 CAHNA will show an increase from (62% SE, 70% NE) in awareness of mental health resources among Southeast and Northeast Omaha parents.

N/A

Partnerships Yes

Partnership around mental health is an established part of TWP's work. TWP serves as the catalyst and lead facilitator of the Metro Region Community Health Improvement Plan (CHIP) to prioritize mental health. Last October, TWP hosted a virtual session to release and discuss the 2021 Community Health Assessment (CHA) data, including mental health data. 94 were in attendance representing organizations and the community. TWP then updated and released a 2020-2022 Metro Region CHIP progress report in March 2022. Collective support for mental health remains a high need, so TWP convenes monthly leadership meetings (TWP and the health dept. Leaders in Douglas, Sarpy, and Cass in Nebraska and Pottawattamie in Iowa), as well as a quarterly gathering of health systems and Federally Qualified Health Centers, and a quarterly roundtable with community organizations. Prospective partners include but are not limited to youth serving agencies such as little league sports teams, local colleges and universities, YMCA, Omaha Public Schools, NorthStar, Girls Inc., and the Kroc Center. All partners will be invited to help promote the YMHFA training to community members across the region. Outcomes and lessons learned through this project will be reported in the 2023-25 CHIP on mental health.

N/A

Displacement No

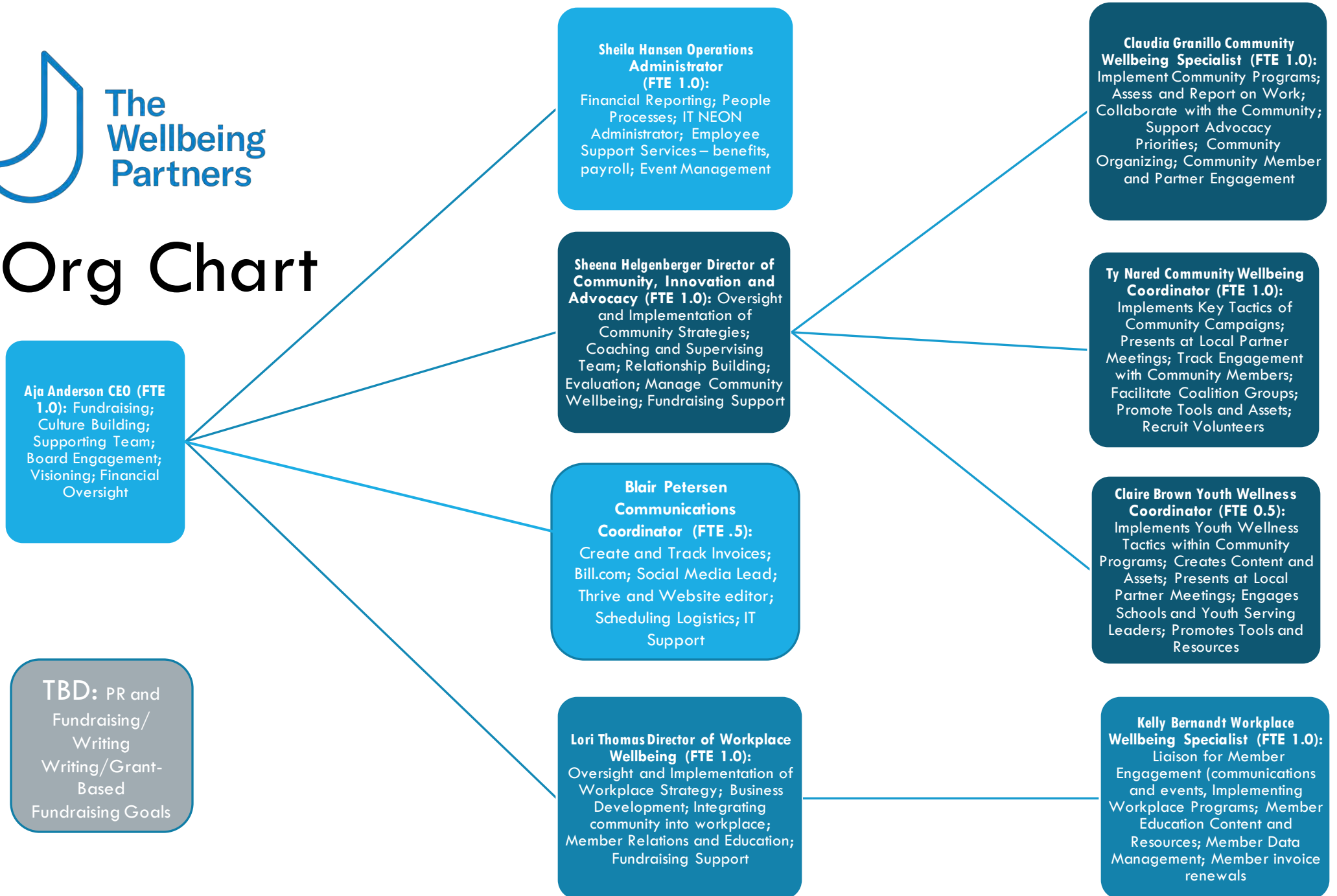
Displacement explanation

Physical Location	TWP is located at the Barbara Weitz Community Engagement Center (CEC) on the UNO campus at 6001 Dodge Street, Suite 228, Omaha, NE 68182. The CEC is a one-of-a-kind place, designed to combine great ideas and organizations with the boundless energy of the University of Nebraska Omaha (UNO) campus. The facility houses several nonprofit and community serving organizations providing an opportunity for innovative partnerships and collaborative programs. Every day, in our meeting rooms, hallways, and building partner offices, people build mutually beneficial collaborations and find creative ways to make a difference in our community.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	TWP will recruit adults who live and/or work and host YMHFA trainings in the following Census tracts: 29,27,31,32,26,33,20,24,22,19,39,38,40,42,50,49,51,16,52,53,11,2,8,7,59.02,59.01,54,51,6,61.02,60,63.03,63.02,3,61.01,65.06.
Property Zoning	No
Is the project connected to utilities?	No
Design, Estimating, and Bidding	No
General Contractor	No
Request Rationale	\$209,198 is being requested to implement this program. This covers salaries and wages, training cost, meeting logistics, printing supplies and materials, stipends, translation and interpretation, childcare, mileage and travel, marketing and promotions, employment support and indirect cost. A line-by-line breakdown and rationale for our budget can be found below: Salaries & Wages - Hire a PT TWP person to handle project logistics and deliver YMHFA training = \$35,000 Training Cost - Train-the-trainer in a YMHFA course = \$2,000 (10 persons + 3 TWP staff members) = \$26,000, Cost per person for YMHFA training (140 x \$25) = \$3,500, Meeting logistics - Meeting space rental fees (7 locations at \$250/location) = \$1,750 Meals and refreshments (\$15pp x 140) = \$2,100. Printing, supplies & materials - Training book for participants (140 persons at \$20/book) = \$2,800. Participant processing guide (140 x \$10/book) = \$1,400 Stipends - Gift cards for YMHFA completion (140/people x \$15/hour x 7 hours) = \$16,800 Translation/Interpretation - Training interpretation and material translation (\$60ph x 56 hours) = \$3,360 Childcare- Child care for participant dependents during training (\$20ph x 8 hours x 7 trainings) = \$1,120 Background checks for childcare staff (\$50pp x 7 trainings) = \$3,500 Mileage and Travel - Travel within North and South Omaha 15 miles per recruitment effort (14) & training (7) (\$.62.5 x 315 miles) = \$200.00 Marketing & promotions - Marketing/promotional materials to recruit for training. (\$1,000 x 7) = \$7,000 Employment support -Licensing fees/registration fees (up to \$500/person = if needed - for 140 persons) = \$70,000 Business consulting- Business consulting for the 10 trainers (10 trainers x 6 hours consulting at \$300/hr) = \$18,000 Indirect - 10%
Grant Funds Usage	These grant funds will primarily be distributed and invested in our community members interested in becoming certified in YMHFA and provide funds that would support 10 community members in becoming certified YMHFA trainers themselves. Additionally, these funds would also support the licensing/registration fees of those who attend and become certified in YMHFA.

Proposal Financial Sustainability	Yes
	By providing this initial investment, this program will be fiscally sustainable. At least 10 people will become certified as YMHFA trainers, allowing them to build a business contributing to our local economy and training additional mental health supports. Addition the skills and tools learned in the training are replicable and can be learned by others in the community.
Funding Sources	TWP currently receives funding from the Sherwood Foundation to support the pilot Head Heart Project. This funding supports work with adults serving adults and youth in barber & beauty salons. This work is supported through 2024 through this funding source. TWP intends to apply for additional funding in 2023 from sources such as The Omaha Community Foundation (Building Healthy Futures) and the Hawks Foundation.
	N/A
	Training cost, printing supplies and materials, translation and interpretation, employment support.
Scalability	Yes
	The number of participants trained in YMHFA can be scaled down resulting in other areas such as printing supplies and materials, and employment support scaling down as well. In addition, the number of participants receiving train-the-trainer certification can also be scaled down.
Financial Commitment	TWP commits the in-kind time of its CEO to oversee the proposed project. In addition, the time of the Director of Community, Innovation and Advocacy to manage staff leading this project and both the North and South Omaha Community Wellbeing Specialist who will coordinate the program alongside the Mental Wellbeing Coordinator. These in-kind financial contributions amount to \$19,200.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Organizational Chart Proposal Budget/Sources and Uses Schedule



2022 Org Chart



Head to Heart for Youth Budget

		Budgeted amount	In-kind
Salaries & Wages	Hire a PT TWP person to handle project logistics and deliver YMHFA training = \$35,000	\$ 35,000.00	\$ 19,200.00
Training Cost	Train-the-trainer in a YMHFA course = \$2,000 (10 persons + 3 TWP staff members) = \$26,000, Cost per person for YMHFA training (140 x \$25) = \$3,500,	\$ 29,500.00	
Meeting logistics	Meeting space rental fees (7 locations at \$250/location) = \$1,750. Meals and refreshments (\$15pp x 140)- \$2100.	\$ 3,850.00	
Printing, supplies & materials	Training book for participants (140 persons at \$20/book) = \$2,800 Participant processing guide (140 x \$10/book) = \$1,400	\$ 5,000.00	
Stipends	Gift cards for YMHFA completion (140/people x \$15/hour x 8 hours) = \$16,800	\$ 16,800.00	
Translation/Interpretation	Training interpretation and material translation (\$60ph x56 hours)= \$3,360	\$ 3,360.00	
Child care	Child care for participant dependents during training (\$20ph x 8hours x 7 trainings)= \$1,120 Background checks for child care staff (\$50pp x 7 = \$350)	\$1,470	
Mileage and Travel	Travel within North and South Omaha 15miles per recruitment effort (14) & training (7) (\$.62.5 x 315 miles)= \$200.00	\$200.00	
Marketing & promotions	Marketing/promotional materials to recruit for trainings. (\$1,000 x 7)= \$7,000 Licensing fees/registration fees (up to \$500/person = if needed - for 140 persons) = \$70,000	\$ 7,000.00	
Employment support	Business consulting for the 10 trainers (10 trainers x 6 hours of consulting at \$300/hr) = \$18,000	\$ 88,000.00	
Indirect		10% \$ 19,018.00	
Total		\$ 209,198.00	\$228,398.00

Head to Heart for Youth Timeline

Activity

Hire TWP mental wellbeing coordinator
Schedule trainings (3)-2023 (3)-2024 (1)-
2025)
Recruit participants
Conduct trainings
YMHFA train the trainer course
Business consulting

Target Date

Spring 2023

Summer 2023/2024
Fall/Winter/Spring 2023/2024
Fall/Winter/Spring 2023/2024/2025
Spring 2023/2024/2025
Spring/Summer 2023/2024/2025

Grant Application

Row 223

Organization Name (if applicable) Inner City Change Inc. (a non-profit 501c-3 organization)

Physical Address 8001 Wildewood Drive, Omaha, NE 68127

Mailing Address

Website www.innercitychange.org

Social Media Accounts

Name Chris Pelshaw

Title Programs Operations Director

Email Address chris.pelshaw@innercitychange.org

Phone +1 (402) 713-8422

Team Yes

Although we are a new organization our leadership has completed hundreds of residential and commercial projects. Our program director is a Class C home builder with National Master Plumbing credentials. He owns and operates a successful remodeling business, as well as a fix and flip business. Our developer has successfully completed millions of dollars in development projects.

Organizational Chart Below is the key staff we will launch the Omaha Construction Apprenticeship Program (OCAP) with; · Program Director – Class C Home Builder -instructor- Christopher Pelshaw · Developer – Robert Pelshaw - Project Architect: Steven Shogrin - Project Civil Engineer Lawrence Butler PE · Project Manager – TBD · Jobsite Foreman – TBD · Admin and HR Manager – TBD · Business Development - Sales and Marketing – Robin Borie · Accountant – TBD · Master Plumber – instructor -TBD · Master Electrician – instructor -TBD · Participants

Other Completed Projects and/or Accomplishments Program Director Chris Pelshaw holds numerous local and national construction certifications and over the last 20 years has started and operated successful construction and house flipping businesses, training countless new construction workers in the process. Chris is passionate about showing others that might not succeed or be able to go to college that construction jobs can be an alternative path to high-paying jobs and a nice life. Steven L. Shogrin, AIA is a respected architect with over 30 years successful experience in industrial, commercial, multi-family, historic, medical, and institutional projects. Developer – Bob Pelshaw 30 years' experience as a commercial real estate developer 2001 Acquired and did a historic renovation of the South Omaha City Hall received

Historic Tax Credits 2001-05 Acquired and redeveloped the former Sutherlands Lumber into Sutherlands Plaza , received over \$2.1mm in TIF 2001-05 Did site acquisitions for (14) new Walgreens stores in Nebraska & Iowa 2001-2009 Developed, owned, and sold (6) new construction Dollar General Stores (9800 SF each) using over \$600k in TIF 2001-2009 Acquired property & redeveloped into (7) Dollar General Stores I owned and sold using \$300k in TIF 2005 – 2009 Developed, owned, and sold (4) new construction Orscheln Farm & Home Stores (35k SF each) using \$750k in TIF 2007 – 2010 Developed, owned, and sold (17) new construction Pamida Stores (35k SF each) using \$1mm in TIF 2005 - 2012 Worked as fee-based developer for the \$18mm HyVee anchored development Plattsmouth Plaza and received \$2.3mm in TIF 2014 Obtained \$380,000 in TIF for Dan Williams Tighton Distribution Center, Carter Lake IA 2014 – 2015 Obtained \$460k in TIF for new apartments at 35th & Dodge for John Caniglia 2020 Helped secure TIF and CDBG funds for Ames Industrial Park LLC Lawrence Butler PE has successfully performed over a billion dollars of complex civil engineering projects ranging from new construction to neighborhood renewal.

Proposal Title	Omaha Construction Apprenticeship Program
Total Budget (\$)	\$11,802,139.00
LB1024 Grant Funding Request (\$)	\$2,680,300.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>The Omaha Construction Apprenticeship Program will be a self-administered self-sustaining program training covid-impact job seekers for new construction jobs. In our main training course students will build affordable housing. Upon completion of this program, we expect participants to be proficient in most areas of construction. We plan on building affordable housing in North and South Omaha QCTs targeting the Land Bank inventory, while training in groups of 25 covid-impacted participants at a time through our hands-on approach which combines classroom time with paid on the job training. Our 5-year training goal is 225 people trained and job-placed along with 50 affordable housing units built. Our training will be split into modules so that we can train participants with the individual skills necessary to be rapidly placed in jobs. With our program we will be able to train participants for entry level specialty fields within weeks or they can complete the program and become full blown general contractors in 1 year. We can train people on any trade involved in the home construction process for skilled entry-level positions. Our priority is to teach people the skills they need to gain employment and help them to be placed into stable rewarding careers. Our program is free to our participants and we will pay them \$15 -\$20 per hour for hours worked outside of the classroom. Our intention of starting this program is to train participants for careers in the construction industry while providing all different types of affordable housing solutions. Our overall goal is to provide economic opportunity and prosperity for all. Inner City Change believes in building stronger communities through career training and affordable housing. We believe the dream of home ownership should be possible for all Americans willing to work for it. We believe in providing training to anyone who has a willingness to learn and a drive to better themselves.</p>

Timeline	We plan on launching our program within 3 months of meeting our funding requirements. We will build 10 units of free-standing affordable housing in QCTs in North and South Omaha starting April 2024, while training our first participants. Scaling up as we go, funded by ongoing home sales, our sustainable 5-year goal is 225 people trained and job placed, and 50 affordable housing units built.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	There is a very high demand for skilled trade workers all throughout the United States. Data collected from the Census Bureau shows only 4.98% of the workforce in Omaha is employed in Construction. With the extreme demand for affordable housing and skilled trades workers to repair crumbling infrastructure all across the nation, the need for our program is greater than ever. There has never been a better time to learn a skilled trade. There is a massive nationwide shortage of skilled trade workers. In an article in the August 21, 2021 edition of The Economist was a projection that 40% of existing construction workers are expected to retire in the next 10 years. Not nearly enough people are entering the trades to make up for all those retirees. With the higher demand for workers comes a much higher wage. Students who successfully complete our Omaha Construction Apprenticeship Program, will have all the necessary knowledge to immediately enter the construction trade and begin their stable, fulfilling career. The poverty rate in Omaha is an astonishing 15.1%. This means that 1 in every 6 residents of Omaha live in poverty. According to spotlightonpoverty.org the percentage of working families under 200% of the poverty line is 29.2%, with 1/5 of the positions held being low wage. Housing costs and monthly income drastically affect a person's quality of life. Families who spend more than 30% of their monthly income on housing are considered cost burdened. These families almost always have difficulty affording necessities such as food, transportation and basic medical care. Our program aims at creating a truly sustainable community. Here is the list of services we plan on providing that we believe QCTs in Omaha can benefit from; Construction training, job placement, renting, selling and

leasing of affordable housing, down payment assistance on all of our for sale projects, transitional housing, emergency housing homelessness prevention research.

Visioning Workshop Findings Alignment This proposed project aligns with these key findings from the Visioning Workshop summary: - training opportunities - utilizing vacant land to transform targeted QCTs in north and south Omaha - substantial new investment in north and south Omaha qualified QCTs improving the quality of neighborhoods and removing problem vacant lots - improving the quality of life for the neighbors of our projects and for the new covid-impacted homeowners of the homes we build in QCTs in north and south Omaha.

Priorities Alignment Our program is transformational for the program participants trained in new careers in construction, and for the new homeowners in the QCTs we will build in. Fundamental Change occurs through our Project by the investment momentum, rising surrounding home value, and area improvements that occur when you build a new home in an inner-city area. Lasting Economic Impact occurs through the new careers we prepare our participants for, and for the new affordable housing stock added in north and south Omaha QCTs.

Economic Impact We plan on employing 6 full time people to administer the program. These positions will average \$45000 per year. We plan on training 50 participants per year. Our participants will be paid \$15 - \$20 per hour depending upon initial their skill level and personal needs. We expect to see our successful participants transition into permanent employment in the construction trades industry with plenty of room for financial and economic growth.

We plan on employing 6 full time people to administer the program. These positions will average \$45000 per year.

275

nothing lower than \$20/hour to start for training workers, and \$45,000 per year for instructors

Participants that successfully complete our program will be ready for hire in specialty trade fields as well as general carpentry/ construction trades. There is a huge demand for contractors finding quality help and we plan to help bridge that gap. Front end training cost is one of the biggest hurdles that smaller contractors face when searching for quality employees. Unfortunately, many times the cost of training stops disadvantaged small businesses from expanding.

Community Benefit Inner City Change believes that education and affordable housing can drastically benefit a community, especially among covid-impacted job seekers in targeted QCTs. Countless studies have been conducted about the correlation between income and quality of life. Helping individuals in the community gain valuable training and giving them opportunities to high paying jobs is one of the fastest ways to better an entire community and raise the living standards in the QCTs we will build new affordable housing in. Inner City Change believes providing affordable housing is an equally important part in bettering any community. The need for affordable housing is imperative not only for families but also neighborhoods. The

benefits to affordable housing are endless. When families worry less about making their rent or mortgage payment those families are able to spend more money on nutritious food and other essential items. Increasing buying power for low income families can mean steady income for local small businesses, more job creations and higher economic growth. Affordable housing developments create diversity by creating communities of people of different cultural, Socio economic, and educational backgrounds. Diversity in a community helps to increase the knowledge of cultural sensitivity, fairness, and understanding of different backgrounds, this ultimately leads to a better overall community. Building relationships across ethnic and racial lines helps to stabilize and strengthen a community.

The economic impact of the temporary and permanent jobs created, as well as the long-term impact of new affordable housing stock will transform the impacted environment and greatly increase livability inside the QCTs the program operates in.

Best Practices/Innovation

Our OPAC program is innovative in the way that we pay to teach our participants the skills that they need to be successful in the construction industry while creating affordable housing. The people we hire and train to build housing are likely to be the people that are most at need of affordable housing. Inner City Change is committed to implementing a diverse trade program and creating affordable housing throughout Omaha. America was built on the backs of tradesmen. Unfortunately, throughout the last few decades trade skills have been rapidly declining. People have instead turned to higher education, four-year degrees and let's be honest, years of debt. Not everyone is cut out for college. Many students struggle to graduate from high school, forcing them into mediocre jobs in retail or service. Our program aims to provide students with lifelong skills and job placement into rewarding, high paying careers. The Omaha Construction Apprenticeship Program will be implemented in the very neighborhoods our students grew up in. Our unique program will help revitalize and improve these blighted neighborhoods, bringing affordable housing, and higher property values to existing homes. Our students will truly be giving back to the same community that embraced them as they grew, creating a stronger, even more tight knit environment. The concept of affordable housing is not new, but it is a problem most of our nations' cities are facing. With the rising cost of land, labor, material and lack of skilled trades workers to build these homes, it would seem that "affordable housing" is no longer attainable. Inner City Change believes everyone should have access to affordable housing. Our not for profit program was designed to provide affordable housing, while implementing the use of our Apprenticeship Program attendees and their Master instructors to build these affordable, energy efficient units. Keeping costs low means our marginal profits from the sale of these affordable homes can sustain the cost of the program so more affordable housing can be built. The innovation to our program lies in the sustainability and multifaceted benefits of giving the residents of Omaha access to high paying careers while building affordable housing in their communities.

Outcome Measurement

Our programs will measure the numbers of trainees completing the curriculum, the number of them hired into construction jobs, and the number of new affordable houses we provide the community.

Our programs success will be measured by what skills we train, how many people are trained, how many participants are placed into careers, as well as the amount of affordable housing built. These outcomes will be monitored and measured by our program director. This program can be a catalyst for secondary investment as many of our units will be sold to continue funding our program. This gives investors safe clean housing to rent. This program will also open up the possibility of homeownership to individuals who may not otherwise qualify.

New homes built in existing neighborhoods will increase the values of neighborhoods through their higher than surrounding sales price, which could inspire surrounding owners to improve their properties, improving the appearance and enjoyment and safety of the neighborhoods and QCTs we build new homes in.

Partnerships Yes

We will be partnering with the Omaha Municipal Land Bank to acquire buildable sites, as well as Nebraska Workforce Development, Reconnect Inc., Goodwill Industries, The Stephen Center, The Open Door Mission to aid in finding participants and continue development of our training program.

Displacement No

Displacement explanation

Physical Location We plan on focusing our development efforts in QCTs in North and South Omaha. The first 12 proposed lots for affordable housing development are; 4522 n 40th street, 3555 n 36th street, 2207 n 18th street, 2607 spencer street, 4712 n 18th street, 4744 n 13th street, 4522 n 15th street, 5328 n 8th street, 5415 n 6th Avenue. These are all Omaha Municipal Land Bank Properties. These lots are cleared, properly zoned, and ready for the development of affordable housing.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

	Cost per square foot estimated agreed upon with the Project Architect and General Contractor
General Contractor	Yes
	No
	Applicant is the Licensed General Contractor, who will self-perform the Project to reduce construction costs.
Request Rationale	All project costs, including materials, land, payroll are all at or below the average costs per square foot, or average rates, based upon publicly available information relating to the Omaha market.
Grant Funds Usage	The Grant funds will provide the initial seed funds, and will be self-sustaining thereafter.
Proposal Financial Sustainability	Yes
	As the attached 5-Year Proforma shows, while the Project operates at a loss in Year 1, it is projected to be profitable in Year 2, and all net income after tax will be used to fund and sustain the Project
Funding Sources	
	No
Scalability	No
Financial Commitment	Inner city change will be selling, and if necessary refinancing properties that are built to bridge fiscal needs and continue funding this self-sustaining program.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

OPAC Inner City Change 5-year Proforma Income Statement & Source & Use of Funds
--

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Income/Source of Funds						
Grant Proceeds	\$ 2,680,300					
Sales of houses built (10 per year)		\$ 2,250,000	\$ 2,385,000	\$ 2,528,100	\$ 2,679,786	\$ 9,842,886
less: selling expenses		\$ (135,000)	\$ (143,100)	\$ (151,686)	\$ (160,787)	\$ (590,573)
Income/Source of Funds	\$ 2,680,300	\$ 2,115,000	\$ 2,241,900	\$ 2,376,414	\$ 2,518,999	\$ 9,252,313
Expenses/Use of Funds						
Phone and Utility Deposits	\$ 2,500					\$ 2,500
Text books / stationary	\$ 5,000	\$ 5,250	\$ 5,513	\$ 5,788	\$ 6,078	\$ 27,628
Construction equipment	\$ 50,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 30,000	\$ 140,000
Tools for training program and hand tools for participants	\$ 50,000	\$ 30,000	\$ 31,500	\$ 33,075	\$ 34,729	\$ 179,304
Office - classroom equipment	\$ 15,000					\$ 15,000
computer software / payroll / quickbooks / estimating software	\$ 1,900	\$ 2,000	\$ 2,100	\$ 2,205	\$ 2,315	\$ 10,520
rent office/training space	\$ 24,000	\$ 25,200	\$ 26,460	\$ 27,783	\$ 29,172	\$ 132,615
staff payroll, benefits, and payroll taxes	\$ 324,000	\$ 340,200	\$ 357,210	\$ 375,071	\$ 393,824	\$ 1,790,305
participant payroll	\$ 350,000	\$ 367,500	\$ 385,875	\$ 405,169	\$ 425,427	\$ 1,933,971
house materials	\$ 800,000	\$ 840,000	\$ 882,000	\$ 926,100	\$ 972,405	\$ 4,420,505
general liability / workers comp insurance	\$ 75,400	\$ 79,170	\$ 83,129	\$ 87,285	\$ 91,649	\$ 416,633
land bank lots (10 per year)	\$ 75,000	\$ 78,750	\$ 82,688	\$ 86,822	\$ 91,163	\$ 414,422
permits & licensing	\$ 50,000	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775	\$ 276,282
excavating, footings, foundations 10 units	\$ 7,500	\$ 7,875	\$ 8,269	\$ 8,682	\$ 9,116	\$ 41,442
Operating Reserves	\$ 600,000					\$ 600,000
Contingencies	\$ 250,000	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 681,013
Total Program Expenses	\$ 2,680,300	\$ 1,943,445	\$ 2,044,867	\$ 2,151,111	\$ 2,262,416	\$ 11,082,139
Net Operating Income/(Loss)	\$ -	\$ 171,555	\$ 197,033	\$ 225,303	\$ 256,583	\$ (1,829,826)
Grant Request						
1st year Program Expenses	\$ 2,680,300					

Program is sustainable after first year as evidenced by Net Operating Incomes after 1st year

INNER CITY CHANGE INC

Omaha Construction Apprenticeship Program Course Syllabus (OCAP) 2023 - 2024

Program Title

Construction Technology (accelerated program 1 year)

Instructor

Christopher Pelshaw

720-998-8443

chris.pelshaw@innercitychange.org

Program Description

Participants who join the Construction Technology Program will become members of the construction crew, which builds affordable housing from layout and framing, to final trim work. You will assist in the construction of various program and community projects based on current industry standards and practices. You will also develop skills using carpentry hand tools, stationary and portable tools used in the construction industry. This is a learn while working program. Participants will be paid \$15 per hour for working 30 hours per week with an additional requirement of 10 hours per week in classroom / lab training. Hours will be 8am-5pm Monday thru Friday.

Classroom Textbook

Huth, Smith & Wagner. *Modern Carpentry*. Tinley Park, IL: The Goodheart-Willcox Company Inc. (2016)

International Code Council: International Residential Code (2021)

Program Goals

This program will enable a student to:

- use hand tools, portable power tools, and woodworking machines safely.
- learn operation techniques of various leveling instruments.
- understand cement, concrete, and concrete products.
- learn basic terminology and techniques as they apply to carpentry.
- examine building codes and apply them to daily building practices.
- be involved in all aspects of finish carpentry.
- understand the language of blueprint reading.
- calculate linear footage, square footage and cubic feet.
- explore many of the occupations involved in construction.
- Career counseling and help with job placement.

Course Topics:

This course will be organized around major themes of the construction industry: **Semester I**

- **Safety: First, Last and Always**
 - SP/2 Training
 - Shop Safety
 - Worksite Safety
 - Power Tools Safety - *portable circular saw & power miter saw*
 - Scaffold & Step Ladder Safety
 - Fall Protection
- **Careers in Construction**
- **Building Materials**
 - Wood
 - Engineered Lumber
 - Green Materials
- **Tool Identification & Use**
 - Hand Tools – *tape measure unit and speed square use*
 - Power Tools
- **Foundations**
 - Monolithic slab
 - Shallow insulated slab
 - Basement
 - Crawl space
- **Layout & Framing Methods**
 - Floor Framing – *I joists*
 - Wall Framing – *exterior and interior partition walls*
 - Roof Framing – *roof sheathing and shingling*
- **Blueprint Reading & Building Codes**

Semester II

- **New Students. Safety: First, Last and Always**
- **Insulation & Vapor Barriers**
- **Drywall**
- **Cabinetry**
- **Interior Trim & Doors**
- **Exterior Trim & Siding**
- **Flooring – *lamine, luxury vinyl tile, ceramic, hardwood***

Skills Needed

To be successful in this program, you should have the following skills: ● **Must be able to work independently**

- Manual dexterity
- Hand and eye coordination
- Physical stamina
- Strong math skills and problem-solving skills
- Dependability and strong work ethic
- Accuracy to perform repeated actions precisely
- Excellent communication and social skills
- Professional behavior
- Being alert and aware of what's going on around you

Classroom Supplies & Shop/Lab Fees

Fees will be assessed to participants if any checked out tools and or equipment is not returned.

Evaluation of Learning

Participant performance will be evaluated using multiple assessments involving assigned program activities. Student's course grades will be based on the following:

Evaluation Criteria	Method of Evaluation	Total Points
Effort 4 points per day 1 for attendance 3 for work ethic	<ul style="list-style-type: none"> • Attendance • Daily participation & performance • Professionalism • Attitude/Behavior 	Total Points
Knowledge of Course Content	<ul style="list-style-type: none"> • Performance tests • Chapter quizzes and tests 	

Late Assignments

Participants will be given one week from the due date to turn in late work. After one week no credit will be given. Please see the instructor with questions.

Career Information

Occupations Requiring a Two Year Degree or Specialized Training and/or Apprenticeship

- Carpenter/ Drywall Installer
- Code Official
- Concrete Finisher
- Construction Engineer
- Construction Foreman/Manager
- Construction Inspector
- Contractor
- Design Builder
- Electrician
- General Contractor/Builder
- Heating, Ventilation, Air Conditioning and Refrigeration Mechanic
- Mason
- Painter/Paperhanger
- Plumber
- Project Estimator
- Project Inspector
- Roofer
- Safety Director
- Sheet Metal Worker
- Specialty Contractor
- Tile and Marble Setters

City of Omaha Planning Department
Building and Development
Certificate of Licensure

CHRISTOPHER PELSHAW
12205 PERRY ST APT 37
BROOMFIELD, CO 80020

License # LIC-2000033

Building Class C

EFFECTIVE DATE 01/08/2020

EXPIRATION DATE 12/31/2022

DIVISION Permits and Inspections

BY *Anna Pospoyasny*

City of Omaha
Permits & Inspections
CHRISTOPHER PELSHAW
License # LIC-2000033
Expires: 12/31/22
Building Class C



Anna Pospoyasny
Pospoyasny
Building Superintendent

City of Omaha
Permits & Inspections
CHRISTOPHER PELSHAW
License # LIC-2000033
Expires: 12/31/22
Building Class C



Anna Pospoyasny
Pospoyasny
Building Superintendent



OFFICIAL RESULTS REPORT

F13 - National Standard Residential
Building Contractor (C)



Name: christopher pelshaw Candidate ID: ICNON039312
Address: 151 mill st Date: 10/5/2019
bayfield CO 81122

EXAMINATION RESULT: **PASS**

Congratulations! You have passed the above-named examination. You will be able to verify your pass status on the ICC website within 48-72 business hours after your exam. **Please contact your participating jurisdiction if you wish to pursue licensing.**

A passing score on this examination satisfies the testing requirements for licensure only, and does not guarantee that licensing will be granted. The candidate must also satisfy all local ordinance requirements in each jurisdiction where licensing is desired.

It is extremely important that you notify Pearson VUE and ICC of any changes in name and/or address to avoid the possibility of future correspondence not being received. Please contact both Pearson VUE at 877-234-6082 and ICC at 888-422-7233 ext. 5524 with changes to your name and address.

ICC reserves the right to amend or withhold any examination scores if, in its sole opinion, there is adequate reason to question their validity.

*The authenticity of this score report can be validated by using Pearson VUE's Online Score Report Authentication found at:
www.PearsonVUE.com/authenticate
Digital embossing eliminates the possibility of unauthorized embossing of counterfeit score reports.*

Registration Number: **362136708**

Validation Number: **250946488**



OFFICIAL RESULTS REPORT

F24 - National Standard Master Plumber



Name: christopher pelshaw Candidate ID: ICNON039312
Address: 151 mill st Date: 9/26/2019
bayfield CO 81122

EXAMINATION RESULT: **PASS**

Congratulations! You have passed the above-named examination. You will be able to verify your pass status on the ICC website within 48-72 business hours after your exam. Please contact your participating jurisdiction if you wish to pursue licensing.

A passing score on this examination satisfies the testing requirements for licensure only, and does not guarantee that licensing will be granted. The candidate must also satisfy all local ordinance requirements in each jurisdiction where licensing is desired.

It is extremely important that you notify Pearson VUE and ICC of any changes in name and/or address to avoid the possibility of future correspondence not being received. Please contact both Pearson VUE at 877-234-6082 and ICC at 888-422-7233 ext. 5524 with changes to your name and address.

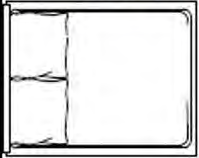
ICC reserves the right to amend or withhold any examination scores if, in its sole opinion, there is adequate reason to question their validity.

*The authenticity of this score report can be validated by using Pearson VUE's Online Score Report Authentication found at:
www.PearsonVUE.com/authenticate
Digital embossing eliminates the possibility of unauthorized embossing of counterfeit score reports.*

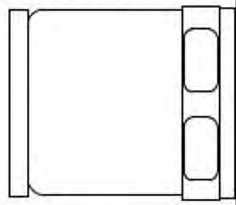
Registration Number: 361478905

Validation Number: 1019745830

BEDROOM
11'-0" x 10'-6"



BEDROOM
12'-0" x 11'-6"

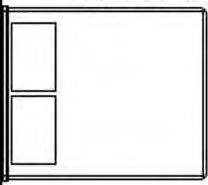


W.I.C.

CLOSET

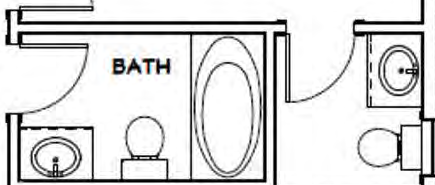
CLOSET

BEDROOM
11'-0" x 9'-11"



HALL

BATH



CLOSET

BATH

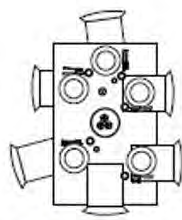
MUD ROOM



PANTRY

LIVING
17'-8" x 15'-0"

KITCHEN
11'-0" x 15'-0"



PORCH
29'-5" x 5'-7"





Grant Application

Row 224

Organization Name (if applicable)	Healing Vibes by LaToya , LLC
Physical Address	6007 N. 30th St Omaha, NE 68111 Suite B/lower level
Mailing Address	6536 Read St , Omaha , NE 68152
Website	not applicable
Social Media Accounts	not applicable
Name	LaToya C. Prince
Title	CEO
Email Address	latoyaprinceventures@gmail.com
Phone	+1 (404) 604-6200
Team	Yes
	<p>CEO/Lisc. Massage Therapist: LaToya Prince My role is to educate and advise clients about healthier lifestyle choices and pain management. Also to provide exceptional customer service in a positive body image atmosphere. I would like to also create a sliding scale fee for those who are on a fixed income to make the services affordable. I have been a lisc. Massage Therapist for almost 15 years. I have experience in providing therapeutic massage and holistic services that provides better overall health to my clients. I am passionate about my work and always discovering new techniques to help people heal and thrive. Business Consultant Charles Parks III : Prepare, organize, and assign business projects . Improving the companies operations, providing suggestions and assist with implementation. Mental health counselor :(Currently seeking) : Roles and responsibilities A Mental Health counselour is a trained professional with the necessary expertise to help those who are suffering from a number of disorders including anxiety and depression.</p>
Organizational Chart	not applicable
Other Completed Projects and/or Accomplishments	<p>I have always had the passion to help the North Omaha Area. In 2020 I hosted a community cleanup in partnership with Seventy five North that started at 4201 N. 30th street to 2112 N. 30th St. We also partnered with Keep Omaha Beautiful who sponsored the community cleanup. Along with participating in other community cleanups with Cherita Dailey who hosted several community cleanups at Omaha parks & recreations. I would like to include that I am a breast cancer Survivor. I believe that this proposal will allow me to empower, educate,</p>

and inspire other breast cancer patients and survivors. Especially since breast cancer is rarely talked about in our community through our community. Because there are so many disparities in the North Omaha Community, I would like to see funding support these issues to provide awareness and access to quality medical care. In September of 2020, I participated in a project with Creighton University. The project was aimed at Survivors views of personal "practical distress" and community level structural distress. This research project aimed at understanding Black cancer distress in particular communities like North Omaha. Following Oct. 21, 2020. Creighton created a project called DIANE (Dialogues for Innovative Action and Neighborhood Everywhere). This project entailed with Interprofessional health students to understand and problem solve for the communities they work in. We discussed that health is not merely the absence of disease, but the complete sense of physical, mental, and social well-being. Therefore discussing my health experiences and how they were impacted by transportation, education, food security, housing, criminal justice, and/or culture which was part of the dialogue.

Proposal Title	Healing Vibes can help heal North Omaha
Total Budget (\$)	\$350,000.00
LB1024 Grant Funding Request (\$)	\$349,999.00
Proposal Type	Service/program
Brief Proposal Summary	My mission is to transform the health and wellness of the community one person at a time. The overall economic benefit is that a wellness program would reduce elevated health risks, reduce health care costs, improve health and behaviors, create client retention. Healing Vibes, LLC main goal is to expand the concept of a community based wellness program that will support families, children, and individuals, elderly, and persons with disabilities by providing holistic, medical, and mental health services. Research has indicated that massage therapy along with mental health therapy reduces stress, anxiety, and depression. Healing Vibes by LaToya Community center will be centered around creating an atmosphere that focuses on mind, body, and soul. The location is 6007 N.30th St Suite B. Our timeline is to have the project complete at a 100% by October 2023.
Timeline	Our timeline is to have renovations completed by Oct. 13, 2023. October 2023 is significant to me because it is Breast Cancer Awareness Month. As well as it marks the Anniversary when my 19 year old brother committed suicide. I feel this memorable date will bring not only awareness to breast cancer but also mental health. I think this would be a perfect time to launch the program. This is an estimated date. We can assure our team of professionals will be able to accomplish the following goals:
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area

residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)

"other" explanation

Proposal Description and Needs Alignment This proposal will specifically address the quality of life for the north omaha community. As stated the Massage & Wellness Center will support families, children, individuals, elderly, and persons with disabilities by providing holistic, medical, and mental health services. Research has indicated that massage can reduce stress, anxiety, and depression. It also serves as pain management as well. According to the International Journal of Therapeutic Massage & Body work, (Please click link) <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7454234/> these are the disparities and needs that African Americans face across the United States. Therefore evidence supports that massage can improve health and wellness along with social well-being.

Visioning Workshop Findings Alignment Healing Vibes LLC by LaToya, LLC will have a tremendous impact on the North Omaha Community by not only providing job opportunities but also transforming the mental health and wellness of the people. According to tech navio the health and wellness market share is expected to increase USD 1.39 trillion from 2020-2025, and the market growth momentum will accelerate at a CAGR of 6.29% Healing Vibes by LaToya, LLC will fill in the gap by providing opportunities for health education, preventative care, and emphasis on the importance of mental health. Allowing the community to maintain a healthy lifestyle.

Priorities Alignment I have high hopes upon successful completion of this project it will be completely transformational to the North Omaha Community. We are confident that not only will it bring positive change but also provides medical massage and holistic practices that the North Omaha Community lacks. Our priorities are to market our services to the locals. We want to make it easily accessible to the North Omaha Community and handicap accessible to people with disabilities.

Economic Impact Anticipated job creation will be 3 Liscence Massage Therapist, 1 Mental Health lisc. Therapist, Also temporary construction workers. Varies. Wages also vary. However we would like to make it affordable and offer sliding scale fees due to demographics and clients income.

though growth and expansion to place wellness centers through out the Omaha/Lincoln/Fremont Communities.

Community Benefit Our company plans to create a space in the community that will provide access to organic and natural products. Overall improving the quality of life through holistic and non traditional healing methods. Healing Vibes by LaToya, LLC will also provide community impact services in the areas it's neede the most. Multicultural competency, emotional intelligence, mental health and physical wellness. All of this relates to building community and driving economic development. While enhancing the residents and workers of the North Omaha Community.

We are dedicated to providing safe, quality, affordable medical care that reduces pain, stress, anxiety, and depression. We empower individuals to take charge of their own health and return it to a balance.

Best Practices/Innovation This will bring a new concept of incorporating massage, holistic health, and mental health therapy in the Omaha

Outcome Measurement Because the health is an growing industry. According to the Jay Group the health and wellness industry is expected to grow at a 6% annual rate, surpassing \$6trillion in revenue by 2025. This will also create an opportunity for a wage level increase. Along with partnering with schools to provide Continuing Education courses

CEO LaToya C. Prince

not applicable

Partnerships Yes

Seventy Five North- Community Cleanup, Keep Omaha Beautiful-community cleanups, Creighton University at Seventy Five North

no

Displacement No

Displacement explanation

Physical Location 1260 Sq ft single family home. Property is currently being leased by Healing Vibes by LaToya, LLC . Property also located with PO Boy Mega Alley, LLC next door. The property is conveniently located across the street from Miller Park .

Qualified Census Tract Within one or more QCTs

Additional Location Documents n/a

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

Using Mind, Body Business. Approximately \$225k-\$325k

General Contractor No

Request Rationale

Grant Funds Usage The funds will be used primarily for building renovations, equipment, office equipment and scheduling system. We will also set aside a budget for marketing needs.

Proposal Financial Sustainability Yes

n/a

Funding Sources none

none

yes renovation funds and marketing funds

Scalability no

Financial Commitment Members of Healing Vibes by LaToya have already invested in purchasing equipment, obtaining professional lisc. and insurances for this project. The Owner is prepared to continue personal investments until completion of this project.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 225

Organization Name (if applicable)	Transporter Inc
Physical Address	6780 Manderson St. Omaha Ne 68104
Mailing Address	
Website	
Social Media Accounts	
Name	Roderick Brown
Title	CEO
Email Address	brown.rod7@gmail.com
Phone	+1 (402) 882-0661
Team	No
Organizational Chart	I am a Solo entrepreneur. With the use of the funding, I will build a team consisting of a Marketing Coordinator, Finance, Logistics & Operations Manager, Customer Service Manager, Transportation consultant,.
Other Completed Projects and/or Accomplishments	The Transporter Inc transportation platform is currently available in the Android/ Apple IOS app store. Transporter Inc. has started partnerships with local non-profits such as Goodwill, Urban League and Equus Workforce Solutions. The goal of working with non-profits is to provide affordable transportation to work and around the city. Unemployment rates in North Omaha are relatively high and persistent poverty exists in the area, threatening the quality of life among North Omaha residents.
Proposal Title	Transporter Inc Employee Transportation
Total Budget (\$)	\$0.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	I do not know Service/program
Brief Proposal Summary	Omaha's extensive and aging infrastructure bifurcates the community which is a barrier to connecting employers and job seekers together while maintaining the quality of life for North Omaha residents and business owners. East-west travel is

constrained by the street network as well as bus routing. • Highway 75 creates a significant east-west barrier, severing most street connections. • Areas north of Arthur Sorensen Parkway have degraded walkability and walk access. North Omaha has several no-car households and needs multimodal transportation for increased community connectivity resources to foster less car-dependent neighborhoods. Transit routes that are accessible to employment centers and schools • Lack of jobs • Failing infrastructure • Public transportation only goes so far. Public transit doesn't meet the needs of the current population.

Timeline Timeline Hire Drivers for employee transportation November 2022 makes carpooling available to the public. Start partnering with companies to provide employee transportation. Hiring support staff January 2023-2026. Partner with local owner operators. December 2023 Provide 100 transporters a day for 30 consecutive days August 2023-2026 buy/lease delivery vehicles and trucks to transport goods. Seek partnership with the Mayor's Office to supplement the bus system with 10 passenger vans. Rent parking space for vehicle storage and a central departure point. Market platform to the community Upgrade platform Complete project phase March 2026

Percentage completed by July 2025 97%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling)

"other" explanation

Proposal Description and Needs Alignment Public Transit buses and other public transportation were not built to handle communities that are spread out. East-west travel is constrained by the street network as well as bus routing. • Highway 75 creates a significant east-west barrier, severing most street connections. • Areas north of Arthur Sorensen Parkway have degraded walkability and walk access. Omaha's extensive and aging infrastructure bifurcates the community which is a barrier to connecting employers and job seekers together while maintaining the quality of life for North Omaha residents and business owners. Riders The majority of riders live a few miles away from public transit and have no way to and from public transit stops. Employee Turnover and the lack of reliable transportation are one of the biggest barriers to employee retention Interview candidates and new hires often don't show up or quit soon after being hired due to a lack of transportation

Visioning Workshop Findings Alignment

Omaha's extensive and aging infrastructure bifurcates the community which is a barrier to connecting small businesses and customers together while maintaining the quality of life for North Omaha residents and business owners. North Omaha has several no-car households and needs multimodal transportation for increased community connectivity resources to foster less car-dependent neighborhoods. Rider Benefit the services we provide are 33%-55% more affordable than other alternatives. We help remove barriers to transportation to work and the community. Enhanced transportation to and from public transit stops solving the first and last-mile problem. Employees can request transportation with ease through the Transporter app. Help employees get to work while helping them eliminate stress, reduce out-of-pocket spending, and put them in a better – and more productive – state of mind. Transporter offers companies a turnkey employee commuting solution with: Cost savings – \$6,000 annually on average* (includes savings on fuel, parking, tolls, maintenance, and wear and tear on your personal vehicle) Company Benefit carpooling provides a competitive benefit that helps you recruit and retain top talent— even helping you diversify your talent pool by recruiting from surrounding areas. Your employees can save money, reduce their environmental impact and gain valuable free time.

Priorities Alignment

Having affordable and reliable transportation is one of the biggest barriers to employment and higher-paying jobs. Transporter Inc aims to spur growth in the North and South Omaha community by supplementing the bus system with employee carpooling and affordable ride-sharing options for Omaha. Transporter Inc will connect jobseekers in North and South Omaha to higher paying jobs in West Omaha and Sarpy County. With the recent increase in large companies moving to Nebraska e.g Google, Fedex, Amazon and Meta(Facebook) it is important that we find job seekers to these jobs to spur growth in the community. Filling jobs with North and South Omaha job seekers will inspire future growth and investment from companies such as Google, Fedex, Amazon and Meta(Facebook) Employees are looking for more remote jobs to counteract the current rates of inflation along with better perks and benefits. Employee carpool program allows companies to offer new perks and benefits.

Economic Impact

Transporter Inc will connect jobseekers in North and South Omaha to higher paying jobs in West Omaha and Sarpy County. With the recent increase in large companies moving to Nebraska e.g Google, Fedex, Amazon and Meta(Facebook) it is important that we find job seekers to these jobs to spur growth in the community.

Transporter Inc plans to create 50 full-time jobs and 200 part-time jobs paying \$19.80 and up. Jobs will be made up of drivers and customer service reps to support both riders and employers with transportation.

n/a

39,800 a year and up

Transporter Inc will connect jobseekers in North and South Omaha to higher paying jobs in West Omaha and Sarpy County. With the recent increase in large companies moving to Nebraska e.g Google, Fedex, Amazon and Meta(Facebook) it

is important that we find job seekers to these jobs to spur growth in the community.

Community Benefit Transport has been recognized as a means to overcome local disadvantages and gain access to better jobs, education, facilities, and services. Inadequate transportation can also increase social isolation and can increase the risk of early mortality, depression, and dementia. Lack of transportation limits opportunities and bars resources. It systematically creates and perpetuates inequality forcing individuals to depend on costly car ownership. Reliable transportation is the single strongest factor in the odds of escaping poverty

Having affordable and reliable transportation is one of the biggest barriers to higher-paying jobs. Employee carpool program allows companies to offer new perks and benefits. Employees can easily leave for emergencies. We eliminate the barrier to higher-paying jobs. We expand the reach of the public transit system

Best Practices/Innovation Quantum Dynamics is our three-tier driver recruitment and zoning program that allows us to adapt to the constant change in riders' transportation needs with the least amount of drivers at any given time. Employee Driver, we help you recruit drivers that want to earn extra money driving as part of the carpool and connect them with riders that live nearby. Our Drivers work closely with your team. We tailor the program to hire drivers according to each company's needs. Gig Drivers are contractors that help us cover gaps in driver coverage. Gig drivers are essential in providing the flexibility needed to adapt quickly to meet your transportation needs.

Outcome Measurement Key performance Indicators that will be used are the reduction in unemployment rates. Creating 200 high-wage job opportunities and a reduction of the unemployment rates can be measured by the City of Omaha workforce department.

Creating 200 high-wage job opportunities and a reduction of the unemployment rates can be measured by the City of Omaha workforce department.

na

Partnerships Yes

Transporter Inc. has started partnerships with local non-profits such as Goodwill, Urban League and Equus Workforce Solutions. The goal of working with non-profits is to provide Help employees get to work while helping them eliminate stress, reduce out-of-pocket spending, and put them in a better – and more productive – state of mind. Transporter offers companies a turnkey employee commuting solution with: Cost savings – \$6,000 annually on average* (includes savings on fuel, parking, tolls, maintenance, and wear and tear on your personal vehicle)

na

Displacement No

Displacement explanation	
Physical Location	na
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	na
Property Zoning	No
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	Cost on MLS
General Contractor	No
Request Rationale	Office and vehicle storage: 5,000,000 Vehicle buy and lease: 3,000,000 Marketing: 1,000,000 Salaries: 1,000,000
Grant Funds Usage	With the use of the funding, I will build a team consisting of a Marketing Coordinator, Finance, Logistics & Operations Manager, Customer Service Manager, Transportation consultant,. As well as buy location of operation and vehicles to provide services.
Proposal Financial Sustainability	Yes
	Riders will pay a fee to use services which will pay for drivers and create a profit for the company.
Funding Sources	Na
	na
	6,500,000.00
Scalability	no
	na

**Financial
Commitment**

Transporter Inc is an organization that will continue to grow and support the community.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



Public Information



File Uploads

Grant Application

Row 226

Organization Name (if applicable)	The Mildred D Brown Memorial Study Center Inc
Physical Address	2216 N 24th Street
Mailing Address	PO BOX3393 Omaha, NE 68103
Website	www.mdbmsc.org
Social Media Accounts	Twitter: @omaha_star; FACEBOOK: @omahastarnewspaper; The Omaha Star (group); Instagram: @omahastarnewspaper
Name	Terri D Sanders
Title	Executive Director
Email Address	executivedirector@mdbmsc.org
Phone	+1 (402) 346-4041
Team	Yes
	Consultants. marketing : Avant Solutions. Web Design/Maintenance: Stable Gray
Organizational Chart	Attachment EXECUTIVE DIRECTOR: provides strategic direction, oversees all programs and departments and functions of the organization, provides high-level management of staff and in collaboration with the Board of Directors, actively seeking and applying for funding. Follows up on implementation of the strategic plan and budget. Reports to the Board of Directors. PUBLISHER: responsible for making sure the style and content of the publication is correct, tending to the day-to-day operations of the Omaha Star including customer satisfaction, supervising the editor, advertising, promoting sales, overseeing all advertising that goes into publications, writing or reviewing articles and pushing to meet all printing and publishing deadlines. ADMIN ASSISTANT MDBMSC: provides support to senior staff, performs clerical functions, scheduling meetings and travel. ADMIN ASSISTANT OMAHA STAR: provides support to subscribers/memberships to the paper, maintains input into QuickBooks, records incoming payments, maintains subscribers/membership database. REPORTER: receives assignments from the publisher/editor, researches content ideas, submits stories for publication. DISTRIBUTION: delivers printed newspapers to retail distribution points throughout the metropolitan area.
Other Completed Projects and/or Accomplishments	ACCOMPLISHMENTS • increased subscribers/members more than 58% in the past two years • reduced operation expenses for the organization by over \$20000 • increased advertising revenue for newspaper over 60% (6/21) • established a copy/print center to provide services not available within a 15

mile radius of the location; providing services to companies and residents in the are, as well as notary services, and graphic design. (8/21) • Purchased the building and adjacent properties to 2216 N 24th Street (December 2021) • Added a staff position to the organization (Admin Omaha Star) • Increased community awareness through social media and mass media exposure of accomplishments of the organization. (2/20) • Moved publishing of newspaper from biweekly to weekly publication (11/22) • Outreach to educational institutions to provide information on the organization and offers to collaborate with community organizations and educational institutions.. The cited accomplishments relate to the Recovery Coordination plan in the following ways for North Omaha: • Our property and activities are located in the designated census tract. • We are contributing toward the economic recovery of the North Omaha area • We have created jobs • We have created an additional business within the organization , creating a small business within a business. Addressing the sustainable community North Omaha Needs. • Continuing to develop opportunities in the community

Proposal Title	MDBMSC Development Plan
Total Budget (\$)	\$1,233,000.00
LB1024 Grant Funding Request (\$)	\$830,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>The MDBMSC Development Plan encompasses a capital project of developing the building at 2216 N 24th Street into a museum focused on the black newspaper and the life of pioneer publisher Mildred Brown, thus creating a visitor attraction that will also be a source for economic revenue, create jobs, and contribute to the traffic flow in the area. The MDBMSC Development Plan has a purpose to create jobs within the organization to expand the organization and align with the goals of the strategic plan to develop a self-sustaining organization that has growth potential into the future in all programs and with the facility that we occupy. The building at 2216 N 24th St is on the historic register, which gives it significance and speaks to the value of maintaining this site and developing it as tourist attraction. This proposal supports the programs of MDBMSC that will provide funding for the operations of the business to expand staff to professional jobs in the census tract. Because the organization has profit centers (printing and the newspaper), the monies that will create sustainable jobs that will be sustainable by profits created in the businesses. Construction and improvements to the building would begin ASAP with the attraction of a museum to be completed and open by 2025. Jobs will be created and staffed on a quarterly basis until all positions are filled by Q3 2024. Q3 2024 the organization will expand to physically occupy the offices and operations to occupy owned property at 2218 N 24th Street which will expand the organization's capacity and allow 2216 North 24th Street to be fully developed into the planned museum space. When the museum is opened it too will create approximately four to six part time jobs to staff the museum. All elements of the proposal will be completed by 2025.</p>

Timeline Q1 2023 staff additions : Editor, graphic artist, print center coordinator Maintain: executive director and marketing positions Q1 2023 additional construction proposals for remodel of building for evaluation Q1 2023 award scholarships to high school students Q2 2023 staff additions: Trainer/ coordinator to plan for implementation of junior journalism/communications program Q2 2023 staff addition: photographer Q2 2023-ongoing: begin 2216 N 24th Street restoration according to historic preservation on bldg. exterior Q2 2023 Intern Reporter added to staff; intern archivist to staff both for summer employment/ college credits Q2 2023 Begin programming implementation of junior journalism/communications program Q3 2023 hire trainer 2 to implement year-round junior journalism/communications program and monitor work of students to provide content for the organization. Q3 2023 staffing: print center intern 2024: Construction continues on 2216 N 24th Street developing and constructing museum space Q4 2024 hire staffing for museum 2025 All elements of proposal are completed.

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment The MDBMSC Development Proposal will create enhanced services in the designated census tract by providing a tourist attraction for the city and its visitors to benefit and experience a positive vibe from the telling of the history of the black newspaper. The proposal is contributing to the development of the business district by developing businesses and providing sustainable jobs. The quality of life is being enhanced by the opening of a museum that tells the history of the Black newspaper and the contributions of Mildred Brown and the Omaha Star. The proposal will improve communications and introduce to some and engage others in the communications process through the junior communications/journalism program.

Visioning Workshop Findings Alignment THE MDBMSC Proposal address the following areas identified in the Visioning process: • The proposal supports the destination making and business establishment by opening a

museum. • The proposal addresses the media threat and provides positive communications, extended media coverage of the “good” in the community, which it has done consistently for the last 85 years without pause. • The proposal will leverage monies to execute a defined strategic plan to provide jobs and enhance the business district. • The proposal will also leverage public and private partnerships in executing the plan over a sustainable timeframe. • The fact that this proposal demonstrates the strength that people care and want to make a difference in the community. • The MDBMSC represents our people, culture, and is establishing a new cultural center.

Priorities Alignment The MDBMSC is located in the identified tract addressed by LB1024 which has been identified for economic recovery. The MDBMSC Proposal addresses specifically: Sec.5. (4) in the area of : • continued entrepreneurship: The Omaha Star is an established business that began July 9, 1938, and continues today and this proposal is being made to expand the business pursuits of the Omaha Star. • providing employment: Over 85 years the Omaha Star has employed the community including historically youth in the community, and continues the tradition of both fulltime and part-time jobs in the community. • Creating approximately 10-12 new jobs with the assistance of LB 1024 to provide a base of finance that will establish sustainable jobs without needing additional funds to continue the jobs created. • assisting a small business: LB 1024 outlines that it was created to assist small business and the MDBMSC proposal is a small business assisting support to grow in the designated community.

Economic Impact Permanent jobs (in the organization) \$438,000 Construction (temporary). \$60000 (labor only)

12

General Contractor Employees (unknow the number of laborors)

annually \$20,000-\$100,000

Permanent jobs created would be employees of the organization and would be required to accomplish the anticipated growth of the organization.

Community Benefit The community would benefit from the improved level of communication derived through the communications of the Omaha Star communications components (newspaper, video, social media) The proposal also provide for training young persons in the profession of communications and will provide opportunities to practice in the trade. Opportunities provide hope for all.

This proposal adds to the stability of the North Omaha Community. The newspaper has an 85 year history in the community and has been a mainstay of communication having never missed a publishing date. It is a steady entity in the community and the MDBMSC has provided a vehicle to continue the tradition of the paper and this proposal is going to involve young people to continue the legacy.

Best This demonstrates to the Omaha Community generational

Practices/Innovation wealth in that it continues to provide steady employment to residents when there are NO other businesses that have the lifespan of the newspaper which is a program of the MDBMSC. Continuing the legacy and adapting to the changing times of communication and providing hope to young people to continue in the tradition.

Outcome Measurement creating new jobs in the community while meeting the service needs of the community. Also providing a look at the professions of communications that can provide a way forward for sustainable wages.

measurable in documented wages paid and reported as income and economic stability for data sources measuring the outcomes.

Not at this time

Partnerships Yes

HOPE center: to provide students for junior Journalism/ Communication Training; St. BenedictThe Moor Catholic Church Bryant Basketball Courts and Youth Center: to have their clients participate in junior journalism and communications workshop; North Omaha Music Academy to provide workshops on the history of music in our community through the archives of our newspaper.

We have met to discuss the potential partnerships with both entities and will get a formal MOU closer to implementation

Displacement No

Displacement explanation

Physical Location 2216 North 24th Street, Omaha, Nebraska The location is a designated historical building and is owner occupied

Qualified Census Tract Within one or more QCTs

Additional Location Documents See uploads

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding Yes

Yes

General Contractor No

Request Rationale See uploads OF COSTS ESTIMATED (based on figures in 2021-inflation X3)

Grant Funds Usage The funds would be used to provide monies for the capital investment of repurposing the building and supporting as seed money for sustainable jobs.

Proposal Financial Sustainability Yes

Accounting and financial reporting, cash ,management of the funds ill be managed by the finance committee of the organization. Two signatures required for expenditures and monthly reporting practices.

Funding Sources Federal grant opportunities will be applied for in the area of The National Park Service and Historic Places. ThemProposal will also be presented to local corporations and foundations for general support and support of educational programs especially for underserved communities and disadvantaged youth.

NPS : deadline 11/8/22 for building restoration, amount not determined.

No

Scalability This proposal is scalable and can be completed in increments. as to how employees are hired,and through draws by the contractor.

expenditures scaled by annual quarters

Financial Commitment The organization is committed to the use of these funds for the indicated use and no other. The organization would protect this asset in a restricted fund for the express purposes of the proposal and not co mingled with other funds of the organization

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

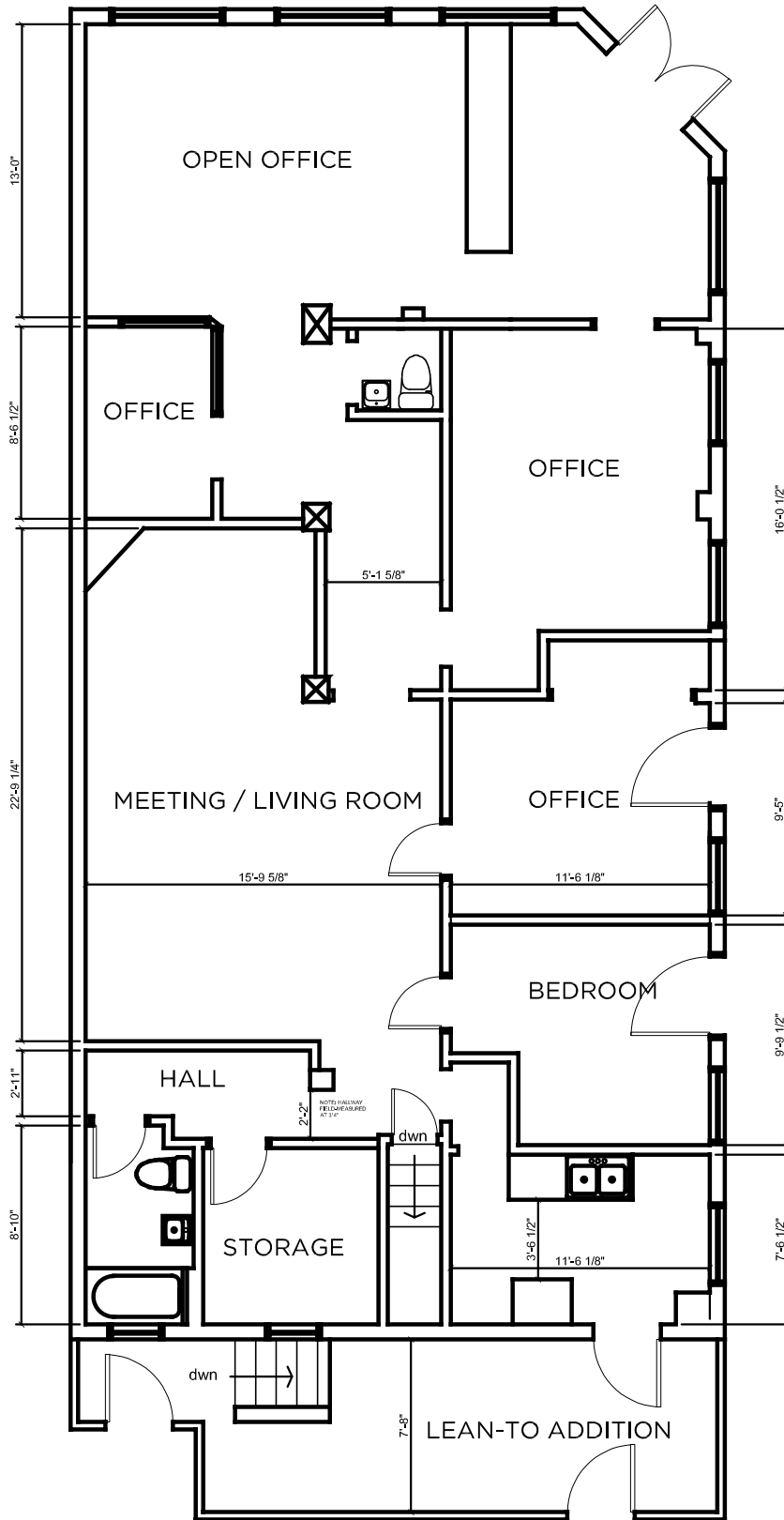
LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Data table of uses (breakdown of how the requested funds will

be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

OMAHA STAR
Plan Exhibit



FIRST FLOOR PLAN

1" = 8'

Omaha Star Assessment

Project: 2218 N 24th Street – Omaha NE
Date Issued: 2020-12-18
Submitted by: Alley Poyner Macchietto Architecture

Details from Douglas County Assessor

2218 N 24th Street, Omaha NE 68110
Account Type: Commercial
Site: SF: 5280 Acres: .12
Building: 1782 SF with a perimeter of 176 SF
Built as: Office Building
Year Built: 1923
POS: 1940-1957

General Notes

The Omaha Star building sits on a 48'x110' lot, with the short end set against N 24th street. The lot includes a portion of the vacated alley to the south. The building is approximately 30'x60' and sits in the northeast corner of the lot.

The building is a one-story, rectangular vernacular commercial block with a partial basement under the rear third of the building and a crawl space under the remainder. Although located in the center of the block, it has a chamfered corner entry. A crenulated parapet, ornamental brick and stone accents and a large blade sign provide decorative relief on the primary facade. Constructed as a funeral parlor in 1923, the building was converted to a live/work office for Mildred Brown and the Omaha Star around 1940. While the building is stable and occupied, there are numerous signs of water damage and general deterioration.

The building has one addition to the west (rear) of the original building that is approximately eighty square feet. This addition covers a masonry stair that provides access to the partial basement. The addition is in poor condition with a tarp over the roof, damaged siding and visible openings between the original masonry exterior wall and this structure allowing air and moisture to penetrate.

Scope of the Project from the Grant Proposal:

This project will restore the Omaha Star building so that the newspaper can expand its outreach, making it more accessible to the general public, as well as increasing programming for researchers and community programming. Two thirds of this grant would fund the exterior stabilization of this building to make it weather tight again. The last third of this grant would be used to repair the interior. Other funds will be used to close any financial gap in the building construction and to make building improvements, such as increased wifi access, computer servers and furniture that will be used by the expanded programming and user groups. Together, these will create the space necessary for the Omaha Star to continue its mission.

Historic Notes:

While the property is located within the North 24th and Lake Streets Historic District, it is actually listed individually both as a Local Landmark and on the National Register of Historic Places. Copies of these documents are attached for reference.

Local Landmark status means that all work to the building, regardless of funding mechanisms, will be reviewed by the Omaha Certified Local Government (CLG), the preservation division within the Omaha Planning Department. Depending on the amount of work and how well it meets preservation standards, it may be reviewed administratively, or it may be taken before the Landmarks Heritage Preservation Commission (LHPC). While work requiring a permit will be flagged and routed to the department during permitting, preapplication meetings are encouraged. Proposed work will need to fill out a LHCP Certificate of Approval form. A copy of this has also been attached. Further information on the Omaha CLG and LHCP can be found at [Landmarks Heritage Preservation Commission \(cityofomaha.org\)](http://cityofomaha.org/landmarks-heritage-preservation-commission)

Listing on the National Register of Historic Places is an honor that memorializes and celebrates the places and people that have made our country what it is today. This listing does not require public access, restrict in any way an owner's ability to alter, manage or dispose of a property, or make any requirements that the property be required to be maintained, repaired or restored. It does however, open the door to several funding opportunities.

Funding opportunities for this building stemming from its listings include the Federal Historic Tax Credits (FHTC), Nebraska Historic Tax Credits (NHTC) and the Nebraska Valuation Incentive Program (VIP). The Federal and State HTC Programs are each a 20% tax credit on eligible expenses to the project. In the VIP, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four-year period. For additional information see [Historic Tax Incentive Programs | History Nebraska](#)

All three programs require review of the proposed work and confirmation of its completion by the Nebraska State Preservation Office and the National Park Service. The result is a certified rehabilitation in which the building conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a commonsense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible. For additional information see [Rehabilitation Standards and Guidelines—Technical Preservation Services, National Park Service \(nps.gov\)](#)

Preservation Guidance for this Building would include the following:

[Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings \(nps.gov\)](#)

[Preservation Brief 3: Improving Energy Efficiency in Historic Buildings \(nps.gov\)](#)

[Preservation Brief 4: Roofing for Historic Buildings \(nps.gov\)](#)

[Preservation Brief 9: The Repair of Historic Wooden Windows \(nps.gov\)](#)

[Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character \(nps.gov\)](#)

[Preservation Brief 18: Rehabilitating Interiors in Historic Buildings Identifying and Preserving Character-Defining Elements \(nps.gov\)](#)

[Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches \(nps.gov\)](#)

[Preservation Brief 25: The Preservation of Historic Signs \(nps.gov\)](#)

[Preservation Brief 32: Making Historic Properties Accessible \(nps.gov\)](#)

[Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation \(nps.gov\)](#)

[Preservation Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing \(nps.gov\)](#)

[Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings \(nps.gov\)](#)

[Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings \(nps.gov\)](#)

Environmental Notes:

The building is of an age where asbestos containing materials and lead paint should both be evaluated. If hazardous materials are suspected, a certified environmental consultant will be hired.

Code Notes:

This structure is in the jurisdiction of the Nebraska State Fire Marshall and the City of Omaha Permits and Inspections division. While the International Existing Building Code provides some guidance on situations unique to historic structures, these buildings often require additional guidance from officials on elements that are existing and non-conforming with current NFPA, IBC and Accessibility codes. In addition, provisions in the energy code provide some exceptions for historic buildings. (IECC 2018 R501.6). Therefore, the findings in this report are subject to additional review with local code officials and a deeper review of the code.

- The building is currently configured for a business / office use and a residential tenant. The western half of the building has a residential kitchen, bedroom, bathroom and common room that connects directly to the front office, private office and service counter space.
- Construction is type three (IBC Type III) with exterior masonry bearing walls and the interior building elements allowed to be any material permitted by the code (wood 2x framing, wood floor joists/ ceiling joists and wood finish materials). This type of construction is common in the area around the Omaha Star. The basement is masonry with a slab on grade floor.
- The partial basement provides space for sewer pipes, gas line and water entry as well as a residential gas furnace and water heater. The east half of the building sits over a crawl space over exposed soil. Access to the lower level is accommodated by an exterior stair in poor condition and an interior stair that will require study for compliance with stair, guardrail, and handrail codes.
- Additional items not currently installed or operational on site:
 - Emergency Lighting, Exit Signs, Fire Alarm, Fire Sprinkler or Smoke Detection Systems
 - Components associated with providing compliance with the Americans with Disability Act, including but not limited to an accessible path of travel from the public way through the building to all interior spaces, accessible service counter, door hardware, plumbing fixtures, grab bars, reach range accommodations for controls and signage.

Scoping

The building will require a work scope typical of structures of its age and our recommendations below will be incorporated into a more detailed scope as a next step.

Whether or not tax credits are utilized, a typical rehabilitation approach to this building will be utilized to conform to LHPC review requirements on the exterior and public sentiment for the interior. This involves restoring the exterior and preserving/restoring the character defining spaces on the interior. At the same time, it will allow the secondary interior spaces to be modified to accommodate modern needs to support the building's continued use.

Site

- The onsite parking / drive area is damaged and repairs will include sub-base work, draining installation and new pavement – this area may also be required to include accessible parking – which may include some sidewalk replacement to insure the route does not include slopes exceeding ADA guidelines.
- The rear grass yard should be cleared of any miscellaneous debris. Grading should be reviewed to ensure water flows away from the building.

Exterior

- The rear addition should be removed and replaced by a modern painted metal cellar door. This should be set on a new concrete curb and flashed tight to the building to create a weather tight seal.
- Masonry repair and tuckpointing will be required in selected areas. Colored Type K mortar with enough aggregate should be used to match the historic mortar. Spauled or cracked bricks should be replaced with new units that

match the existing in size, color and texture. Several stones at the base of the building appear to be cracked. These units may be repaired with a Jahn's mortar patch. Associated with this, the chimney cap should be repaired / replaced.

- Historic wood windows at the front and south side of the building appear to be in acceptable condition. These have been protected by metal storm windows. The wood windows should be repaired, prep'ed and repainted, and the storm windows reinstalled. Repair on operable units will likely include refurbishment of weights and pulleys, glazing and sealant repairs.
- Historic wood windows have been damaged or blocked by the rear addition. Once these are re-exposed, a full assessment can be completed. Work on these units is likely to include refurbishment of weights and pulleys, glazing and sealant repairs.
- The historic front doors have been protected on the exterior by aluminum storm doors and are currently in good condition. Neither set of doors meets code for accessibility. However, they are a character defining piece of the exterior. These doors should be further evaluated and reviewed with local code officials to see how they can be preserved.
- The historic wooden side doors are currently protected by metal screen doors. These should be repaired with the same means and methods as the wooden windows. The screen doors should be maintained for continued protection. These should be evaluated to see if they can provide accessible access into the building. If so, changes to the hardware and signage should be made to accommodate this.
- The rear kitchen door could be removed and replaced with a window to match the adjacent window units. (Or infilled completely, depending on the new kitchen layout.)
- The roof is currently leaking and a roof inspection by a licensed roofer has been recently completed. We did not access the roof on our site visit. When a new roof is installed, the existing roof should be removed down to the sheathing, rotted sheathing should be replaced and a layer of R38 Rigid insulation should be installed before the final new layer of synthetic roofing. When installing the roofing, if the clay tile parapet caps along the south side of the building are loose, they should be removed, the roofing rolled up the back side of the parapet and over the top, and the clay tile caps reinstalled. If they are tight, they should be repointed as necessary and the new synthetic roofing material should end in a termination bar just underneath their interior edge.
- All painted exterior surfaces, including door and window lintels, should be prep'ed and repainted with a high solids paint. Where metal subsurfaces are corroded to the point of spalling, these should be removed and replaced. Where it requires the removal of brick to do so, these brick should be salvaged and reinstalled to the greatest extent possible, and supplemented with new units that match the existing in size, color and texture when salvaged material runs out.
- Per page 4 of the Local Landmark Report, the metal awnings were installed in 1967. Since this is outside the period of significance, these could possibly be removed and not replaced.

Interior

- Character defining spaces on the interior include the front customer service, open office area, private office and large public meeting room / living room. These should be preserved/restored to the greatest extent possible.
 - The non-compliant restroom at the front of the building should be removed.
 - All paneling in the hallway linking it to the meeting area should be removed. These walls should be overlaid with 5/8" painted drywall.
 - Care should be taken to maintain the wallpaper wherever possible.
 - The direct adhered ceiling tiles in the meeting room should be removed along with the wood trim at the ceiling / wall joint. Removal of the ceiling tiles may also result in the removal of the (assumed) plaster above. This attic area should be reviewed for water damage and any repairs made before installing

- resilient channels and (1) layer of 5/8" painted drywall. Wood trim matching the existing should be reinstalled at the ceiling / wall joint. Thickness of this new assembly should be reviewed to ensure that the final finish does not leave a gap in finishes at the top of the wall around this room.
- Secondary spaces on the interior include the bathroom, storage room, basement stair and kitchen.
 - Access into the kitchen and bathroom are not code compliant.
 - The bathroom will not be able to be modified to meet ADA. However its finishes are intact and well preserved. Where necessary, piping and electrical upgrades should be made. The fixtures, mirror and particularly the tile should be preserved to the greatest extent possible.
 - The greatest area of damage observed was in the kitchen where the floor has sunk 3-6". It is unclear if the water damage is from water intrusion from the chimney or from leaking water pipes; perhaps both. In the basement area below it was observed that the top of the joists in this area were cut to provide a recessed grout bed for the tile floor above. To repair this damage, all kitchen cabinets and appliances will be removed. The kitchen floor and floor joists will be removed and replaced. Framing in the basement will be supplemented as needed to support this area.
 - By maintaining the exterior access to the basement, the interior access can be removed and this area of the floor infilled.
 - The kitchen, storage and interior basement access areas should then be reconfigured into an accessible restroom and kitchen. Structural investigation of the walls flanking the stairs should be performed to determine which can be safely removed to accommodate this.

Mechanical and Electrical

- All abandoned MEP systems shall be removed in their entirety, including fixtures, mechanical units, wiring and piping.
- The furnace does not appear have the proper outdoor ventilation ductwork to it, nor could it support current code. It's past it's useful life and a new split system is recommended. Thermostat is included in that system and a new 7-day programmable stat is recommended.
- Fixtures in the new restroom shall meet ADA standards. This will require all new domestic hot and cold water, and sanitary waste and vent connections.
- In the bathroom to remain, any fixture replacement would include all new domestic hot and cold water, and sanitary waste and vent connections.
- A new 50 gallon gas fired water heater shall be installed to replace the existing.
- The sanitary sewer within the building is recommended to be replaced along with any plumbing fixtures that are replaced. The sanitary waste and vent system could be pressure tested and evaluated for reuse. But given the age of the system, replacement is likely necessary.
- The existing restrooms currently to not have ventilation fans which are required per mechanical code. New exhaust fans shall be installed.
- The electrical service is past its useful life and shall get a new outdoor meter socket at the "back" of building where covered stair building is removed. New internal electrical panel shall be installed also and existing power shall be re-fed to new panel.

BOUGHT BY THE OMAHA STAR



The above is the permanent home of The Omaha Star, having been purchased recently by Mildred Gilbert Gilbert, General Manager and Owner of the newspaper, which serves thousands of readers every week.











2216 N 24th St, Omaha, NE, 681 X



Show search results for 2216 N 24th ...



(1 of 2) ▶ □ ✕

Longitude	-95.9473
Latitude	41.2798
URL	https://olsson.maps.ar
Zoom to	⋮





LT Butler Engineers, LLC

Re: General Structural assessment of Omaha Star Building Located at 2216 N. 24th Street in Omaha, NE

June 14, 2022

To whom it may concern:

This is in regards to your request for a general structural assessment of a commercial building at 2216 N. 24th Street in Omaha, NE. A visual inspection was done on June 14, 2022.

The building is a single story commercial brick building that is approximately 1800SF. The building was built in 1923 on a combination brick and clay tile foundation walls. The basement is unfinished on the west half of the building and crawlspace on the east half of the building. These areas are separated by a clay tile foundation wall.

A general structural inspection was done on the main level and the basement unfinished area. The crawlspace was semi-visible through holes in the clay tile foundation wall in the basement. The main level floor and ceiling were inspected visually. The ceiling consisted of drop ceiling panels which did not allow for observation as no sagging was noted. In the areas where the ceiling was drywalled or plastered, no deficiencies were noted. In the main level floor, near the northeast corner, a supply grille through the floor was noted that was soft around the grille. Also noted in this area is a slope in the flooring which is defined as a noticeable bend crack in the laminate flooring. (Photos 2, 3 & 4).

Viewing the crawlspace along the south foundation wall, there is a joist that looks like it has been shredded, this joist needs to be replaced (Photo 5).

The basement was also inspected. At the stair area base, a beam that runs along the south side of the stair opening which supports a load bearing wall is unsupported at the west end(Photo 6).

Along the south elevation toward the rear, a broken clay tile cap has led to a stair step crack about the window lintel (Photo 7).

The addition structure which seems to be another exit point from the basement is in bad shape. This is located on the west side of the structure and is made out wood stud frames and wood rafter framing. This structure needs to be repaired at the roof and walls or torn down. Also, the drainage on the exterior side of the south structure needs to be extended towards the street(Photo 8, 9 & 10).

An exterior inspection was also conducted. In general, tuck-pointing needs to take place along the exterior. Above the main entrance, the steel plates supporting the brick ledge has unevenness. This has caused gaps between the brick and the steel plate and in some places has caused the brick mortar joints to come loose(photo 11).

Based on the visual inspection, it is my opinion that the building is structurally sound. It is recommended that the repairs noted above be made in a timely manner to prevent further deterioration.



LT Butler Engineers, LLC

If you have any further questions or concerns give me a call at 402.960.8557 or email me at Lawrence@LTButler.com. I have affixed my seal to this letter.

Regards,



Lawrence Butler, P.E.



LT Butler Engineers, LLC



Photo 1. Omaha Star Building at 2216 N. 24th Street in Omaha, NE.

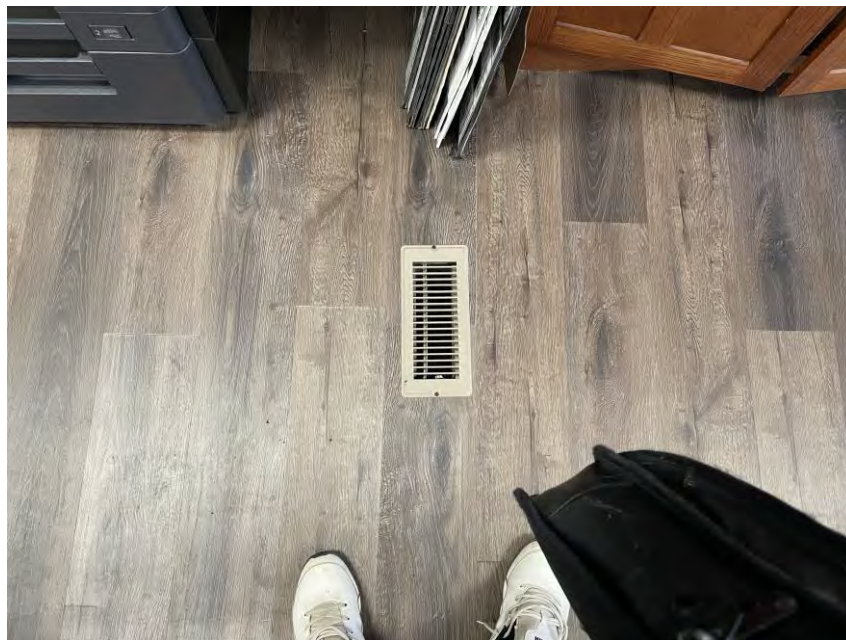


Photo 2. Supply air grille. Soft flooring around grill likely due to subfloor being cut to much to install grille.



LT Butler Engineers, LLC



Photo 3. Line laminate flooring indicates some sort of movement in floor framing. See photo 4.



Photo 4. Crawlspace looking northeast. Gaps noted between bottom of floor joist top of brick wall which likely creates lines under laminate.



LT Butler Engineers, LLC



Photo 5. Crawlspace view from south wall. Joist is shredded at the wall interface. Replace or sister floor joist and attach to brick wall.



Photo 6. Basement stair framing opening on south side. Wood framing stops at wall and does not bear on wall. Framing is unsupported and is loadbearing.



LT Butler Engineers, LLC



Photo 7. Broken clay roof cap has caused stair step crack. Repair the clay tile cap and tuckpoint the stair step crack.





LT Butler Engineers, LLC

Photo 8. Addition structure on west side of building that is a stairwell to the basement. Roof and walls need to be repaired or torn down.



Photo 9. Drainage on addition needs to extend further south towards the alley.

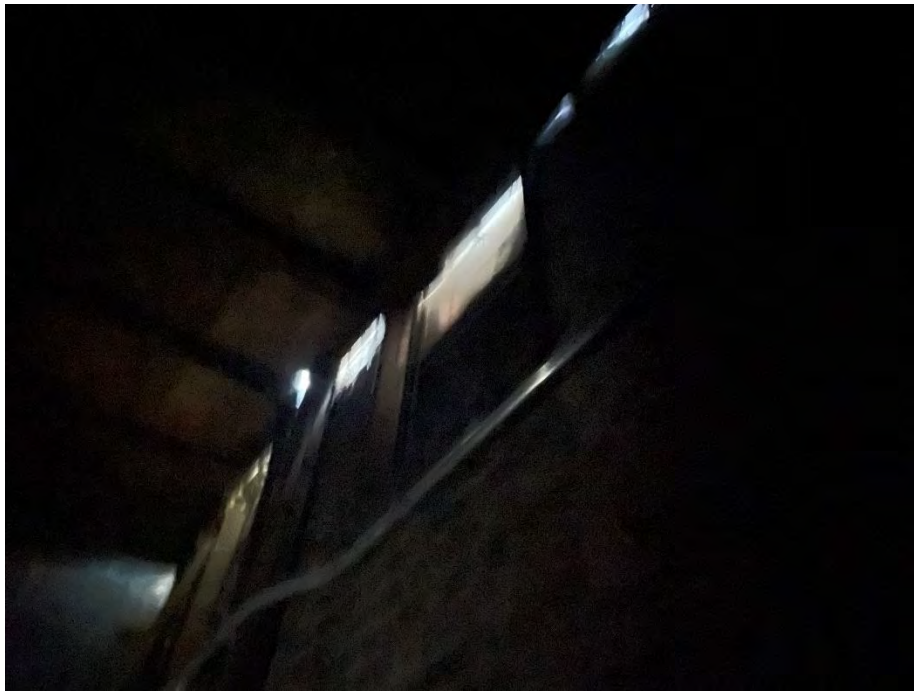


Photo 10. West addition from inside. Daylight is showing in the roof. Area needs to be repaired or torn down. If torn down, then a drain needs to be added at the base of the stairs to capture rain water.



LT Butler Engineers, LLC



Photo 11. Front entrance area. Gaps between steel plate and the bottom of brick have cause the brick to settle in some places. Fill area between steel plate and bottom of brick with mortar and continue to monitor the plate for additional movement.

Jobs Proposed

Executive Director/Publisher		100000	
Editor		60000	
Graphic Artist	50,000	50000	
Photographer	40,000	40000	
Reporter 1	22,000	22000	
Reporter 2	22,000	22000	
Copy Center(2)		44,000	
Marketing	40,000	40000	
Training specialist 1	25,000	25000	
Training specialist 2	25,000. \$438,0000	25000	
Construction jobs (estimated)			57,000
Total economic impact		485,000	

JOB	CREATED	\$	485,000.00
CONSTRUCTION COSTS ESTIMATED		\$	750,000.00
TOTAL			\$ 1,235,000.00

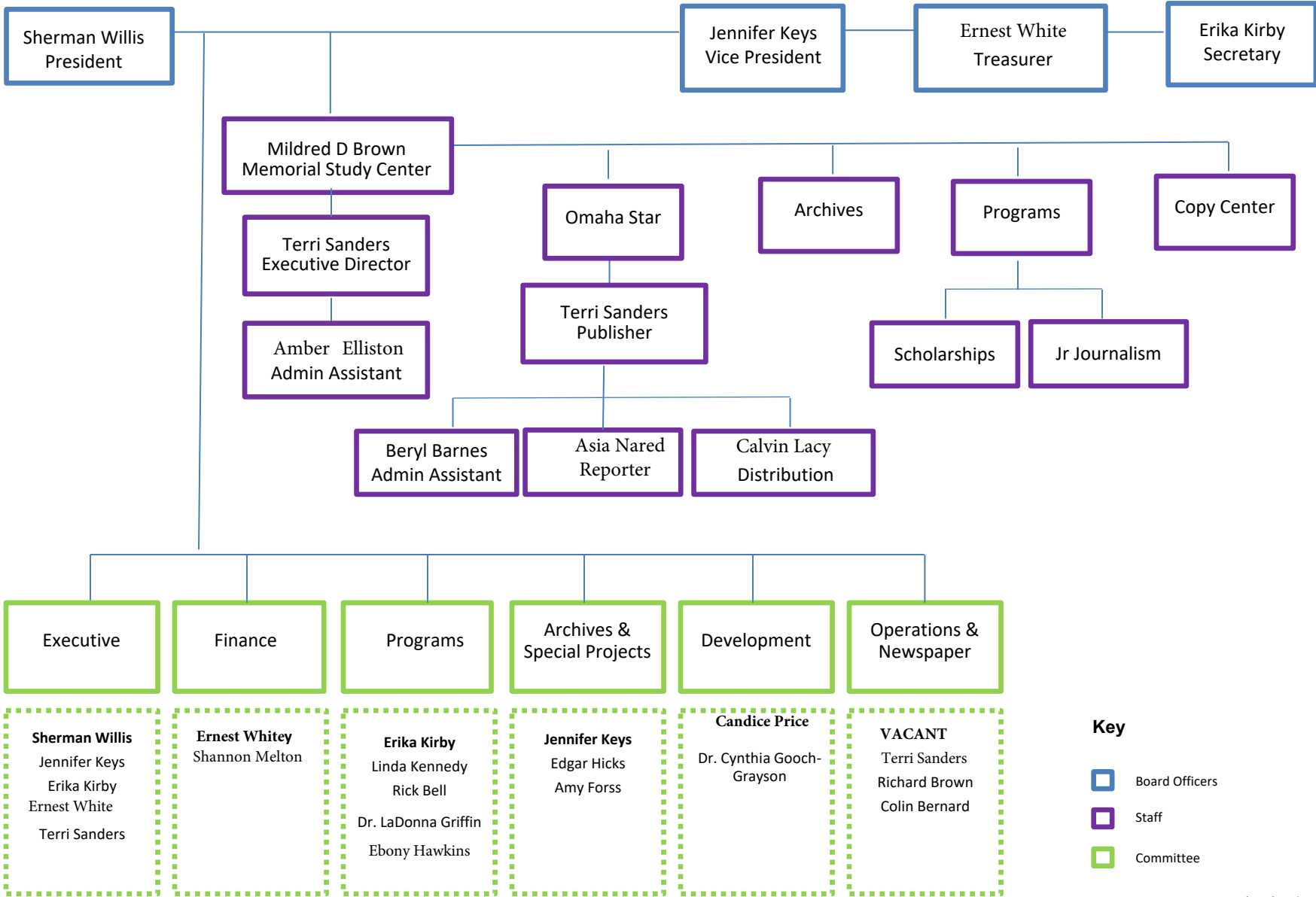
2022 BUDGET SCALABLE FUNDED AT 100%	Q1 2023	Q2 2023	Q3 2023
EMPLOYEES / SALARIES. 438000	\$ 109,500.00	\$ 109,500.00	\$ 109,500.00
PROGRAM COSTS. 30000	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00
CONSTRUCTION COSTS 1233000		\$ 50,000.00	\$ 50,000.00

Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
\$ 109,500.00						
\$ 10,000.00						
\$ 500,000.00	\$ 500,000.00	\$ 133,000.00				

Q3 2025	Q4 2025	TOTAL
		\$ 438,000.00
		\$ 30,000.00
		\$ 1,233,000.00

ENTITY	AMOUNT	WHEN	OUTCOME	CAPITAL
LOCAL CORPORATIONS	\$ 50,000.00	TBD		
LOCAL FOUNDATIONS	\$ 50,000.00	TBD		
WEITZ FMAILY FOUNDTION	\$ 18,000.00	PENDING		
NPS HISTORIC GRANT CAPITAL		11/8/22		\$ 50,000.00
LOZIER FOUNDDATION	\$ 65,000.00	Mar-23		
CAPITAL CAMPAIGN		Mar-23		\$ 1,000,000.00
TOTAL POTENTIAL FUNDS	\$ 183,000.00			\$ 1,050,000.00

MDBMSC Organizational Chart 2022



Key

- Board Officers
- Staff
- Committee

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") dated October 12, 2021, is made and entered into by and between OMAHA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska nonprofit corporation ("Seller") and MILDRED D. BROWN MEMORIAL STUDY CENTER, INC., a Nebraska nonprofit corporation ("Purchaser")

WITNESSETH:

1. PROPERTY. In consideration of the mutual promises, covenants, and agreements hereinafter contained, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy and take from Seller, upon the terms and conditions hereinafter set forth, that certain real property owned by Seller located in Douglas County, Nebraska and legally described in Exhibit "A" attached hereto and incorporated by reference herein, together with all of the improvements, mineral rights, riparian rights (including surface and subsurface water rights), privileges and appurtenances thereunto belonging, if any, (hereinafter referred to as the "Property").

2. PURCHASE PRICE. Purchaser agrees to pay as the Purchase Price for the Property the sum of One Hundred Fifty Thousand and No/100s Dollars (\$150,000.00), to be paid as follows:

- (a) Purchaser shall deliver to Seller cash or other immediately available funds at Closing in the amount of One Hundred Twenty Thousand and no/100s Dollars (\$120,000.00); and
- (b) Purchaser shall deliver to Seller at Closing a Promissory Note (the "Note") in the form attached hereto as Exhibit C and incorporated by reference herein, in the principal sum of Thirty Thousand and no/100s Dollars (\$30,000.00) and bearing interest as shown therein, payable over a five (5) year term in sixty (60) equal consecutive monthly installments, allocable to principal and interest according to the amortizations schedule attached to the Note. The first such payment shall be made on November 22, 2021, with subsequent payments due on the first day of each calendar month thereafter until the entire principal and all interest is paid in full.

3. CLOSING. Provided all of the conditions to Closing have either been satisfied or waived, the date for closing the sale and purchase of the Property (the "Closing") shall be held October 22, 2021 at the offices of Nebraska Title ("Escrow Agent"), 14680 West Dodge Road, Suite 1, Omaha, NE 68154, or at such other time, date or place as the parties may mutually agree. Escrow Agent is hereby authorized and instructed to act in accordance with the provisions of this Agreement which, together with Escrow Agent's standard general provisions (subject to approval by Seller and Purchaser, not to be unreasonably withheld), shall constitute Escrow Agent's instructions. In the event of any conflict between the terms of this Agreement and the terms of Escrow Agent's standard general provisions, the terms of this Agreement shall control. At Closing the parties shall execute and deliver such affidavits and other closing documents necessary to transfer title to the Property in accordance with this Agreement that Escrow Agent may reasonably require. At Closing, the parties shall be liable for expenses as

follows:

- (a) Real Estate Transfer Tax. Seller shall pay any real estate transfer tax due by Seller as a result of this transaction under applicable state law.
- (b) Recording Fees. Purchaser shall pay the recording fees on the general warranty deed required by this transaction and any mortgage or deed of trust related to Purchaser's financing for this transaction. Purchaser shall pay the recording fees on any releases or other instruments required to be recorded in order to cure any title defects.
- (c) Escrow Fees. The fees of Escrow Agent to handle Closing shall be paid equally by Seller and Purchaser.
- (d) Other Fees and Expenses. As to all other closing costs and expenses, each party shall pay its respective expenses, taxes, charges and liabilities incurred in connection with or arising out of the exercise of their respective rights or obligations under this Agreement and the transfer of title from Seller to Purchaser.

4. CONDITION OF PROPERTY. Purchaser takes the Property in its present condition, "AS-IS, WHERE-IS" without reliance upon any representation, warranty, opinion or statement of Seller, or any agent of Seller, not contained in this Agreement.

5. REAL ESTATE TAXES. All consolidated real estate taxes which become delinquent in the year in which Closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of the Closing Date, and all the prior years' taxes, interest, and other charges, if any, will be paid by Seller. Purchaser shall be solely responsible for all real estate taxes becoming due and payable subsequent to Closing.

6. BROKERS' FEES. Neither party has dealt with any broker or other person in connection with the sale and purchase of the Property in any manner that could give rise to a claim for any commission or similar fee. Each party agrees to indemnify and hold the other party harmless from and against any and all claims for real estate commissions and other fees with respect to the procurement and closing of this Agreement made by any person with whom they have dealt.

7. CONVEYANCE OF PROPERTY. Seller shall deliver to Purchaser at Closing an executed general warranty deed in the form set forth in Exhibit "B" attached hereto and incorporated by reference herein conveying fee simple title to the Property to the Purchaser or its designee. Marketable title to the Property shall be conveyed by Seller to Purchaser or its designee free and clear of all liens, encumbrances, covenants, conditions, restrictions and easements subject, however, to the following permitted encumbrances (the "Permitted Encumbrances"):

- (a) Current taxes and assessments which are a lien not yet delinquent;
- (b) Applicable laws, regulations, zoning regulations and ordinances, whether federal, state or local; and
- (c) Easements, rights-of-way, reservations, covenants and restrictions currently of record.

8. SELLER'S REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Purchaser as follows:

- (a) Title. Seller has good and marketable title to the Property free and clear of any encumbrance other than the Permitted Encumbrances set forth in Section 7, above, and Seller will neither create nor allow any such encumbrance to impair title to the Property prior to Closing without the prior written consent of Purchaser.
- (b) Authority. Seller hereby represents and warrants to Buyer, its successors and assigns, that Seller is a Nebraska limited liability company duly formed and validly existing under the laws of the State of its formation, and that it has full right, power, and authority to execute, deliver, and perform this Agreement without obtaining any consents or approvals from, or the taking of any other actions with respect to, any third parties (or if any such consents, approvals, or other actions are required, the same will be accomplished prior to the Closing), and this Agreement when executed and delivered by Seller and Buyer, will constitute the valid and binding agreement of Seller, enforceable against Seller in accordance with its terms. The individual(s) executing this Agreement and the instruments referenced herein on behalf of Seller have the legal power, right and actual authority to bind Seller to the terms and conditions hereof.

9. CONDITIONS TO CLOSING. The obligations of Purchaser to be performed by it at the Closing shall be subject to the satisfaction, at or prior to the Closing, of each of the following conditions precedent, each of which may be waived by Purchaser except as otherwise prohibited by law:

- (a) Delivery of Conveyance Documents. Seller shall have executed, acknowledged, and delivered to the Escrow Agent a general warranty deed in the form attached hereto as Exhibit "B", and such other documents as required by Purchaser or Escrow Agent to complete the Closing.
- (b) Title. Purchaser shall have accepted title to the Property pursuant to Section 5, above.
- (c) Representations and Warranties. Seller's representations and warranties set forth in Section 9, above, shall continue to be true and correct in all respects.

10. NOTICES. Any notice which may be or is required to be given pursuant to the provisions of this Agreement shall be in writing and either hand delivered or sent by prepaid courier or United States mail, addressed as follows:

If to Purchaser: Mildred D. Brown Memorial Study Center, Inc.
Attn: Terrie D. Sanders
2216 N. 24th Street
Omaha, NE 68110

If to Seller: Omaha Economic Development Corporation
Attn: Michael B. Maroney
2221 N. 24th Street, Suite 200
Omaha, NE 68110

With a copy to: John D. Stalnaker
McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O.
11404 W. Dodge Rd., Suite 500
Omaha, NE 68154

11. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties with respect to the transaction hereinabove set forth and may not be amended or modified in whole or in part except with the consent of both of the parties hereto in writing. This Agreement shall be governed by the laws of the State of Nebraska.

12. TIME OF THE ESSENCE. Time shall be of the essence with respect to the performance by the parties of their respective obligations hereunder.

13. ASSIGNMENT. Purchaser may assign its interest in this Agreement to an affiliated entity, and upon such assignment Purchaser shall be released from any and all further obligation hereunder. Seller may not assign its interest in this Agreement without the prior written consent of Purchaser, which consent Purchaser may withhold in its sole and absolute discretion.

14. BENEFIT. This Agreement shall be binding upon and inure to the benefit of Seller and Purchaser and their respective successors and permitted assigns.

15. CONSTRUCTION. This Agreement and any related instruments shall not be construed more strictly against one party than against the other by virtue of the fact that initial drafts may have been prepared by counsel for one of the parties, it being recognized that this Agreement and any related instruments are the product of extensive negotiations between the parties hereto.

16. COUNTERPARTS. This Agreement may be executed and delivered in multiple counterparts (including via facsimile, pdf or other electronic means), each of which shall be deemed to be an original document, and all of which shall evidence but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above.

PURCHASER:

SELLER:

MILDRED D. BROWN MEMORIAL STUDY CENTER, INC., a Nebraska nonprofit corporation

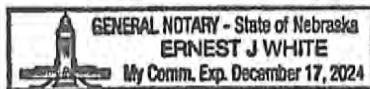
OMAHA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska nonprofit corporation

By: *Terri D. Sanders*
Terri D. Sanders, Executive Director

By: *Michael B. Maroney*
Michael B. Maroney, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 11, 2021 by Terrie D. Sanders, Executive Director of Mildred D. Brown Memorial Study Center, Inc., a Nebraska nonprofit corporation, on behalf of the corporation.



Ernest J. White
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 11, 2021 by Michael B. Maroney, President of Omaha Economic Development Corporation, a Nebraska nonprofit corporation, on behalf of the corporation.



Annette T. Artherton
NOTARY PUBLIC

EXHIBIT "A"

Legal Description

Parcel 1 (2216 N. 24th Street)

PATRICKS 2ND ADD LOT 3 BLOCK 7 1/2 VAC ALLEY ADJ ON S & E 110 FT LT 3 48 X 110

[PRECISE LEGAL DESCRIPTION SUBJECT TO CONFIRMATION BY TITLE COMPANY]

Parcel 2 (2218 N. 24th Street)

All of Lot Two (2), Block Seven (7), EXCEPT the North 19.40 feet in width thereof, and EXCEPT the West 10.00 feet of the South 20.60 feet thereof, Patrick's Second Addition, an Addition to the City of Omaha, in Douglas County, Nebraska.

[PRECISE LEGAL DESCRIPTION SUBJECT TO CONFIRMATION BY TITLE COMPANY]

Parcel 3 (2222 N. 24th Street)

PATRICKS 2ND ADD LOT 2 BLOCK 7 E 86 LOT 1 & E 86 N 19.4 FT LOT 2 59.4 X 86

[PRECISE LEGAL DESCRIPTION SUBJECT TO CONFIRMATION BY TITLE COMPANY]

EXHIBIT "B"

Form of Warranty Deed

(Attached)

AFTER FILED RETURN TO:

WARRANTY DEED

OMAHA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska nonprofit corporation ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received from MILDRED D. BROWN MEMORIAL STUDY CENTER, INC., a Nebraska nonprofit corporation ("Grantee"), conveys to Grantee that certain real estate located in Douglas County, Nebraska, and legally described in Exhibit "A" attached hereto and incorporated by reference herein.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
2. Has legal power and lawful authority to convey the same; and
3. Warrants and will defend title to the real estate against the lawful claims of all persons.

EXECUTED 10/12, 2021.

GRANTOR:

OMAHA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska nonprofit corporation

By: Michael B. Maroney
Michael B. Maroney, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 12th, 2021 by Michael B. Maroney, President of Omaha Economic Development Corporation, a Nebraska nonprofit corporation, on behalf of the corporation.



Annette T. Artherton
NOTARY PUBLIC

EXHIBIT "A"

Legal Description

Parcel 1 (2216 N. 24th Street)

PATRICKS 2ND ADD LOT 3 BLOCK 7 1/2 VAC ALLEY ADJ ON S & E 110 FT LT 3 48 X 110

[PRECISE LEGAL DESCRIPTION SUBJECT TO CONFIRMATION BY TITLE COMPANY]

Parcel 2 (2218 N. 24th Street)

All of Lot Two (2), Block Seven (7), EXCEPT the North 19.40 feet in width thereof, and EXCEPT the West 10.00 feet of the South 20.60 feet thereof, Patrick's Second Addition, an Addition to the City of Omaha, in Douglas County, Nebraska.

[PRECISE LEGAL DESCRIPTION SUBJECT TO CONFIRMATION BY TITLE COMPANY]

Parcel 3 (2222 N. 24th Street)

PATRICKS 2ND ADD LOT 2 BLOCK 7 E 86 LOT 1 & E 86 N 19.4 FT LOT 2 59.4 X 86

[PRECISE LEGAL DESCRIPTION SUBJECT TO CONFIRMATION BY TITLE COMPANY]

EXHIBIT "C"

Form of Promissory Note

(Attached)

PROMISSORY NOTE

\$30,000.00

October 22, 2021

FOR VALUE RECEIVED, the undersigned, Mildred D. Brown Memorial Study Center, Inc., a Nebraska nonprofit corporation ("Borrower") as Maker, hereby promises to pay to the order of Omaha Economic Development Corporation, a Nebraska nonprofit corporation ("Lender"), as Payee, at 2221 N. 24th Street, Suite 200, Omaha, NE 68110, or at such other place as Lender may from time to time designate in writing, the principal sum of Thirty Thousand Dollars and 00/100 (\$30,000.00), with interest thereon from and after the date hereof at the rate of five percent (5.00%) per annum ("Note Rate").

1. Payments. The said principal sum, together with interest thereon shall be repaid as follows:

(a) The sum of Five Hundred Sixty-Six and 14/100s Dollars (\$566.14) on or before November 22, 2021 and on the first day of each month thereafter through and including October 22, 2026, as more specifically set forth on that certain Amortization Schedule attached hereto as Exhibit A.

2. Application of Payments. All payments on account of "Indebtedness" (as hereinafter defined) shall be applied: (i) first, to any "Late Charge" (as hereinafter defined); (ii) next, to interest at the "Default Rate" (as hereinafter defined), if applicable; (iii) next, to interest at the Note Rate on the unpaid principal balance of this Note unless interest at the Default Rate is applicable; and (iv) last, to reduce the unpaid principal balance of this Note. Interest shall be calculated on the basis of a year consisting of three hundred sixty (360) days and with twelve (12) months of thirty (30) days each, except that interest due and payable for less than a full month shall be calculated by multiplying the actual number of days elapsed in such period by a daily interest rate based on a three hundred sixty (360) day year. As used herein, the term "Indebtedness" shall mean the aggregate of the unpaid principal amount of this Note, accrued interest, and all Late Charges.

3. Late Charge. In the event any installment of principal and interest due hereunder shall be more than ten (10) days overdue, Borrower shall pay to the holder hereof a late charge ("Late Charge") of ten percent (10%) of the amount of such payment for each dollar so overdue or, if less, the maximum amount permitted under applicable law, in order to defray part of the cost of collection and of handling delinquent payments. Borrower and Lender hereby agree that the Late Charge constitutes a reasonable fee to cover the administrative costs for handling such late payment, and does not constitute a penalty. Such late charges must accompany the overdue payment.

4. Limitation on Interest. The terms of this Note are expressly limited so that in no event whatsoever shall the amount paid or agreed to be paid to the Lender exceed the highest lawful rate of interest permissible under applicable law. If, from any circumstances whatsoever, fulfillment of any provision hereof or any other documents securing the Indebtedness at the time performance of such provision shall be due, shall involve the payment of interest exceeding the highest rate of interest permitted by law which a court of competent jurisdiction may deem

(b) All Notices shall be deemed given and effective upon the earliest to occur of: (i) the hand delivery of such Notice to the address for Notices; (ii) one business day after the deposit of such Notice with an overnight courier service by the time deadline for next day delivery addressed to the address for Notices; or (iii) three (3) business days after depositing the Notice in the United States mail, as set forth in subparagraph (a)(iii) above. All Notices shall be addressed to the following address:

BORROWER: Mildred D. Brown Memorial Study Center, Inc.
Attn: Terri D. Sanders
2216 N. 24th Street
Omaha, NE 68110

LENDER: Omaha Economic Development Corporation
Attn: Michael B. Maroney
2221 N. 24th Street, Suite 200
Omaha, NE 68110

With a copy to: John D. Stalnaker
McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O.
11404 West Dodge Road, Suite 500
Omaha, Nebraska 68154

or to such other persons or such other place as any party hereto may by Notice designate as a place for service of Notice. Provided, that the "copy to" Notice to be given as set forth above is a courtesy copy only, and a Notice given to such person is not sufficient to effect giving a Notice to the principal party, nor does a failure to give such a courtesy copy of a Notice constitute a failure to give Notice to the principal party.

12. Governing Law. This Note shall be governed by, and construed in accordance with, the laws (excluding conflicts of laws rules) of the State of Nebraska.

13. Entire Agreement. This Note, together with the Pledge Agreement, constitute the entire agreement between the parties hereto pertaining to the subject matter hereof and thereof, and supersede all negotiations, preliminary agreements and all prior or contemporaneous discussions and understandings of the parties hereto in connection with the subject matter hereof and thereof.

14. Waiver of Jury Trial. THE PARTIES HERETO, AFTER CONSULTING OR HAVING THE OPPORTUNITY TO CONSULT WITH COUNSEL, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT THAT THEY MAY HAVE TO A TRIAL BY JURY IN ANY LITIGATION BASED ON OR ARISING OUT THIS AGREEMENT OR INSTRUMENT, OR ANY OTHER RELATED INSTRUMENT OR AGREEMENT, OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY OR ANY COURSE OF CONDUCT, DEALING, STATEMENTS, WHETHER ORAL OR WRITTEN, OR ACTION OF ANY PARTY HERETO. NO PARTY SHALL SEEK TO CONSOLIDATE BY COUNTERCLAIM OR OTHERWISE, ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH

ANY OTHER ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED. THESE PROVISIONS SHALL NOT BE DEEMED TO HAVE BEEN MODIFIED IN ANY RESPECT OR RELINQUISHED BY ANY PARTY HERETO, EXCEPT BY A WRITTEN INSTRUMENT EXECUTED BY ALL PARTIES.

15. Receipt of Instrument. Borrower acknowledges receipt of a copy of this instrument at the time it was signed.

IN WITNESS WHEREOF, Borrower has executed and delivered this Promissory Note as of the day and date first above written.

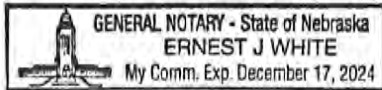
MILDRED D. BROWN MEMORIAL
STUDY CENTER, INC., a Nebraska
nonprofit corporation

Terri D. Sanders

Terri D. Sanders, Executive Director

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on October 11, 2021 by Terrie D. Sanders, Executive Director of Mildred D. Brown Memorial Study Center, Inc., a Nebraska nonprofit corporation, on behalf of the corporation.



Ernest J. White

NOTARY PUBLIC

Grant Application

Row 227

Organization Name (if applicable)	Black Men United
Physical Address	4200 N 30th St. Omaha, NE 68111
Mailing Address	
Website	www.blackmenunited.org
Social Media Accounts	https://www.facebook.com/BlackMenUnitedOmahaNebraska/
Name	Willie Hamilton
Title	President
Email Address	will@blackmenunited.org
Phone	+1 (402) 707-3115
Team	Yes
	Dr. Dell Gines - economic and community development, organizational and program design. Tony Reynolds, President, TSR Construction and NOPA member, general contractor. Cheryl Weston, community leader.
Organizational Chart	Uploaded
Other Completed Projects and/or Accomplishments	<p>Black Men United (BMU) is highly regarded in the food security and restorative justice spaces. BMU was recognized as the highest-ranked program in Nebraska Youth Correctional Facility. Pre-pandemic BMU was training and serving over 100 justice-touched individuals pre and post-release from incarceration. The food pantry serves over 600 families monthly in North Omaha. In addition, BMU is currently certified by the Nebraska Department of Education as an adult career school. The organization will launch the Kumani Construction Academy in 2023 and plans to train 60 low-income individuals from North Omaha in construction basics and place them in living wage jobs in year one. From a construction standpoint, BMU has partially redeveloped its current location on 4200 N 30th St. This redevelopment includes classroom space, general facilities improvement, our restorative justice center, and food pantry storage. In addition, BMU helped found NOPA, North Omaha Pride Association, which support Black contractors, and currently has over 25 members. We will draw from this organization to help develop the current and new property acquired through ARPA funding.</p>
Proposal Title	Kumani Economic Empowerment Center

Total Budget (\$)	\$5,900,000.00
LB1024 Grant Funding Request (\$)	\$4,200,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>Black Men United will create the Kumani Economic Empowerment Center (KEEC). The results of LB1024 funding will be the development of an entrepreneurship, workforce, and human services ecosystem that creates sustainable economic growth in North Omaha. There are many economic challenges in North Omaha. The two economic needs BMU hears most discussed are the need for living wage job opportunities and the need for more small businesses. BMU will expand or launch new programming in workforce development and entrepreneurship. The Kumani Construction Academy will launch 2023 a 140-hour Nebraska Department of Education-certified course. It will expand its entrepreneurship training and include a commercial kitchen incubator, makers space, co-work space, and high-growth tech entrepreneurship training. In addition to the key economic challenges, human service and criminal justice system challenges exist. Many in North Omaha struggle with food insecurity, and others face the impact of incarceration. Many of these challenges are connected yet are addressed in a siloed fashion. As a result, families have to jump from program to program. The KEEC will create a network of support that connects these individuals to Black Men United resources, education and training, and a highly connected system of providers. LB1024 funding will be combined with approximately \$450,000 of annual funding Black Men United receives from other public and private sources. Program work will be done at the current and new facilities. As a result of ARPA funding, we will see an increase in North Omaha residents with living wage jobs, an increase in entrepreneurship, and greater vitality in the community.</p>
Timeline	<p>Major Activities Timeline: • 2023 - Acquire and redevelop the new facility. • 2023 - Launch the Nebraska Department of Education certified 140-hour Kumani Construction Academy certificate program. • 2023 Expansion of reentry programming serves 480 justice-touched individuals and family members annually inside prison and in the community at the current location. • 2023 - Develop a robust database and management system to connect with partners, and reduce service barriers to community members. • 2024 - Expansion of the food pantry from 600 families served monthly to 1200. • 2024 - Launch of entrepreneurship hub that will include co-work space, mini-maker space, and small food operator commercial kitchen incubator. • 2025 - Launch the Kumani Code Academy through our Nebraska Department of Education Certification. • 2025 - Launch a high-growth tech-focused entrepreneurship training program.</p>
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment This proposal is to establish Black Men United's (BMU) Kumani Economic Empowerment Center (KEEC). KEEC is a holistic center that provides economic empowerment to low-income families in North Omaha. The center will help create a sustainable community and an improved quality of life. The pre-existing location of Black Men United, located in the heart of North Omaha at 4200 N 30th St. This location will primarily focus on the entrepreneurship education and training work of Black Men United. The new location will focus on the food pantry, the Kumani Construction Academy classes and lab, the maker space entrepreneurship center, the kitchen entrepreneur incubator, and a co-work space. The following details the various activities of BMU at the KEEC:

- Kumani Construction Academy (2023 Launch) - Black Men United is currently certified by the Nebraska Department of Education as an adult career school. The certified program is titled Kumani Construction Academy and will officially launch in 2023. The program is anticipated to train sixty individuals in its first year and, by its third year, 100 individuals. The expectation is that there will be a 75% completion rate annually, with 60% of these individuals securing immediate job placement. This would represent forty-five (45) individuals placed in living wage construction jobs annually by year three.
- Kumani Code Camp (2025 Launch) - By 2025 BMU plans to launch the Kumani Code Academy to train low-income, predominantly North Omaha residents how to code. Per current estimates, BMU anticipates training eighty (80) developers per year, with immediate placement of 60% of graduates per year.
- Traditional Entrepreneurship Training (2023 Launch) - Courses will include using a business model canvas, marketing and sales, and business legal structures. his program will be designed by national experts and will also partner with and leverage the resources of other local programs, including the Nebraska Enterprise Fund and Nebraska Business Development Center.
- High-Growth Entrepreneurship Training (2025 Launch) - BMU will create a training program for high-growth tech startups to maximize economic impact. This program will teach Black and Tech founders how to develop and launch their MVP (minimum viable product), attract customers, connect with angel and venture capitalists, and scale and exit.
- Co-work space & Mini-Maker Space (2024 Launch) - A co-work space will be created consisting of cubicles, high-speed internet access, printing, locker space, and basic office supplies. The maker space will consist of 3D printers and other "maker" equipment to allow entrepreneurs to prototype and test basic designs.
- Food business incubator (Late 2024 / Early 2025 Launch) - BMU will launch a food business incubator. This will consist of access to a commercial kitchen, education, and training on how to start and scale a small food business and how to finance the necessary equipment.
- Food Pantry (2024 Expansion) - This expansion will increase the number of families served from 600 per month

to 1,200. This will include increasing the delivery service to food-insecure seniors with limited access to transportation. • Reentry (2023 Expansion) - BMU provides reentry navigation support to 60 ex-offenders per year, and pre-pandemic training was provided to approximately 75 individuals currently incarcerated. BMU will expand navigation services to 100 ex-offenders, predominantly from North and South Omaha. It will train an estimated 125 individuals currently incarcerated within a year of release. • Kumani Help Hub (2023 Launch) -The help hub is designed to connect the ecosystem of services for BMU clients. This system will connect and track services and client outcomes across participating partner providers. Ultimately, this will allow a more robust set of services and support for reentry, and low-income clients, reducing the time and confusion it takes them to navigate support systems.

Visioning Workshop Findings Alignment

Black Men United's Kumani Economic Impact Center directly addresses multiple findings in the Vision Workshop Summary. These include the following: Lack of connected businesses both spatially and economically • Lack of investment • Lack of black owned companies that attract others from outside the community • Lack of commercial and retail businesses • Lack of viable space to operate a business • Lack of thriving black businesses • Lack of resources • Lack of jobs • Lack of healthy restaurant or stores • Lack of for-profit business. These can be summarized into two primary areas, workforce, and entrepreneurship. Regarding the workforce, through the Kumani Construction Academy, BMU will be developing the skills of some of the hardest-to-employ workers in North Omaha. This will have a multiplier effect, providing these individuals with living wage job opportunities while simultaneously helping fill the demand for skilled labor faced by our Black contractors. This will help both the workers and our Black entrepreneurs. Regarding entrepreneurship, the training, co-work space, maker space, and incubator will help spur a generation of North Omaha entrepreneurs, and help scale up existing ones. Right now, most entrepreneur support is not proximate to North Omaha residents and does not provide critical needs like cheap office space, commercial kitchen access, and culturally competent instructors. The KEEC will address that but support entrepreneurs across various industries, both mom-and-pop and high-growth tech companies.

Priorities Alignment

The specific purpose of ARPA funds is to address the public health and economic impact caused by the coronavirus disease in 2019. It has been deemed evident that communities like North Omaha suffered greatly both from a health and economic impact. However, the scope and scale of this negative impact have yet to be determined. Black Men United's proposal addresses the economic impact caused by the pandemic. It does this in multiple ways. This first is to increase food security for individuals who are facing a weakened economy and current inflation often attributed to the coronavirus and the response to the coronavirus. It does this through food pantry services. More importantly, for long-term recovery, Black Men United intends to scale its vocational training program, specifically in construction and later in technology training. In addition, it will train and support North Omaha entrepreneurs to help them start, scale, or pivot post-pandemic.

Economic Impact

Total - 152 jobs. The majority of wages will be over \$17.30 the estimated living wage.

Seventy-two (72) consisting of 7 Black Men United jobs and an estimated 65 jobs created by entrepreneurs we help through our program. One hundred fifty-six (156) job placements for students graduating our programs.

80

Significant range. All vocational jobs, job placements, and BMU new jobs will be above the living wage rate for Omaha, which is \$17.30. Therefore, the jobs created by new and scaling entrepreneurs supported by BMU will range significantly and cannot be projected.

One of BMU's primary partners is the North Omaha Pride Association, a Black contractor association comprised of over 25 local construction firms. BMU will direct the individuals we train to members in the association for on-the-job training and job placement. In addition, our entrepreneur training will directly engage entrepreneurs from North Omaha.

Community Benefit BMU projects to train 275 entrepreneurs and help launch 145 businesses from 2023 to 2025. This will help achieve everything listed in the previous question. In addition, it will diversify the economy, improve local neighborhoods and help revitalize North Omaha. Of course, BMU recognizes that the organization's activities are but one component of economic transformation in North Omaha. Still, BMU believes catalyzing the community around entrepreneurship, and vocational training will serve as the cornerstone for the growth the community needs.

To restate part of the response to the prior question, sustainability is driven by a community's ability to access jobs at living wages and help local entrepreneurs start and scale. This, in turn, leads to economic stability and improved quality of life. This is why Black Men United's proposal is heavily focused on vocational and entrepreneurship training.

Best Practices/Innovation Nothing like this has been done in the history of North Omaha. Black Men United will create a grassroots-oriented service ecosystem. This ecosystem will connect the human service, workforce, and entrepreneurial sectors for (mostly) low-income North Omaha residents. It will be grounded in high-quality education and training in the community and a referral system and database that will connect the dots and strengthen partner and client relationships in the community.

Outcome Measurement New businesses started, existing businesses scaled, new capital invested in businesses, new and existing business job creation, new construction and tech workers trained, reduction in food insecurity, reduction in recidivism, perception of North Omaha increasing, desirability to live in North Omaha increasing, perception of quality of life in North Omaha increasing.

Black Men United recommends that, in partnership with the community, the University of Nebraska Omaha create a North Omaha scorecard that measures the factors mentioned.

Yes. The entrepreneurs will need investment. In particular, in year 2025 of entrepreneurship programming, the high-growth

entrepreneurs trained and developed will provide equity investment opportunities.

Partnerships

Yes

We have formal partnerships with New Life Family Alliance (Sudanese) and Generation Diamond (Hispanic). We have strong partnerships with the Nebraska Department of Corrections, North Omaha Pride Association (Black contractors), Carpenters Union, and a wide variety of food pantry partners from the corporate sector, nonprofit sector, and community. In addition, we partner with Nebraska Enterprise Fund, Black Agenda Alliance, and many others. These partners either provide program support, and referrals, or host events and activities.

New Life Family Alliance, Generation Diamond.

Displacement

No

Displacement explanation

Physical Location

BMU's existing property is located on 4200 N 30th St. it is 9000 SF, which includes classroom space, office space, and a warehouse bay. The new property is located on 1920 Dorcas St. It consists of 33,000 SF of warehouse space, and 8,700 SF of office space.

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

Uploading some documents. We do not currently own or have a purchase contract with the new site.

Property Zoning

Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding

No

No

TSR Construction provided a general estimate.

General Contractor

Yes

No

We will be using Black contractors from the North Omaha Pride Association, led by our general contractor Tony Reynolds

Request Rationale	The property listing and pro-forma is attached.
Grant Funds Usage	Capital expenditures, which include facility acquisition, redevelopment, and major equipment comprise 50% of this request. The other 40% will be spent on direct programming development and execution, and 10% on general organizational management and expenses.
Proposal Financial Sustainability	Yes BMU currently has an operating budget of half a million dollars per year, and pre-ARPA funding anticipated the budget grow to \$600,000. The expansion of the budget with ARPA funds would be supported by the hiring of a CPA, and supported by new managerial staff.
Funding Sources	State of Nebraska - \$750,000 Sherwood Foundation - \$450,000 committed through 2023, estimated \$800,000 through 2025. Other Foundations (Weitz, Lozier) - \$80,000 through 2023, estimated \$100,000 through 2025. Earned revenue - \$507,000 estimated through 2025. Our primary non-state funder Sherwood, will let us know of renewed funding in 2023.
	No
Scalability	It is both scalable and can be completed in smaller components. Each program can be expanded or scaled back contingent on total funding awarded. Outside of increased fixed costs of a new location, many of the programs can be scaled smaller and be done at the current location.
Financial Commitment	Of the total proposal costs of \$5,900,000 BMU plans to use \$1,800,000 of its own funding through 2025.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Pro Forma Proposal Budget/Sources and Uses

FOR SALE



Omaha, NE



~~\$1,500,000~~ NOW \$1,200,000

INDUSTRIAL WAREHOUSE BUILDING

PROPERTY HIGHLIGHTS:

- Close to downtown and interstate access
- Multiple entry points
- Fenced outside storage
- Three dock doors (one interior dock door)
- Six overhead doors
- All brick building
- Recently remodeled office space
- 5,100 SF basement
- 1,904 SF second floor apartment
- 12' ceilings in warehouse area
- Year built: 1900

CONTACT LISTING AGENT FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690 - 2488

ADDRESS:

1920 Dorcas Street
Omaha, NE

LOT SIZE:

1.58 AC / 68,845 SF

BUILDING SIZE:

Warehouse: 32,900 SF
Office: 8,700 SF

ZONING:

HI - High Industrial

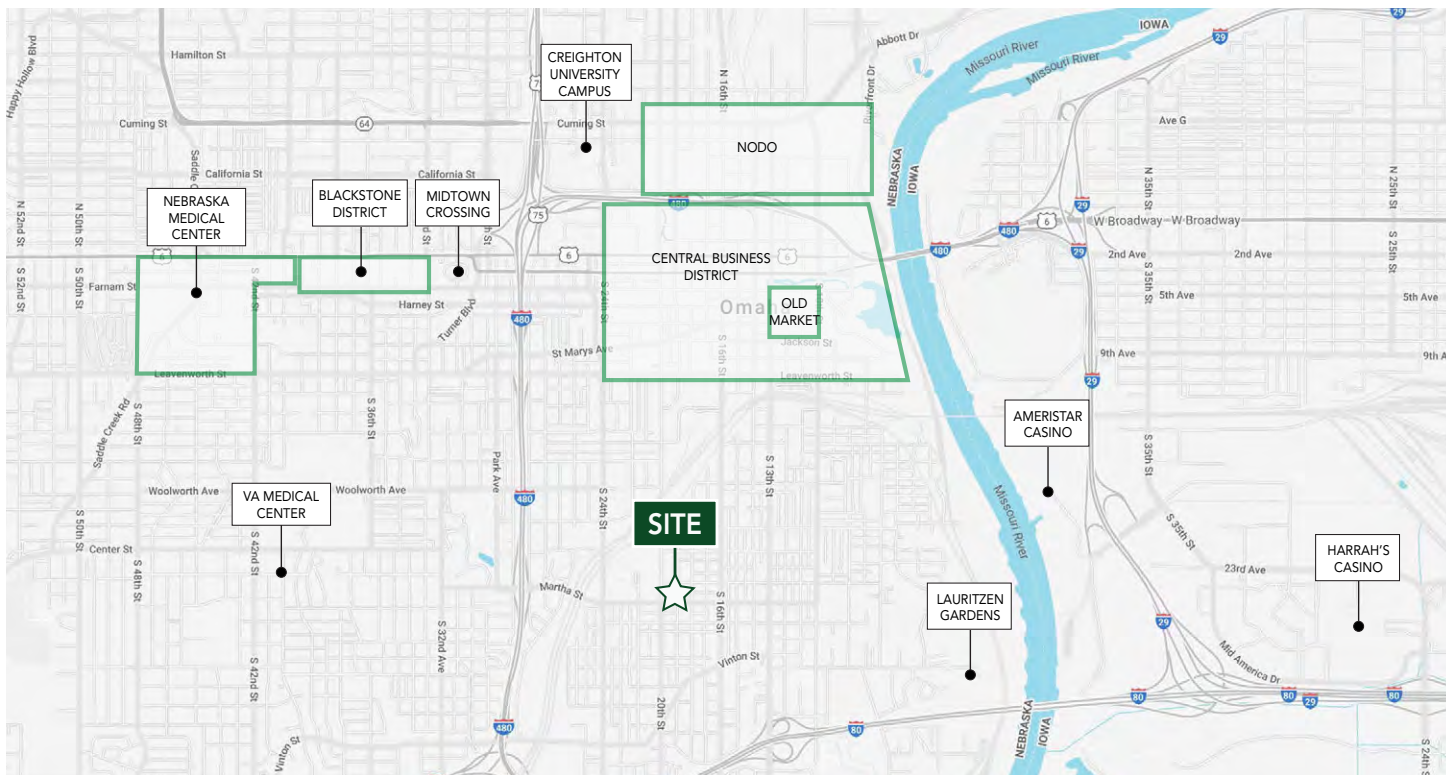
PRICE REDUCTION:

~~\$1.5M~~ NOW \$1.2M

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	22,857	120,247	255,458
Median HH Income	\$43,691	\$50,092	\$53,202
Daytime Population	13,749	109,638	208,466

29.6
MEDIAN
AGE

2,578
VEHICLES
PER DAY

133,585
EMPLOYEES
IN AREA

7,957
BUSINESSES
IN AREA

CONTACT LISTING AGENT FOR MORE INFORMATION:

WWW.ACCESSCOMMERCIAL.COM

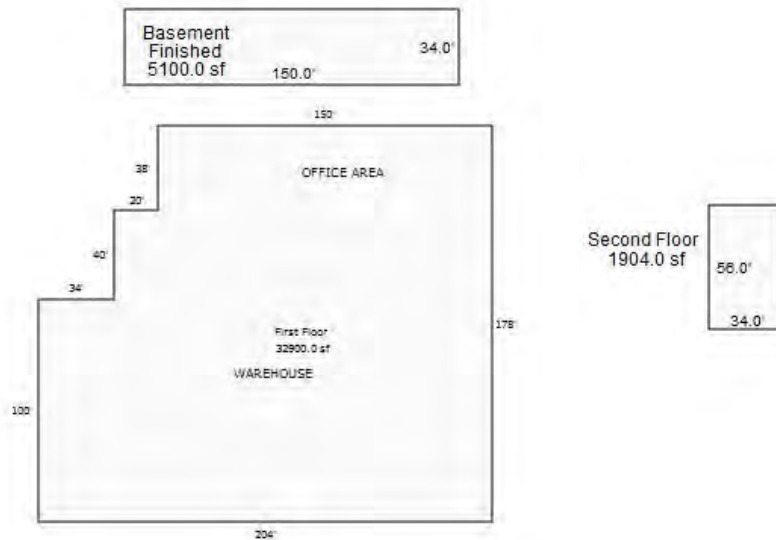
Danielle Lowry
danielle@accesscommercial.com
C: (402) 690 - 2488



19th Street



20th Street



CONTACT LISTING AGENT FOR MORE INFORMATION:

Danielle Lowry
 danielle@accesscommercial.com
 C: (402) 690 - 2488

WWW.ACCESSCOMMERCIAL.COM





CONTACT LISTING AGENT FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690 - 2488

WWW.ACCESSCOMMERCIAL.COM





CONTACT LISTING AGENT FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690 - 2488

WWW.ACCESSCOMMERCIAL.COM



ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



DANIELLE LOWRY **BROKERAGE ASSOCIATE**

Danielle has more than nine years of experience in the real estate industry. She is responsible for the sales and leasing of commercial real estate properties. Danielle holds a degree in Real Estate and Land Use Economics from the University of Nebraska at Lincoln and is a licensed Real Estate Agent in the states of Nebraska and Iowa. She is a member of the International Council of Shopping Centers and is a Next Generation Iowa/Nebraska Chairperson.



CONTACT LISTING AGENT FOR MORE INFORMATION:

Danielle Lowry
danielle@accesscommercial.com
C: (402) 690 - 2488

WWW.ACCESSCOMMERCIAL.COM

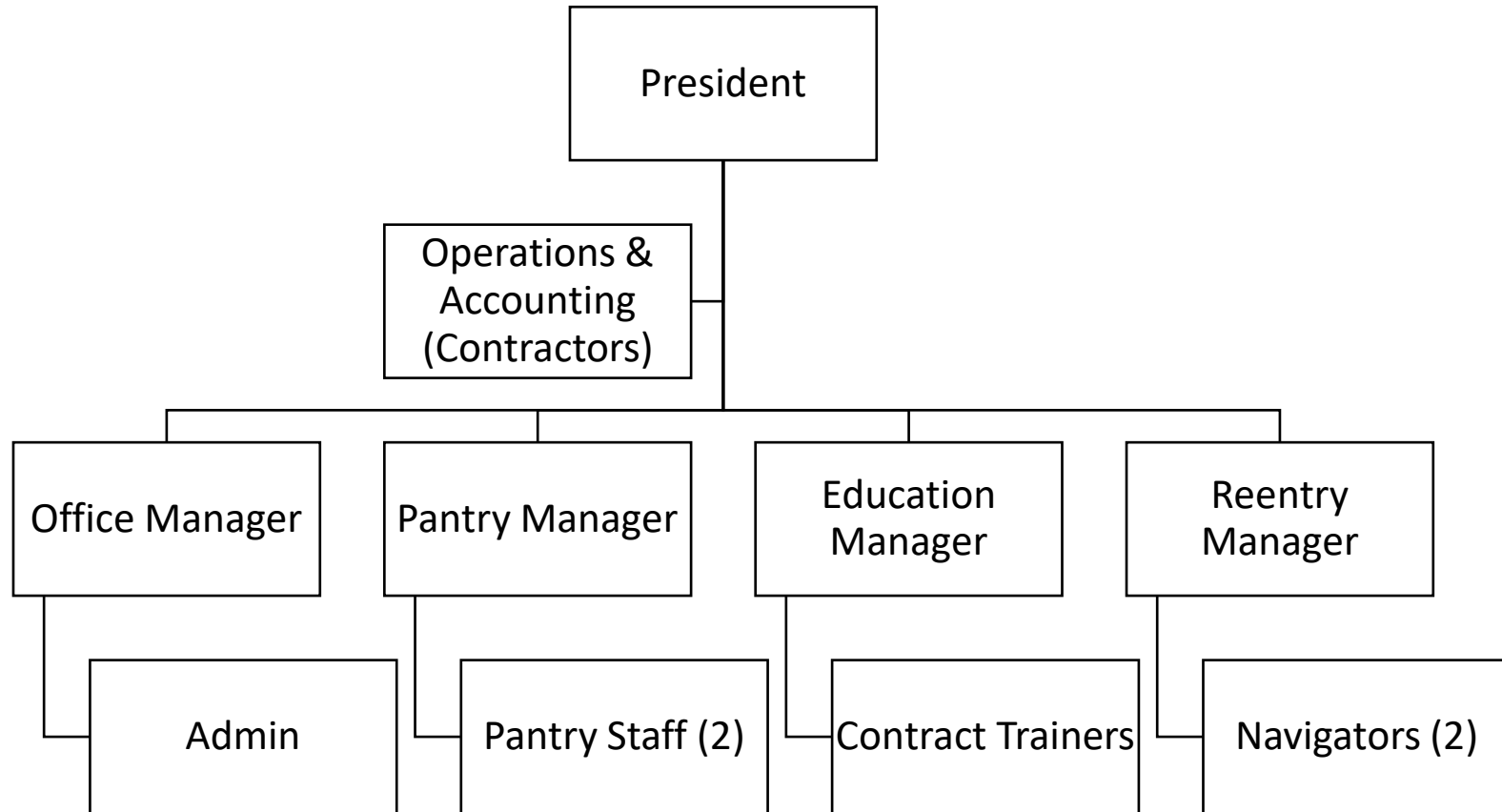


facebook.com/accesscommercial

instagram.com/accessretail

081522_JR

Black Men United Organization Chart



Aggregated Budget

Funding	2023	2024	2025	Total
ARPA Request	\$2,239,763.00	\$955,898.00	\$951,921.00	\$4,147,582.00
BMU Currently Committed Funding	\$480,000	\$250,000	\$250,000	\$980,000
BMU Anticipated Funding	\$75,000	\$150,000	\$15,000	\$240,000
Earned Revenue (Voc Training Reimbursement)	\$122,500	\$122,500	\$210,000	\$455,000
Total Funding	\$2,917,263	\$1,478,398	\$1,426,921	\$5,822,582

Expenses	2023	2024	2025	Total
Capital Expenditures	\$1,770,960	\$168,466	\$93,466	\$2,032,892
Program Expenditures	\$975,680	\$1,107,289	\$1,145,200	\$3,228,169
General Expenditures	\$180,400	\$183,420	\$186,530	\$550,349
Total Expenses	\$8,765,612	\$4,420,018	\$4,283,088	\$5,811,410

2022 ARPA Grant Impact Projections

Service Projections	2023	2024	2025	Totals
<i>Reentry</i>				
Short-Term Navigation	360	396	436	1192
Long-Term Navigation	120	132	145	397
<i>Construction Academy Training</i>				
Trained	60	80	100	240
Job Placements	27	36	45	108
Code Academy				
Trained			80	80
Job Placements			48	48
<i>Entrepreneurship Training & Support</i>				
Trained	50	75	150	275
New Business Starts	25	40	80	145
Existing Businesses Scaled (Hired at least 1 additional Employee)	10	20	35	65
Jobs Created	10	20	35	65
<i>Pantry</i>				
Families Served Monthly	600	1200	1200	
Referrals to Other Services	60	120	120	
<i>Capital Improvement Construction</i>				
Temporary Construction Workers	60	20	0	80
<i>Black Men United New Jobs</i>				
Increased Staff at BMU	7	0	0	7

Full Black Men United Proposal Description

This proposal is to establish Black Men United's (BMU) Kumani Economic Empowerment Center (KEEC). KEEC is a holistic center that provides economic empowerment to low-income families in North Omaha. The center will help create a sustainable community and an improved quality of life. KEEC will accomplish this by providing workforce and entrepreneurship training and human services to support North Omaha residents' economic and human service needs. There will be two locations. The pre-existing location of Black Men United, located in the heart of North Omaha at 4200 N 30th St. This location will primarily focus on the entrepreneurship education and training work of Black Men United. The new location, which will be acquired, will focus on the food pantry, the Kumani Construction Academy classes and lab, the maker space entrepreneurship center, the kitchen entrepreneur incubator, and a co-work space.

For ease of description, two service lanes are often connected at points for families. In addition, there are economic empowerment services and human services. These two types of services will be connected by a robust referral system, database, and case management system. The following details the various activities of BMU and KEEC:

Economic Empowerment Services

Vocational Training

Kumani Construction Academy (2023 Launch)

Black Men United is currently certified by the Nebraska Department of Education as an adult career school. The certified program is titled Kumani Construction Academy and will officially launch in 2023. This program aims to develop a pool of skilled labor from primarily North Omaha to meet the workforce demands in the construction industry.

The program is anticipated to train sixty individuals in its first year and, by its third year, 100 individuals. The expectation is that there will be a 75% completion rate annually, with 60% of these individuals securing immediate job placement. This would represent forty-five (45) individuals placed in living wage construction jobs annually by year three.

The program is certified by the Department of Health and Human Services (DHHS), and will be certified by the Department of Labor (DOL). This means that BMU will be able to both receive referrals from, and these agencies will pay for the student's tuition.

The program is unique in that it will combine technical entry-level construction skills with life and soft skills. In addition, it will have an on-the-job training program and an onsite career fair. This program has relationships with and will partner with the local carpenters union, Metro Community College, North Omaha Pride (a recently launched consortium of Black construction workers), and corporate construction partners.

Kumani Code Camp (2025 Launch)

Black Men United believes software and application coding is "the new vocation." By 2025 BMU plans to launch the Kumani Code Academy to train low-income, predominantly North Omaha residents how to code. Because BMU is currently certified by the Nebraska Department of Education, adding new education programs is relatively simple. BMU has had preliminary conversations to map out the program, which is anticipated to be an eight to tBMUve-BMUek program. Like the Kumani Construction Academy, this program will be DHHS and DOL certified, allowing referrals and tuition payments from organizations with contracts with those agencies. Per current estimates, BMU anticipates training eighty (80) developers per year, with immediate placement of 60% of graduates per year.

Entrepreneurship Training

Traditional training (2023 Launch)

Black Men United currently provides a free community course to North Omaha residents called "How to really start our business." This program will continue to be taught as the entry point into a multi-course entrepreneurship certification for North and South Omaha residents. This training will include four courses and a capstone project. Courses will include using a business model canvas, marketing and sales, and business legal structures. The capstone project will include the micro-launch of a pilot business. This program will be designed by national experts and will also partner with and leverage the resources of other local programs, including the Nebraska Enterprise Fund and Nebraska Business Development Center.

High-Growth Entrepreneurship Training (2025 Launch)

The Kumani Code Academy will both create and attract talented tech developers. BMU will create a training program for high-growth tech startups to maximize economic impact. This program will teach Black and Tech founders how to develop and launch their MVP (minimum viable product), attract customers, connect with angel and venture capitalists, and scale and exit. The program will partner with Rodney Sampson, founder of Opportunity HUB in Atlanta, Code Black Omaha, and work with local programs like the Startup Collaborative and Metro Community College.

Co-work space & Mini-Maker Space (2024 Launch)

A co-work space will be created for North and South Omaha entrepreneurs. This space will consist of tBMUnty cubicles, access to high-speed internet, printing, locker space, and basic office supplies. The space will be accessible through either day-long, BMUek-long, or monthly leasing at extremely reasonable rates.

The mini-maker space will consist of two 3D printers and other "maker" equipment, allowing North and South Omaha residents to prototype and test basic designs. Use of the printers,

computers, and supplies will be provided for a nominal rate. In addition, entrepreneurs that have more advanced prototype and design needs will be referred to Do Space and Metro Community College.

Food business incubator (Late 2024 / Early 2025 Launch)

One of the emergent small business industries in North and South Omaha is the food truck, pop-up restaurant, and small restaurant industry. To support this industry, BMU will launch a food business incubator. This will consist of access to a commercial kitchen, education, and training on how to start and scale a small food business and how to finance the necessary equipment. BMU will partner with the University of Nebraska Lincoln and Metro Community College and leverage Black and Latino food entrepreneurs with more mature businesses.

Human Services

Black Men United is one of the most highly regarded programs in the food pantry and reentry space. It will scale this work and develop a robust referral system and database.

Food Pantry (2024 Expansion)

BMU is a USDA certified food pantry serving over 600 families monthly. BMU currently has more corporate partners willing to provide food for the community than space and staff to support it. In 2024 it will relocate to the new facility, with expanded space for food packing and distribution, a walk-in freezer, and a docking space that will be used by trucks delivering the food. This expansion will increase the number of families served from 600 per month to 1,200. This will include increasing the delivery service to food-insecure seniors with limited access to transportation.

Reentry (2023 Expansion)

Currently, BMU provides reentry navigation support to 60 ex-offenders per year, and pre-pandemic was providing training to approximately 75 individuals currently incarcerated. BMU will expand navigation services to 100 ex-offenders, predominantly from North and South Omaha. It will train an estimated 125 individuals currently incarcerated within a year of release.

Kumani Help Hub (2023 Launch)

One of the most innovative things BMU will launch is the Kumani Help Hub. The help hub is designed to connect the ecosystem of services for BMU clients. BMU recently received funding from the State of Nebraska to design a database and referral system to connect the services BMU provides through its various programs and with program partners. This system will connect and track services and client outcomes across participating partner providers. Ultimately, this will allow a more robust set of services and support for reentry, and low-income clients, reducing the time and confusion it takes them to navigate support systems.

Grant Application

Row 228

Organization Name (if applicable)	Binyard LLC
Physical Address	2604 Jack Pine st, 68123
Mailing Address	
Website	
Social Media Accounts	ivwilcox@gmail.com
Name	Harleynda Wilcox
Title	CEO
Email Address	ivwilcox@msn.com
Phone	+1 (253) 222-2242
Team	Yes
	<p>Binyard Investment and Development is a lean organization committed to developing projects that add value to the Omaha community at large while uplifting underserved communities. Our permanent staff include Harleynda Wilcox as chief developer and executive officer with an administrative specialist and communications specialist reporting to her. We outsource finance & accounting and legal to professional services firms and select and select general contracting and architect firms based on the needs of the project.</p>
Organizational Chart	Primary Contact: Harleynda Wilcox, MBA, 253-222-2242, Chief Executive Officer, ivwilcox@gmail.com Consultant and Technical Advice: Spark Organization, Jeff Spieg Olsson, Administrative Specialist: Ivan Wilcox Communications Specialist: Katrina Wilcox Architect – Technical Expert: Daville Philips Accountant – TimCo Tax Associates Legal Counsel – James Stanton
Other Completed Projects and/or Accomplishments	Harleynda Wilcox is a former Postal Service executive (Postmaster, Redmond, Washington), MBA graduate and a graduate of the Spark Developer Academy. As CEO of Binyard Investment and Development, LLC she has acquired six properties in the Omaha metro within the impact zone with plans to develop projects that bring affordable, safe housing to the area.
Proposal Title	Salvation Army Scholar House
Total Budget (\$)	\$23,941,416.00

**LB1024 Grant
Funding Request (\$)** \$12,999,997.00

Proposal Type Capital project Service/program

Brief Proposal Summary Valuable on-site support services as commercial tenants, including childcare and early childhood education, and life skills and career counseling. The result is three-fold: • Better economic outcomes for the parents who get the support they need to finish school and increase upward mobility; • Better educational outcomes for the children, resulting in two generations lifted from poverty at one time; and, • With the capacity to house 80 participants and their dependent children at one time, Scholar house will help decrease the backlog of families waiting for housing through Section 8. Scholar House aligns with the essential purpose of ARPA by creating a road to sustainable work and wealth for the citizens of Omaha with the lowest median income. With Scholar House located in the ARPA impact area, the project will bring short-term jobs for the duration of the project as well as long-term jobs helping to administer the childcare and counseling services provided on-site.

Timeline currently working to establish required partnerships and agreements and working with city council to correct any zoning modifications and requests.

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Valuable on-site support services as commercial tenants, including childcare and early childhood education, and life skills and career counseling. The result is three-fold: • Better economic outcomes for the parents who get the support they need to finish school and increase upward mobility; • Better educational outcomes for the children, resulting in two generations lifted from poverty at one time; and, • With the capacity to house 80 participants and their dependent children at one time, Scholar house will help decrease the backlog of families waiting for housing through Section 8. Scholar House

aligns with the essential purpose of ARPA by creating a road to sustainable work and wealth for the citizens of Omaha with the lowest median income. With Scholar House located in the ARPA impact area, the project will bring short-term jobs for the duration of the project as well as long-term jobs helping to administer the childcare and counseling services provided on-site.

Visioning Workshop Findings Alignment

The Scholar House makes use of existing vacant property in North Omaha (the proposed location) and creates investment and development in North Omaha without displacing existing members of the community. Rather, the beneficiaries of the Scholar House program are some of the community's most vulnerable to housing insecurity: single-income parents and their children. Recognizing that North Omaha is a multi-generational community, Scholar House intentionally improves outcomes for both parent and child—two generations at a time—to impact the community far into the future.

Priorities Alignment

in alignment with essential element of 1024 initiative to create sustainable housing, jobs and income in the uninvested areas of Omaha Ne.

Economic Impact

We estimate the job impact to be as follows: • Approximately 14-16 permanent jobs created (on-site childcare workers, social workers/counseling staff, building maintenance/custodial and security, property management and leasing staff.) • Approximately 30 temporary/construction jobs • The overwhelming majority of temporary and long-term jobs are skilled labor positions, paying wages in the range of \$35K+/year

the number will increase over the years as graduates of the Scholar house enter the work force.

30 to 50

35 thousand dollars to 60 thousand dollars a year.

via additional projects of the same nature.

Community Benefit

Scholar House will be a beacon of innovative economic development with the North Omaha community in which it will be located. By helping to increase the educational attainment and earning potential of participants, Scholar House will contribute to the upward mobility of some of Omaha's most economically underserved residents. By making wrap-around social services accessible to participants (e.g. counseling and early childhood education), the program creates lasting change while creating both residential and commercial opportunities.

Increased jobs and increased housing stability.

Best Practices/Innovation

Scholar House offers the best of both worlds, being a highly innovative concept first developed and implemented about ten years ago in Kentucky. At the same time, the program has been repeated and standardized over the past ten years, making it a reliable approach with ample best practices and support provided through the Scholar House Affiliate Programs network.

Outcome Measurement	Outcomes we propose to measure are: • Post-secondary degree completion and GPA • Employment after program completion • Gross annual income before and after program completion • Children's kindergarten and first grade achievement scores compared to the average in their school district
	see reply regarding outcomes
	yes it the project is duplicatable
Partnerships	Yes
	Ray Zimmerman of Nebraska Department of Economic Development, for Consultation, Non-Profit Association of the Midland for Affiliate Services BJ Butler of the City of Omaha, Consultation Prairie Stem Of Omaha, for Consultation, Deana Walocha of the Land Bank Angel Starks of Sparks Organization. I am willing to partner with any stakeholder or entity that can help establish these initiatives.
	none at this time
Displacement	No
Displacement explanation	
Physical Location	The proposed location for the project is 2415 Manderson, 2419 Manderson, 2423 Manderson, 2425 Manderson, 2429 Manderson, 2433 Manderson, 2441 Manderson. The property belongs to the Salvation Army and is located near the Salvation Army Community Center Corp. Given the short turnaround deadline for this proposal, MOU has not yet been achieved. Several organizations have expressed interest in partnering with the project but are somewhat opposed to drafting such an agreement at this stage in the process. I am actively working with Mid Land Charities, Salvation Army and a couple of local colleges to establish relationships.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	The Project is also feasible at 1.37 acers located at 24th and Burndette. The City Owns the Property and I have made a request to purchase the land and I'm working with City Planning regrading this issue as well as zoning.
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating,	No

and Bidding

No

based on estimates.

General Contractor No

Request Rationale A proforma is being submitted however it is based on calculations. An exact version will be submitted once the architectural and engineering designs are completed. Given the short timeline, I was not able to get commitment for this work prior to the Oct 9, deadline

Grant Funds Usage

Proposal Financial Sustainability Yes

A proforma is being submitted however it is based on calculations. An exact version will be submitted once the architectural and engineering designs are completed. Given the short timeline, I was not able to get commitment for this work prior to the Oct 9, deadline

Funding Sources A proforma is being submitted however it is based on calculations. An exact version will be submitted once the architectural and engineering designs are completed. Given the short timeline, I was not able to get commitment for this work prior to the Oct 9, deadline

Salvation Army Contribution

Scalability Given the standardization of the Scholar House Program, it is noted that it is also very transferable and adaptable. The Program could be used to house jail-released individuals in a halfway house setting. The residents would have perquisites, including Section 8, and going to school, perhaps trade and construction school at Metro Tech with the requirement of working in Omaha Construction for 2 years after completion of the program. These employees would then be available to work in the construction boom that is exploding in Omaha. The Project is also feasible at 1.37 acers located at 24th and Burndette. The City Owns the Property and I have made a request to purchase the land and I'm working with City Planning regrading this issue as well as zoning.

Tax credits model will be used in leu of Salvation Army Commitment.

Financial Commitment The organizational support of this project ensures an enduring future. Scholar House brings together the power of government, commercial and nonprofit organizations working to alleviate poverty and stimulate economic development into one location where participants can live, social services organizations can connect with and serve their target populations and credible

childcare businesses can establish tenancy and a consistent customer base. The program is a win/win/win and will prove to be a profitable use of the space.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Additional Location Documents (see application for list) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Request Rationale Documentation

PRO-FORMA (page 1 of 5)

Salvation Army Scholar House

white space indicates data entry

RENT AND EXPENSE ASSUMPTIONS

Unit Type	# Units	Max Rent	Utility Allow	Mo. Rent	Ann. Rent	SF	\$/SF
Day Care/Soc Services, offices	1	5000		5,000.00	60,000	174,000	0.03
2 Bedroom - 60%	20	550	40	510.00	122,400	870	0.59
2 Bedroom - 60%	30	550	30	520.00	187,200	560	0.90
				0.00	0	0	0.00
				0.00	0	0	0.00
				0.00	0	0	0.00
				0.00	0	0	0.00
TOTAL	51			0.00	369,600		0.00

RESIDENTIAL ASSUMPTIONS	
Rent Inc./Year	4.00%
Op Cost Inc./Year	3.00%
Reserves Inc./Year	3.00%
Vac. Year 1	7.00%
Vac. Year 2	5.00%
Vac. Year 3 & Future	5.00%

COMMERCIAL RENTS

Description	Leasable SF	\$/SF/Year	Annual Rent
Total Commercial	0		0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
Tenant Contributions	0	0.00	0
TOTAL TENANT CONTRIBUTIONS	0	0.00	0

COMMERCIAL ASSUMPTIONS	
Rent Inc./Year	3.00%
Op. Cost Inc./Year	3.00%
Reserves Inc./Year	3.00%
Vac. Year 1	7.00%
Vac. Year 2	6.00%
Vac. Year 3 & Future	5.00%
Other Income Increase	2.00%
Weighted Op. Exp.	3%

TOTAL INCOME	
Residential Income	369,600
Commercial Income	0
Tenant Contributions	0
Other Income	
TOTAL INCOME	369,600

OPERATING EXPENSES	TOTAL	Per Unit	Percent of EGI
Management Fee	94,350	1,850	27.4%
Advertise/Market	4,335	85	
Legal	1,275	25	
Administrative	22,950	450	
Utilities	45,900	900	
Trash	10,200	200	
Maintenance/Repairs	10,200	200	
Grounds	5,865	115	
Real Estate Property Tax	76,500	1,500	
Insurance	25,500	500	
Other	1,275	25	
Total Operating Expenses	286,350	5,850	80.72%
Replacement Reserves	10,200	200	
Other	3,825	75	
Total Operating Exp. and Reserves	312,375	6,125	84.52%

INCOME PROPERTY DEVELOPMENT BUDGET

white space indicates data entry

PROJECT:

Salvation Army Scholar House

NUMBER OF UNITS:

51

TOTAL COST PER UNIT:

469,440

ITEM	COST	% TOTAL	Depreciable	Amortize	Non-Depr.	Historic RTC	LIHTC 4%	LIHTC 9%
ACQUISITION								
Build Acquisition		0.00%	0				0	
Land Acquisition		0.00%			0			
SITE IMPROVEMENTS								
Demolition		0.00%	0			0	0	0
On-Site Imp.	100,000	0.42%	100,000				100,000	100,000
Off-Site Imp.	51,000	0.21%			51,000			
CONSTRUCTION								
Rehabilitation	0	0.00%	0			0	0	0
New Construction	20,755,600	86.69%	20,755,600				20,755,600	20,755,600
General Requirements	127,500	0.53%	127,500			0	127,500	127,500
Contractor Overhead	25,500	0.11%	25,500			0	25,500	25,500
Contractor Profit	750,000	3.13%	750,000			0	750,000	750,000
P & P Bond or LOC		0.00%	0			0	0	0
Contingency	255,000	1.07%	255,000			0	255,000	255,000
Permits & Impact Fees	150,000	0.63%	150,000			0	150,000	150,000
Furnishings	196,000	0.82%	196,000				196,000	196,000
Relocation		0.00%	0				0	0
Other		0.00%	0			0	0	0
PROFESSIONAL FEES								
Architect & Engineer	255,000	1.07%	255,000			0	255,000	255,000
Real Estate Legal	7,650	0.03%	7,650			0	7,650	7,650
Consultants	3,825	0.02%	3,825			0	3,825	3,825
Developer Fee	800,000	3.34%	800,000			0	800,000	800,000
Environmental	3,825	0.02%	3,825			0	3,825	3,825
Cost Certification	1,275	0.01%	1,275			0	1,275	1,275
Accounting	7,650	0.03%	7,650			0	7,650	7,650
Survey	3,825	0.02%	3,825			0	3,825	3,825
Other	2,550	0.01%	2,550			0	2,550	2,550
CONSTRUCTION FINANCE								
Title and Recording	1,275	0.01%	1,275			0	1,275	1,275
Constr. Interest	18,681	0.08%	18,681			0	18,681	18,681
Constr. Loan Fees	10,000	0.04%	10,000			0	10,000	10,000
Appraisal	1,530	0.01%	1,530			0	1,530	1,530
Market Study	2,200	0.01%	2,200			0	2,200	2,200
Lender Legal	4,000	0.02%	4,000			0	4,000	4,000
Other	2,300	0.01%	2,300			0	2,300	2,300
PERMANENT FINANCE								
Perm. Loan Fees	3,500	0.01%		3,500				
Credit Enhancement		0.00%		0				
Title and Recording	2,550	0.01%		2,550				
Lender Legal	3,000	0.01%		3,000				
Other	75,000	0.31%		75,000				
SOFT COSTS								
Property Taxes		0.00%	0			0	0	0
Constr. Insurance	25,500	0.11%	25,500			0	25,500	25,500
Other Depreciable Soft	2,550	0.01%	2,550			0	2,550	2,550
Tax Credit Appl. Fee	1,275	0.01%		1,275				
Tax Credit Monetization Fee	1,275	0.01%		1,275				
Marketing Expense	5,100	0.02%		5,100				
Organizational Exp.	5,100	0.02%		5,100				
Other Amort. Soft	5,100	0.02%		5,100				
Syndication Expense	510	0.00%			510			
Tax Opinion	1,020	0.00%			1,020			
Leaseup Expense	10,200	0.04%			10,200			
RESERVES								
Rentup Reserve	51,000	0.21%			51,000			
Operating Reserve	162,551	0.68%			162,551			
Bond D/S Reserve		0.00%			0			
Working Capital	10,000	0.04%			10,000			
Other	40,000	0.17%			40,000			
DEVELOPMENT COST	23,941,416	100.00%	23,513,236	101,900	326,281	0	23,513,236	23,513,236

RENTAL HOUSING DEVELOPMENT BUDGET**PROJECT:****Salvation Army Scholar House****NUMBER OF UNITS:**

50

ITEM	Permanent Uses	Construction Uses
ACQUISITION		
Build Acquisition	0	0
Land Acquisition	0	0
Subtotal	0	0
SITE IMPROVEMENTS		
Demolition	0	0
On-Site Imp.	100,000	100,000
Off-Site Imp.	51,000	51,000
Subtotal	151,000	151,000
CONSTRUCTION		
Rehabilitation	0	0
New Construction	20,755,600	20,755,600
General Requirements	127,500	127,500
Contractor Overhead	25,500	25,500
Contractor Profit	750,000	750,000
Subtotal	21,658,600	21,658,600
OTHER CONSTR.		
P & P Bond or LOC	0	0
Contingency	255,000	255,000
Permits & Impact Fees	150,000	150,000
Furnishings	196,000	196,000
Relocation	0	0
Other	0	0
Subtotal	601,000	601,000
PROFESSIONAL FEES		
Architect & Engineer	255,000	255,000
Real Estate Legal	7,650	7,650
Consultants	3,825	3,825
Developer Fee	800,000	0
Environmental	3,825	3,825
Cost Certification	1,275	1,275
Accounting	7,650	7,650
Survey	3,825	3,825
Other	2,550	2,550
Subtotal	1,085,600	285,600
CONSTRUCTION FINANCE		
Title and Recording	1,275	1,275
Constr. Interest	18,681	18,681
Constr. Loan Fees	8,303	8,303
Appraisal	1,530	1,530
Market Study	1,275	1,275
Lender Legal	4,000	4,000
Other	0	0
Subtotal	35,063	35,063
PERMANENT FINANCE		
Perm. Loan Fees	3,500	3,500
Credit Enhancement	0	0

Title and Recording	2,550	2,550
Lender Legal	3,000	3,000
Other	75,000	75,000
Subtotal	84,050	84,050

SOFT COSTS

Property Taxes	0	0
Constr. Insurance	25,500	25,500
Other Depreciable Soft	2,550	2,550
Tax Credit Appl. Fee	1,275	1,275
Tax Credit Mon. Fee	1,275	1,275
Marketing Expense	5,100	5,100
Organizational Exp.	5,100	5,100
Other Amort. Soft	5,100	5,100
Syndication Expense	510	510
Tax Opinion	1,020	1,020
Rentup Expense	10,200	10,200
Subtotal	57,630	57,630

RESERVES

Rentup Reserve	51,000	0
Operating Reserve	162,551	162,551
Bond D/S Reserve	0	0
Working Capital	10,000	10,000
Other	0	0
Subtotal	223,551	172,551

DEVELOPMENT COST	23,896,494	23,045,494
-------------------------	-------------------	-------------------

ITEM	Permanent Sources	Construction Sources
BANK	415,125	
Amortizing Loan	0	0
Amortizing Loan	0	0
Interest Only Loan	0	0
Interest Only Loan	0	0
Deferred Loan	0	0
Deferred Loan	0	0
Developer Loan	0	0
Cash Flow Loan	0	
TOTAL LOANS	415,125	0
Grant - Non Basis	8,900,000	8,900,000
Grant - Other	8,900,000	8,900,000
TOTAL GRANTS	17,800,000	17,800,000
EQUITY	6,456,229	1,614,057
TOTAL SOURCES	24,671,354	19,414,057
TOTAL DEV. COST	23,896,494	23,045,494
- TOTAL SOURCES	24,671,354	19,414,057
GAP	-774,860	3,631,437

Salvation Army Scholar House are east of the Salvation Army Corp Community Center





Housing Vouchers

[Eligibility Requirements](#)

[Application Process](#)

[Denial of Assistance](#)

[Wait List Information](#)

[Statement of Policies](#)

[Administrative Plan](#)

[Moderate Rehabilitation](#)

[Portability](#)

[HUD VASH Program](#)

Wait List Information

How do I get on the Housing Choice Voucher (Section 8) waiting list? —

When the HCV waitlist is open, it will be published in the OWH (Sunday paper), Omaha Star, and El Perico newspapers and on this website at least seven business days prior to the date applications will be accepted. Instructions on how to apply, date and time, will be listed in the advertisement.

How long will I have to wait before I receive Housing Choice Voucher (Section 8) assistance? —

Currently the estimated wait for assistance is six months to two years.

Salvation Army Community Center Area for Scholar House



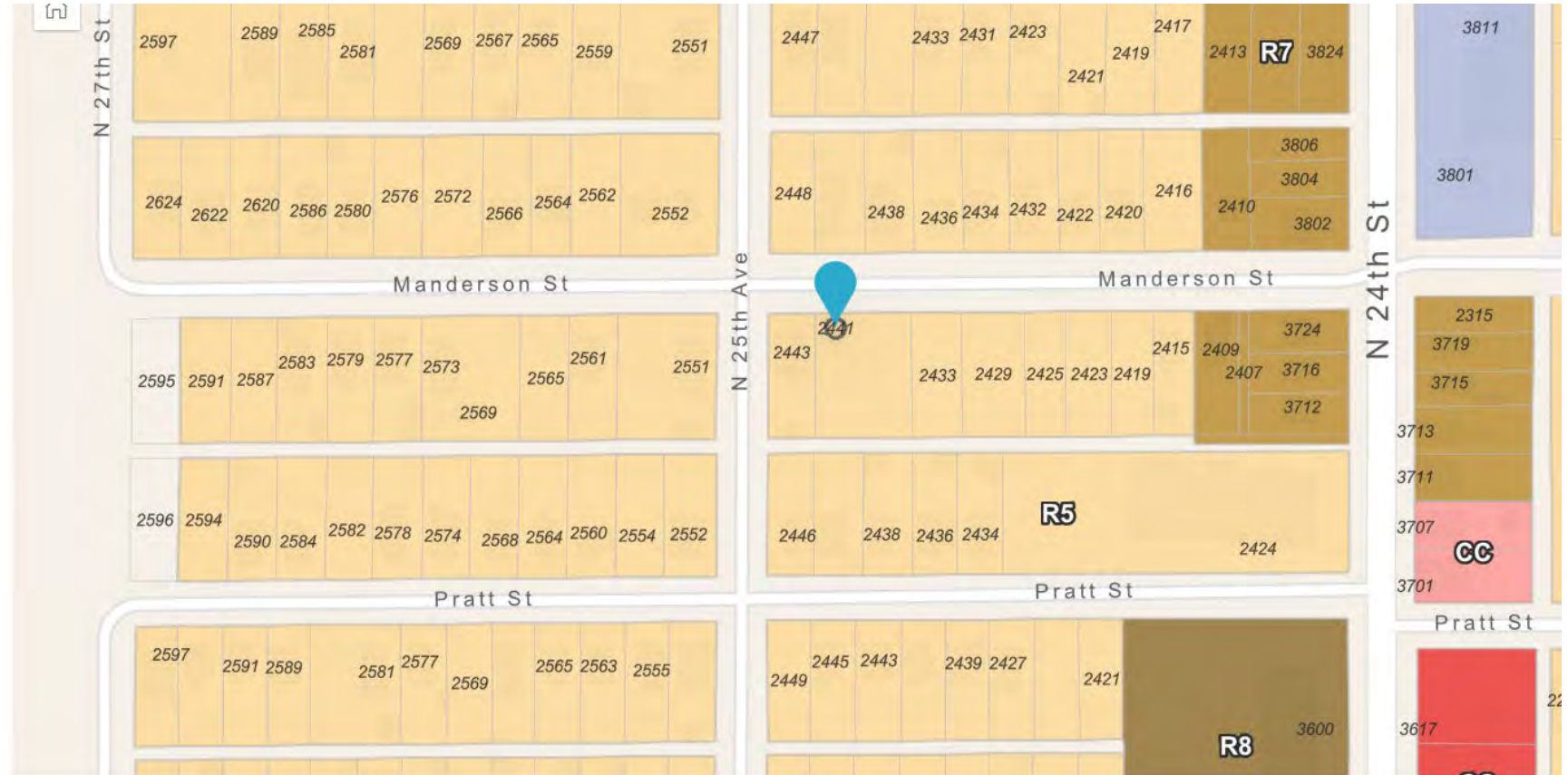
Omaha zoning jurisdiction

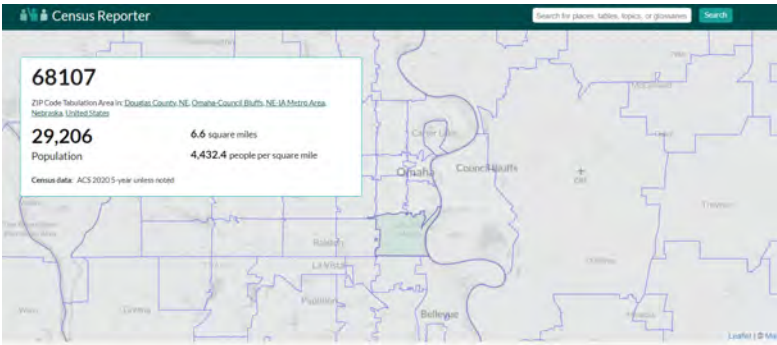
Zoning is R5
R5

R5 - Urban Family Residential District

[Click here](#) for Omaha municipal code zoning definitions (see Chapter 55)

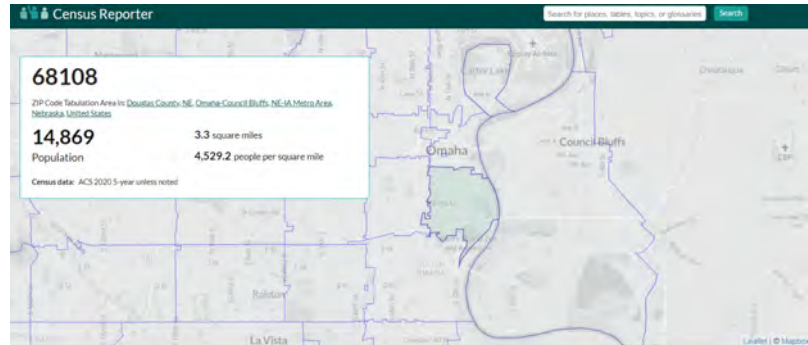
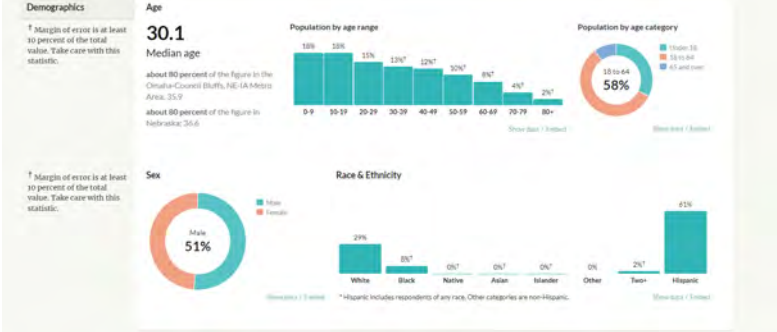
[Click here](#) for Omaha Planning Department zoning questions





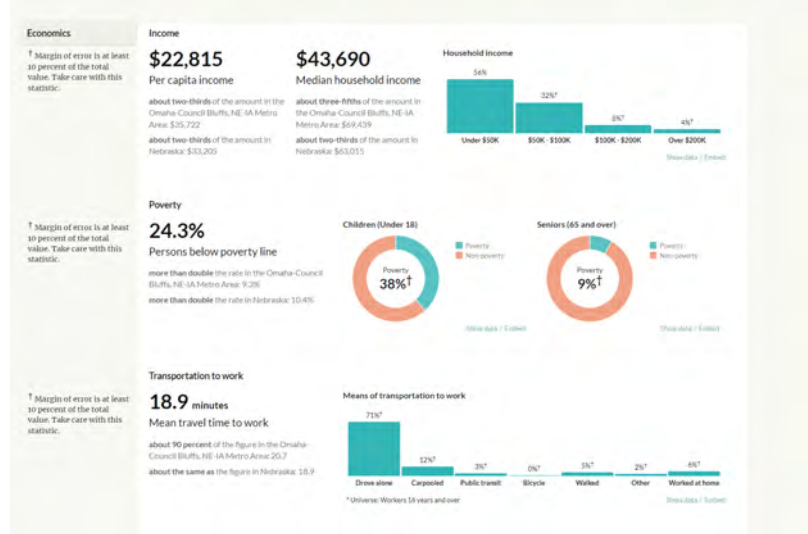
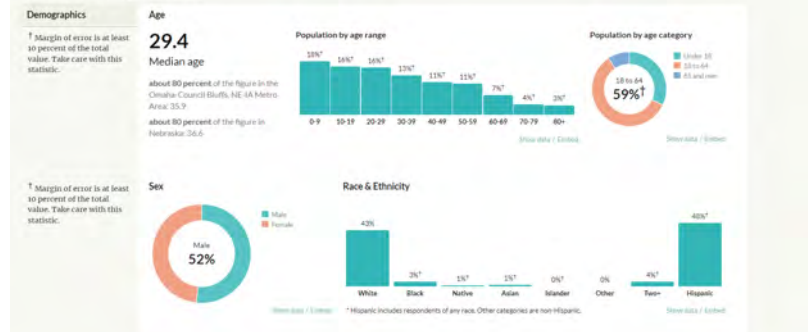
Find data for this place Search by table or column name...

Hover for margins of error and contextual data.



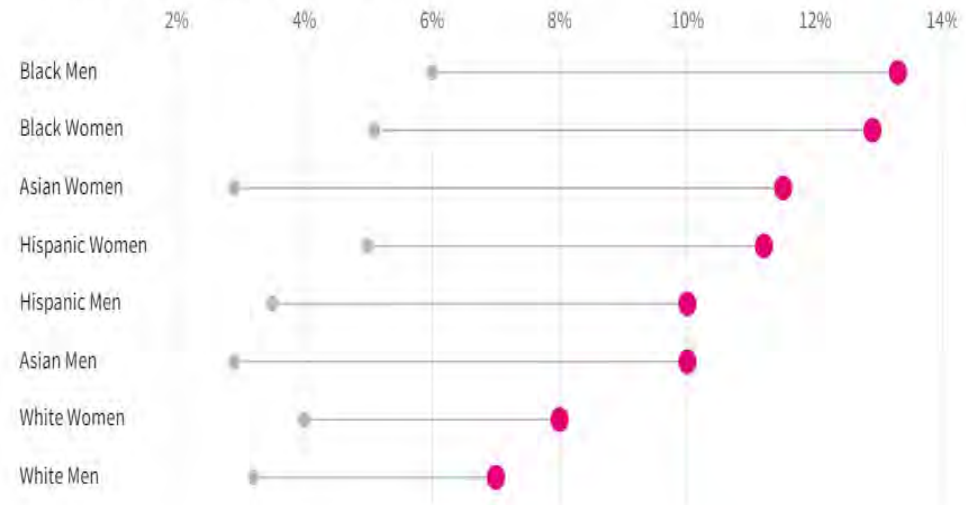
Find data for this place Search by table or column name...

Hover for margins of error and contextual data.



US Census Data

Unemployment by Race



UNEMPLOYMENT BY RACE (16+) Aug 2019 • VS Aug 2020 ▾

68110
 ZIP Code Tabulation Area in Chester County, NE, Omaha Council Bluffs, NE, IA Metro Area
 Nebraska, US (2017)
9,990
 Population
1,174.8 people per square mile
 Census date: ACS 2013 5-year urbanized



Find data for this place Search by table or column name.

Here are the ranges of rates and percentages data.

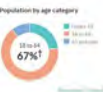
Demographics

Age

36.8
 Median age

A little higher than the figure in the Omaha Council Bluffs, NE, IA Metro Area (35.9)

about the same as the figure in Nebraska (36.5)



Sex

A slightly higher than the figure in the Omaha Council Bluffs, NE, IA Metro Area (56.4)

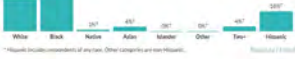
about the same as the figure in Nebraska (56.1)



Race & Ethnicity

A slightly higher than the figure in the Omaha Council Bluffs, NE, IA Metro Area (67.1)

about the same as the figure in Nebraska (67.1)



Economics

Income

\$13,273
 Per capita income

about two-fifths of the amount in the Omaha Council Bluffs, NE, IA Metro Area (\$26,522)

about two-fifths of the amount in Nebraska (\$26,205)



Poverty

34%
 Persons below poverty line

more than double the rate in the Omaha Council Bluffs, NE, IA Metro Area (16%)

more than double the rate in Nebraska (16%)

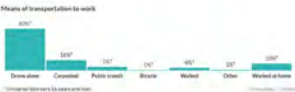


Transportation to work

20.5 minutes
 Mean travel time to work

about the same as the figure in the Omaha Council Bluffs, NE, IA Metro Area (20.7)

about 50 percent higher than the figure in Nebraska (13.6)



68111
 ZIP Code Tabulation Area in Chester County, NE, Omaha Council Bluffs, NE, IA Metro Area
 Nebraska, US (2017)
23,371
 Population
4,470.3 people per square mile
 Census date: ACS 2013 5-year urbanized



Find data for this place Search by table or column name.

Here are the ranges of rates and percentages data.

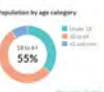
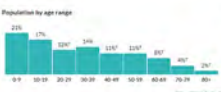
Demographics

Age

29.3
 Median age

about 80 percent of the figure in the Omaha Council Bluffs, NE, IA Metro Area (36.7)

about 80 percent of the figure in Nebraska (36.5)



Sex

A slightly higher than the figure in the Omaha Council Bluffs, NE, IA Metro Area (56.4)

about the same as the figure in Nebraska (56.1)



Race & Ethnicity

A slightly higher than the figure in the Omaha Council Bluffs, NE, IA Metro Area (67.1)

about the same as the figure in Nebraska (67.1)



Economics

Income

\$14,507
 Per capita income

about two-fifths of the amount in the Omaha Council Bluffs, NE, IA Metro Area (\$26,522)

about two-fifths of the amount in Nebraska (\$26,205)



Poverty

34.9%
 Persons below poverty line

more than double the rate in the Omaha Council Bluffs, NE, IA Metro Area (16%)

more than double the rate in Nebraska (16%)

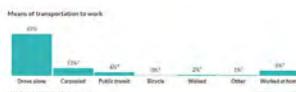


Transportation to work

21.6 minutes
 Mean travel time to work

a little higher than the figure in the Omaha Council Bluffs, NE, IA Metro Area (20.7)

about 50 percent higher than the figure in Nebraska (13.6)



Census Reporter Search for places, tables, topics, or glossaries

68154
 ZIP Code Tabulation Area in Douglas County, NE, Omaha-Council Bluffs, NE-IA Metro Area
 Nebraska, United States

22,658
 Population
 3,335.8 people per square mile

Census data: ACS 2020 5-year unless noted

Find data for this place Search by table or column name...

Here's for margins of error and contextual data.

Demographics

Age
 † Margin of error is at least 30 percent of the total value. Take care with this statistic.
38.7
 Median age
 about 10 percent higher than the figure in the Omaha-Council Bluffs, NE-IA Metro Area: 35.9
 a little higher than the figure in Nebraska: 36.6

Population by age range

Age Range	Percentage
0-9	12%
10-19	11%
20-29	14%
30-39	13%
40-49	11%
50-59	10%
60-69	14%
70-79	7%
80+	5%

Population by age category

Age Category	Percentage		
Under 18	18 to 24	61%	60 and over

Sex
 † Margin of error is at least 30 percent of the total value. Take care with this statistic.
51%
 Female

Race & Ethnicity

Race/Ethnicity	Percentage
White	82%
Black	7%
Native	0%
Asian	2%
Islander	0%
Other	0%
Two+	2%
Hispanic	3%

*Hispanic includes respondents of any race. Other categories are non-Hispanic.

Economics

Income
 † Margin of error is at least 30 percent of the total value. Take care with this statistic.
\$49,318
 Per capita income
 about 1.4 times the amount in the Omaha-Council Bluffs, NE-IA Metro Area: \$35,722
 about 1.5 times the amount in Nebraska: \$33,205

\$74,904
 Median household income
 about 10 percent higher than the amount in the Omaha-Council Bluffs, NE-IA Metro Area: \$69,439
 about 20 percent higher than the amount in Nebraska: \$63,015

Household income

Income Bracket	Percentage
Under \$50K	31%
\$50K - \$100K	32%
\$100K - \$200K	26%
Over \$200K	11%

Poverty
 † Margin of error is at least 30 percent of the total value. Take care with this statistic.
5.2%
 Persons below poverty line
 about three-fifths of the rate in the Omaha-Council Bluffs, NE-IA Metro Area: 9.2%
 about half the rate in Nebraska: 10.4%

Children (Under 18)
 Poverty: 6%[†]

Seniors (65 and over)
 Poverty: 3%[†]

Transportation to work
 † Margin of error is at least 30 percent of the total value. Take care with this statistic.
18.6 minutes
 Mean travel time to work
 about 10 percent of the figure in the Omaha-Council Bluffs, NE-IA Metro Area: 20.7
 about the same as the figure in Nebraska: 18.9

Means of transportation to work

Mode	Percentage
Drove alone	88%
Carpooled	5%
Public transit	0%
Bicycle	0%
Walked	2%
Other	2%
Worked at home	3%

*Universe: Workers 15 years and over

Grant Application

Row 229

Organization Name (if applicable)	PATTYS CHILDCARE CENTER
Physical Address	4839 S 36TH ST OMAHA NE 68107
Mailing Address	4102 S 13TH ST OMAHA NE 68107
Website	https://pattyschildcareomaha.com
Social Media Accounts	
Name	Gloria P Avalos
Title	Owner
Email Address	pattyschildcarecenter@yahoo.com
Phone	+1 (402) 885-8775
Team	No
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	I own 2 already active daycares located in 4102 s 13th st / 1216 Royal Dr.
Proposal Title	Pattys Childcare Center
Total Budget (\$)	\$1,500,000.00
LB1024 Grant Funding Request (\$)	\$15,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>Pattys Childcare center, we offer professional childcare. With a foundation on bilingual learning our staffs are trained to give a quality education to the kids and parents in our center. We have two locations one at 1216 Royal Dr. Papillion NE 68046 with a capacity of 100 children and 45% of kids now and we have 10 employees the second location 4102 S 13th st Omaha ne 68107 with a capacity of 99 children and a 85% of kids now and we have 28 employees. In our already active childcare centers, we are working with Greater Omaha Packaging providing them with our childcare service. We would also like to work with other companies in the surrounding area such as JBS and Nebraska Beef and any other to offer our services. we own a lot located at</p>

4839 s 36th st Omaha ne 68107, very close to these companies where more than a thousand people work, our plan to the future is to build a child care center with a capacity of 100 children and generating 28 new jobs in the area. We still do not have preliminary construction or an estimate, it is only a vision that we have for the future and we believe that this would be a good location for our new center.

Timeline we will have to hired contractor and architect to give us dates of anticipated completion. but we believe that completion date will be within a year.

Percentage completed by July 2025 100%

Funding Goals Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)

Community Needs Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment this proposal will help the community by bringing a new childcare with quality learning and quality staff.

Visioning Workshop Findings Alignment this new center will bring new diversity to our south Omaha area and will create new culture environment.

Priorities Alignment this new proposal will help bring high quality education in the childcare business. will also provided long term jobs.

Economic Impact permanent position

28

we believe that at least 100 temporary jobs.

\$12-18 per hour

childcare business will provide immediate opportunity for contractors and new employment

Community Benefit by bringing this new childcare center to the community will increase the livability in the community by bringing new families to the area.

this new proposal will help the economic by us hiring new employees and paying taxes, buying grocery in the local markets.

Best we see a lack of daycares with bilingual teachers, our daycare

Practices/Innovation will bring this back and the concepts of new languages as well, we would try to be a all cultural daycare.

Outcome Measurement new modern and better education for the kids in our community, with this will come competitive wages for educators.

the outcome will be measure after the project is done and by the state of Nebraska and the owner Gloria P Avalos.

N/A

Partnerships No

Displacement No

Displacement explanation

Physical Location 4839 s 36th st Omaha ne 68107 - this lot is located next to JBS and is a good location to build this project.

Qualified Census Tract Within one or more QCTs

Additional Location Documents yes

Property Zoning Yes

Is the project connected to utilities?

No

Yes

Design, Estimating, and Bidding No

No

we determinate the cost looking at our other locations on how much we spend creating this.

General Contractor No

Request Rationale , the mount requested will be used for the build of the new childcare center. for cost of hire of a contractor, architect, purchase of material for construction.

Grant Funds Usage this grand funds will help us start the construction of the new

childcare center.

Proposal Financial Sustainability

Yes

fiscal operation after the initial investment will be on mid 2024

Funding Sources

N/A

N/A

No

Scalability

no

N/A

Financial Commitment

we believed that with the childcare centers that we have already open are able to put some money if necessary.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment



Public Information



File Uploads

Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement)

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 19-49191			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*
1.0 3/98 (19-49191.PFD)19-49191(7)

D. NAME AND ADDRESS OF BORROWER: GLORIA AVALOS and SANJUANA ARROYO 4839 S 36 ST OMAHA, NE 68107	E. NAME AND ADDRESS OF SELLER: ADAIR HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY	F. NAME AND ADDRESS OF LENDER:
---	--	--------------------------------

G. PROPERTY LOCATION: 4839 S 36 ST OMAHA, NE 68107 DOUGLAS County, Nebraska LOT 2, STOCKYARDS PLAZA	H. SETTLEMENT AGENT: Comhusker Land Title Company PLACE OF SETTLEMENT 4091 South 84th Street Omaha, NE 68127	I. SETTLEMENT DATE: May 10, 2019
---	--	---

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	100,000.00	401. Contract Sales Price	100,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	431.00	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to	406. City/Town Taxes	to
107. County Taxes	05/10/19 to 01/01/20	407. County Taxes	05/10/19 to 01/01/20
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	101,899.10	420. GROSS AMOUNT DUE TO SELLER	101,468.10
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (Line 1400)	6,890.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506.	
207.		507. (Deposit disb. as proceeds)	
208.		508.	
209.		509.	
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	to	511. County Taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	1,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	6,890.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	101,899.10	601. Gross Amount Due To Seller (Line 420)	101,468.10
302. Less Amount Paid By/For Borrower (Line 220)	(1,000.00)	602. Less Reductions Due Seller (Line 520)	(6,890.00)
303. CASH (X FROM) (TO) BORROWER	100,899.10	603. CASH (X TO) (FROM) SELLER	94,578.10

HUD-1, Page 3

Borrower (s): GLORIA AVALOS and SANJUANA
ARROYO
4839 S 36 ST
OMAHA, NE 68107

Seller(s): ADAIR HOLDINGS, LLC, A NEBRASKA
LIMITED LIABILITY

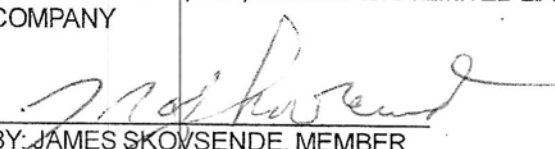
Settlement Agent: Cornhusker Land Title Company
(402)341-6001
Place of Settlement: 4091 South 84th Street
Omaha, NE 68127
Settlement Date: May 10, 2019
Property Location: 4839 S 36 ST
OMAHA, NE 68107
DOUGLAS County, Nebraska
LOT 2, STOCKYARDS PLAZA

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

GLORIA AVALOS

SANJUANA ARROYO

ADAIR HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY
COMPANY
BY: U.S. ASSETS, LLC, A NEBRASKA LIMITED LIABILITY
COMPANY



BY: JAMES SKOVSEN, MEMBER



BY: AXEL ADAIR, MEMBER

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent
Issuing Office: Cornhusker Land Title Company
ALTA® Universal ID: 1078271
Loan ID Number:
Commitment Number: 19-49191
Issuing Office File Number: 19-49191
Property Address: 4839 S 36 ST, OMAHA, Nebraska 68107
Revision Number:

1. Commitment Date: April 15, 2019 at 08:00 AM

2. Policy to be issued:

Proposed Policy Amount

(a) ALTA Own. Policy (06/17/06)
Proposed Insured:
GLORIA AVALOS and SANJUANA ARROYO

\$ 100,000.00

(b) ALTA Loan Policy (06/17/06)
Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the said estate or interest in the Land is at the Commitment Date vested in:
ADAIR HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

5. The Land is described as follows:

LOT 2, STOCKYARDS PLAZA, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED, AND RECORDED
IN DOUGLAS COUNTY, NEBRASKA.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 19-49191

ALTA Commitment For Title Insurance 8-1-16



(19-49191.PFD/19-49191/2)

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No. 19-49191

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. WARRANTY DEED MADE BY ADAIR HOLDINGS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY TO GLORIA AVALOS, A SINGLE PERSON AND SANJUANA ARROYO, A SINGLE PERSON, CONVEYING SUBJECT PROPERTY.
6. EXECUTION OF THE ENCLOSED COMMERCIAL AFFIDAVIT.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 19-49191

ALTA Commitment For Title Insurance 8-1-16



(19-49191.PFD/19-49191/2)

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 19-49191

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or any overlapping of improvements or other boundary or location disputes (can be eliminated or amended in mortgagee's policy upon proper evidence being furnished.)
4. Restrictive covenants affecting the property described in Schedule A.
5. Rights or claims of parties in possession, and not of record in the public records; liens for labor, services or materials or claims to same which are not of record in said records.
6. Any roadway or easement, similar or dissimilar, on, under, over or across said property, or any part thereof and not of record in said records.
7. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or riparian rights, if any.
8. 2018 COUNTY TAXES AND 2019 CITY TAXES TOTAL \$2,270.58; PAID IN FULL. (KEY NO. 4699-5007-22)
9. SPECIAL ASSESSMENTS NOT YET CERTIFIED TO IN THE OFFICE OF THE COUNTY TREASURER. (NOTE NO SPECIAL ASSESSMENTS ARE SHOWN IN THE OFFICE OF THE COUNTY TREASURER AT DATE HEREOF).
10. RIGHT OF WAY EASEMENT GRANT TO OMAHA PUBLIC POWER DISTRICT TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REMOVE UNDERGROUND ELECTRIC FACILITIES UPON, OVER, ALONG AND UNDER A 10 FOOT STRIP OF LAND, FILED SEPTEMBER 16, 1987 IN BOOK 826 AT PAGE 575.
11. PLAT AND DEDICATION FILED MAY 16, 1988 IN BOOK 1826 AT PAGE 53; GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, N. W. BELL TELEPHONE COMPANY AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, ON, OVER, THROUGH, UNDER AND ACROSS A 5 FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN 8 FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A 16 FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS; SAID 16 FOOT WIDE EASEMENT WILL BE REDUCED TO AN 8 FOOT STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED; NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENTS WAYS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 19-49191

ALTA Commitment For Title Insurance 8-1-16



(19-49191.PFD/19-49191/2)

SCHEDULE B PART II
(Continued)

File No.: 19-49191

12. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
13. DUE TO RECENT CHANGES IN PROCEDURES BY THE CITY OF OMAHA PLANNING DEPARTMENT, THERE MAY EXIST NOTICES OF CODE VIOLATIONS OR OF CODE ENFORCEMENT, OR SIMILAR NOTICES, NOT APPEARING OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEBRASKA. UNDER THE TERMS AND PROVISIONS OF THE POLICY, SUCH UNRECORDED MATTERS ARE EXCLUDED FROM COVERAGE.
14. JUDGMENTS IF ANY, AGAINST PROPOSED INSURED.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File No.: 19-49191

ALTA Commitment For Title Insurance 8-1-16

AMERICAN
LAND TITLE
ASSOCIATION



(19-49191.PFD/19-49191/2)

**SMOKE AND CARBON MONOXIDE DETECTOR COMPLIANCE
STATEMENT**

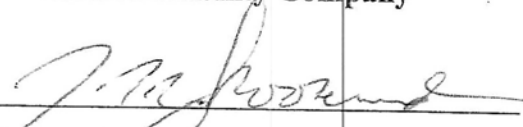
Property Address: 4839 S 36TH ST, OMAHA, NE 68107

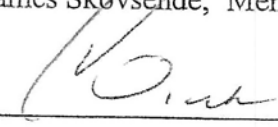
Seller represents that operational smoke and carbon monoxide detectors have been installed in the above premises as required by Nebraska law.

Dated:

**Adair Holdings, LLC, a Nebraska
Limited Liability Company**

**By: U.S. Assets, LLC, a Nebraska
Limited Liability Company**

By: 
James Skovsende, Member

By: 
Axel Adair, Member

HOME ASSOCIATION DUES

Property Address: 4839 S 36TH ST, OMAHA, NE 68107

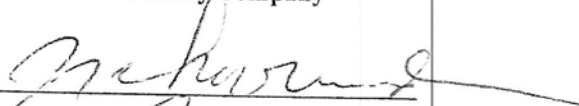
Subdivision: STOCKYARDS PLAZA

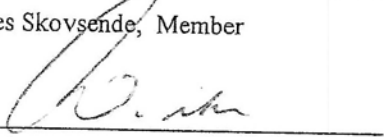
TO WHOM IT MAY CONCERN:

- To our knowledge, the Home Association is INACTIVE and we have never received any assessments.
- This is to acknowledge that there is NO Home Association Declaration filed of record on this subdivision.
- The Home Association is ACTIVE and the dues of \$ _____ were paid for the period of _____ through _____

Adair Holdings, LLC, a Nebraska
Limited Liability Company

By: U.S. Assets, LLC, a Nebraska
Limited Liability Company

By: 
James Skovsende, Member

By: 
Axel Adair, Member

Name of Association
Contact Person:
Phone Number:

ERRORS AND OMISSIONS AND FEES DUE AGREEMENT

Escrow Agent : **CORNHUSKER LAND TITLE CO.**
 4091 SOUTH 84 STREET
 OMAHA, NE 68127

Property Address: **4839 S 36TH ST**
 OMAHA, NE 68107

Seller(s): **ADAIR HOLDINGS, LLA NEBRASKA LIMITED**
 LIABILITY COMPANY

 BY: U.S. ASSETS, LLC A NEBRASKA LIMITED
 LIABILITY COMPANY

Purchaser/ Borrower(s): **GLORIA AVALOS**
 SANJUANA ARROYO

Please evidence your acknowledgment to the following by your execution of this instrument in the space provided below:

In the event any of the documents evidencing the above referenced file reflect a misstatement or inaccuracy and are inconsistent with the true and correct terms and provisions of this Real Estate Transaction and said misstatement or inaccuracy is due to unilateral mistake on the part of the Escrow Agent, mutual mistake on the part of the Escrow Agent, Seller(s) and/or Purchaser/ Borrower(s) or clerical error, then in such event, Seller(s), and Purchaser/ Borrower(s) shall upon request by the Escrow Agent and in order to correct such misstatement or inaccuracy, execute such new document or initial such corrected original documents as the Escrow Agent may deem necessary to remedy any inaccuracy or mistake.

Purchaser/ Borrower(s) or Seller(s) also agree that at any time, upon request of the Escrow Agent, including at the time of loan payoff, Purchaser/ Borrower(s) or Seller(s) will supply additional amounts and/or pay to Escrow Agent any additional sum previously disclosed to Purchaser/ Borrower(s) or Seller(s) as a cost or fee associated with the loan, which for whatever reason was not collected at closing ("Fees"). Purchaser/ Borrower(s) or Seller(s) also agrees to pay sums due in the event of property tax, interest, escrow preparation errors and/or secured loan payoff shortfalls.

Adair Holdings, LLC, a Nebraska
Limited Liability Company
By: U.S. Assets, LLC, a Nebraska
Limited Liability Company

By: _____
James Skovsende, Member

By: _____
Axel Adair, Member

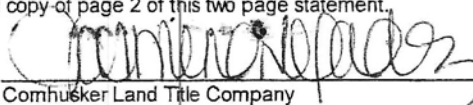
Purchaser: Gloria Avalos

Purchaser: Sanjuana Arroyo

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price	\$ 100,000.00 @ 6.0000 %	6,000.00		
<i>Division of Commission (line 700) as Follows:</i>				
701. \$ 6,250.00	to MORSE REAL ESTATE			
Note: Line 701 Includes Adjustment of 250.00 For Broker Compensation				
702. \$	to			
703. Commission Paid at Settlement				6,250.00
704.	to			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee	1.0000 %	to		
802. Loan Discount	%	to		
803. Appraisal Fee		to		
804. Credit Report		to		
805. Lender's Inspection Fee		to		
806. Mortgage Ins. App. Fee		to		
807. Assumption Fee		to		
808.				
809.				
810.				
811.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From	to @ \$	/day (days %)		
902. MIP Totlns. for LifeOfLoan	for months	to		
903. Hazard Insurance Premium for	1.0 years	to		
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard Insurance	months @ \$	per month		
1002. Mortgage Insurance	months @ \$	per month		
1003. City/Town Taxes	months @ \$	per month		
1004. County Taxes	months @ \$	per month		
1005. Assessments	months @ \$	per month		
1006.	months @ \$	per month		
1007.	months @ \$	per month		
1008.	months @ \$	per month		
1100. TITLE CHARGES				
1101. Settlement or Closing Fee	to Comhusker Land Title Company		200.00	200.00
1102. Abstract or Title Search	to			
1103. Title Examination	to			
1104. Title Insurance Binder	to			
1105. Document Preparation	to			
1106. Notary Fees	to			
1107. Attorney's Fees	to			
<i>(includes above item numbers:)</i>				
1108. Title Insurance	to Stewart Title Guaranty Company		215.00	215.00
<i>(includes above item numbers:)</i>				
1109. Lender's Coverage	\$			
1110. Owner's Coverage	\$ 100,000.00	430.00		
1111.				
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees: Deed \$ 16.00 ; Mortgage \$; Releases \$			16.00	
1202. City/County Tax/Stamps: Deed ; Mortgage				
1203. State Tax/Stamps: Deed 225.00 ; Mortgage				225.00
1204.				
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest Inspection	to			
1303.				
1304.				
1305.				
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			431.00	6,890.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.


 Cornhusker Land Title Company
 Settlement Agent

Certified to be a true copy.

Grant Application

Row 230

Organization Name (if applicable)	N/A
Physical Address	N/A
Mailing Address	N/A
Website	twolovinhands@outlook.com
Social Media Accounts	N/A
Name	Latsha Griffin
Title	Bringing the Life Saving Care of CPR to the North Omaha Community
Email Address	Twolovinhands@outlook.com
Phone	+1 (402) 359-3246
Team	Yes
	volunteers: JoAnn Hawthorne, Ashley Hawthorne Consultant: Brina White
Organizational Chart	
Other Completed Projects and/or Accomplishments	I have suc
Proposal Title	Bringing the Life Saving Care of CPR to the North Omaha Community
Total Budget (\$)	\$100,000.00
LB1024 Grant Funding Request (\$)	\$100,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Bringing the Calibri (Body) Life Saving Care of CPR to the North Omaha Community Economic Impact: This proposal creates jobs for 3-CPR instructors; with additional jobs as the program grows. Instructors typically earn \$75-100 for each 3-hour Basic Life Support program. Community benefit. The North Omaha community lacks access to trained CPR (Cardiopulmonary Resuscitation) instructors, trained volunteers, and automatic external defibrillators (AEDs). Lives are needlessly lost every

day. There are no training programs within the community. This proposal begins to address this problem in a sustainable way with positive economic impact. Best Practices: The American Heart Association (AHA) has the evidence-based program that shows CPR done in the community has the highest effectiveness in saving lives and will be implemented as part of this proposal (<https://www.pdfdrive.com/bls-provider-manual-e58720911.html>). The applicant (Latsha Griffin) has advanced training, experience, and certification to implement the AHA program for our community. Outcome Measure: The main outcome measures are the number of (1) trained instructors and (2) trained volunteers. The Project Director (LG) will report and document these outcomes as completed certifications. We anticipate applying for additional grant support to place AEDs in key locations like libraries, grocery stores.... Or these locations may themselves make those investments in community safety. The number of AEDs at key community sites is an additional reportable outcome. Partnerships: The Project Director, LG, has an established role as a CPR instructor at The National Safety Council for 4 years and currently with American Heart Association Displacement: Not Applicable. Location: As part of this proposal, we request funds to rent space in a central location to the census tracts served. During the funding period we will identify a community partner to permanently house the program. With the ability to grow and expand Qualified Census Tract: this should be in the legislation

Timeline	One to Six months into funding building and opening of functional programming One year into funding establish other partnerships as well as grow job availability and class size opportunity
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	To teach and elevate our youth if one knows what it takes to save a life they will think before they take a life.
Proposal Description and	My proposal will have sustainability through saving lives in every area discussed such as family safety and community

Needs Alignment safety. It will also allow grow in jobs and community connections. it also allow the youth to have different educational advancement for peers and community alike

Visioning Workshop Findings Alignment This Proposal will close the gap with in the community by hold family, group, individual and work related techniques

Priorities Alignment Lifes are lost everyday due to the lack of education available in the North Omaha community

Economic Impact It can create 3 or more jobs with in the first year with the avarege income earn \$75-100 for 1-3 hour of work

3 or more

unknown

\$18-25 hr

unknow

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships No

Displacement No

Displacement explanation

Physical Location unknow

Qualified Census Tract Adjacent to one or more QCTs

Additional Location Documents N/A

Property Zoning No

Is the project connected to utilities?

	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	own rescerch
General Contractor	No
Request Rationale	For the owner of building or space and equipment to teach the communiy
Grant Funds Usage	To help the growth of North Omaha
Proposal Financial Sustainability	Yes
	N/A
Funding Sources	N/A
	N/A
	no
Scalability	no
	N/A
Financial Commitment	To obtain a building and and allow free or low cost classes to the community
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 231

Organization Name (if applicable)	King's Landing
Physical Address	Possible Locations: Long School Marketplace 1500 N 24th Street Omaha, NE 68110 Fair Deal Marketplace Village 2118 N 24th Street, Omaha, NE 68110
Mailing Address	515 S 12th Street #240 Omaha, NE 68102
Website	
Social Media Accounts	
Name	Monica Green, PhD
Title	Dr.
Email Address	mnebgreen@gmail.com
Phone	+1 (402) 708-5241
Team	Yes
	See atachment
Organizational Chart	See attachment
Other Completed Projects and/or Accomplishments	As a new organization centered around instilling the importance of pre-primary education in the African American community, King's Landing aligns wonderfully with these values. With core values based in developing the surrounding community, it also aligns with the objective of this Recovery Act.
Proposal Title	King's Landing: A Learning Environment Dedicated to the Development of North Omaha's Next Generation
Total Budget (\$)	\$1,000,000.00
LB1024 Grant Funding Request (\$)	\$1,000,000.00
Proposal Type	Combination of capital project and service/program I do not know Service/program
Brief Proposal Summary	Over the last decade, as prices sky-rocketed, preschool has been reserved solely for the affluent. With waiting lists over a year long, and prices nearing \$1000 a month, many families are forced to keep their children in traditional daycare until enrolling them in kindergarten. While there are some government funded

early learning programs in Nebraska, the spaces are limited, and the restrictions are numerous. This poses a particular threat to families living in poverty. Preschool is the first step into education. It is a chance to open the mind of a child. This is the basis by which all future learning is possible. King's Landing will become a pillar of the community, offering affordable education for North Omaha children ages three to five years old. Children will have the opportunity to grow and thrive in an environment centered around fine arts, science and mathematics, sustainability and environmental awareness. The educators at King's Landing will focus on the development of the following: - Emotion Management -Social Skills -Fine Motor Skills -Early Math Skills -Early Literacy Skills

Timeline	Timeline uploaded in supporting document
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	King's Landing will become a pillar of the community, offering affordable preschool education for North Omaha families. Children will have the opportunity to grow and thrive in an environment centered around fine arts, science and mathematics, sustainability and environmental awareness.
Visioning Workshop Findings Alignment	North Omaha's most urgent needs, according to the assessment chart, pertain to sustaining the community and policy. The two categories combined make up 77% of the total. Education is a key part of both of these community needs, particularly early childhood development for children ages three to five years old. As stated, this development is key to future success of North Omaha youth. Pre-primary education is critical to longevity in the school system and continued education.
Priorities Alignment	Creating thriving businesses offsets the challenges of disproportionate low-income minority communities such as North Omaha. For generations, North Omaha has been plagued with disparities that stifled the ability of individuals to access funds for small businesses, real estate, and any resources that could potentially change the trajectory of wealth. LB1024 recognizes those challenges and attempts to assist with areas that could minimize such disparities. King's Landing attempts to not only impact and advance student experiences prior to their formal education ,but it incites a spirit of pride in the community. King's Landing also provides potential job employment for local North Omaha residents, as well as lasting partnerships for its community.

Economic Impact	30 jobs (temporary and permanent) beginning at \$15/hour
	25
	Estimated potential construction team of 5 to modify pre-existing property in North Omaha
	For the three levels of employees within the company, the wage levels are as follows: Administration -salary based on experience, Teachers-based on experience starting at \$38,000, Support Staff-hourly starting at \$15/hour
	Outsourcing the following to surrounding North Omaha businesses: professional development, renovations and facility maintenance, faculty and student enrichment opportunities, community bases curriculum developers, tutors etc.
Community Benefit	Access to affordable pre-primary education is essential in any growing community. King's Landing will diversify the educational opportunities for North Omaha families therefore attracting more next generation families
	An educational institution centered around fine arts, STEM, community sustainability and environmental awareness is something that is not only new to North Omaha, but also traditionally unheard of in the African American Community itself. With presidents and board members having extensive educational background, the curriculum will be innovative and will include enrichment extensions. This pre-primary institution will also incite parental engagement with opportunities for continued education.
Best Practices/Innovation	An educational institution centered around fine arts, STEM, community sustainability and environmental awareness is something that is not only new to North Omaha, but also traditionally unheard of in the African American Community itself. With presidents and board members having extensive educational background, the curriculum will be innovative and will include enrichment extensions. This pre-primary institution will also incite parental engagement with opportunities for continued education.
Outcome Measurement	Improved education and longevity in the school system, community engagement
	Tracking success rate of graduates from the King's Landing in the primary school system through our partnership with Omaha Public Schools
	Depending on the results on the tracking of our students into the Omaha Public School system, co-investment or secondary investment might be explored
Partnerships	Yes
	There is the possibility for consultation with Omaha Public Schools regarding criteria for kindergarten readiness
	Not Applicable

Displacement	No
Displacement explanation	
Physical Location	With the desire to build and develop within North Omaha, the following are desire locations to rejuvenate the area Long School Marketplace 1500 N 24th Street Omaha, NE 68110 Fair Deal Marketplace Village 2118 N 24th Street, Omaha, NE 68110
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	Estimations based off of property values and current construction estimations in Omaha
General Contractor	No
Request Rationale	Please see attached budget listing first year expenses and startup costs
Grant Funds Usage	Please see attached budget listing first year expenses. As a new business venture, any grant funds allocated will go directly to the start-up of this new educational facility in the center of North Omaha
Proposal Financial Sustainability	Yes
	Following the initial investment, and once the facility is fully functional, it will rely primarily on tuition, parent donations and fundraisers
Funding Sources	At this time, there are no other committed or pending funding sources

Not Applicable

Yes, at this time this we are solely exploring this grant as a funding source for King's Landing PreSchool. Each dollar is an integral part to the success of this business venture.

Scalability

Yes, we believe it is scalable. Starting with simply four classes, two for each age group, we anticipate the ability to add at least one classroom annually dependent on enrollment. There is also the hope that, after successfully opening one, we can expand to other areas of North or South Omaha

Yes, we believe it is scalable. Starting with simply four classes, two for each age group, we anticipate the ability to add at least one classroom annually dependent on enrollment. There is also the hope that, after successfully opening one, we can expand to other areas of North or South Omaha

Financial Commitment

Each member of the team is a committed professional with proven track records in our careers. The presence of a Board of Directors provides another level of accountability. In addition, references can be provided upon request

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment



Public Information



File Uploads

Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area
Proposal Budget/Sources and Uses Schedule



King's Landing

A Learning Environment Dedicated to the Development of North Omaha's Next Generation

10.1.2022

Monica Green, PhD

515 S 12th Street #240

Omaha, NE 68102

Overview

Over the last decade, as prices sky-rocketed, preschool has been reserved solely for the affluent. With waiting lists over a year long, and prices nearing \$1000 a month, many families are forced to keep their children in traditional daycare until enrolling them in kindergarten. While there are some government funded early learning programs in Nebraska, the spaces are limited, and the restrictions are numerous. This poses a particular threat to families living in poverty. Preschool is the first step into education. It is a chance to open the mind of a child. This is the basis by which all future learning is possible. King's Landing will become a pillar of the community, offering affordable education for North Omaha children ages three to five years old. Children will have the opportunity to grow and thrive in an environment centered around fine arts, science and mathematics, sustainability and environmental awareness. The educators at King's Landing will focus on the development of the following:

- Emotion Management
- Social Skills
- Fine Motor Skills
- Early Math Skills
- Early Literacy Skills

Goals

1. Consistently, develops cohorts of preschool students that are proficient in Fine Arts, Science, Math, Sustainability, and Environmental Awareness. This approach sets a model in place that targets life skill pillars to challenge the traditional pitfalls of living in poverty.
2. Creates employment and training that provides income, relief to families, contributes to overall job retention, community pride and sustainability
3. Potential for increased property value in the surrounding North Omaha Community.

Specifications

Desired Locations

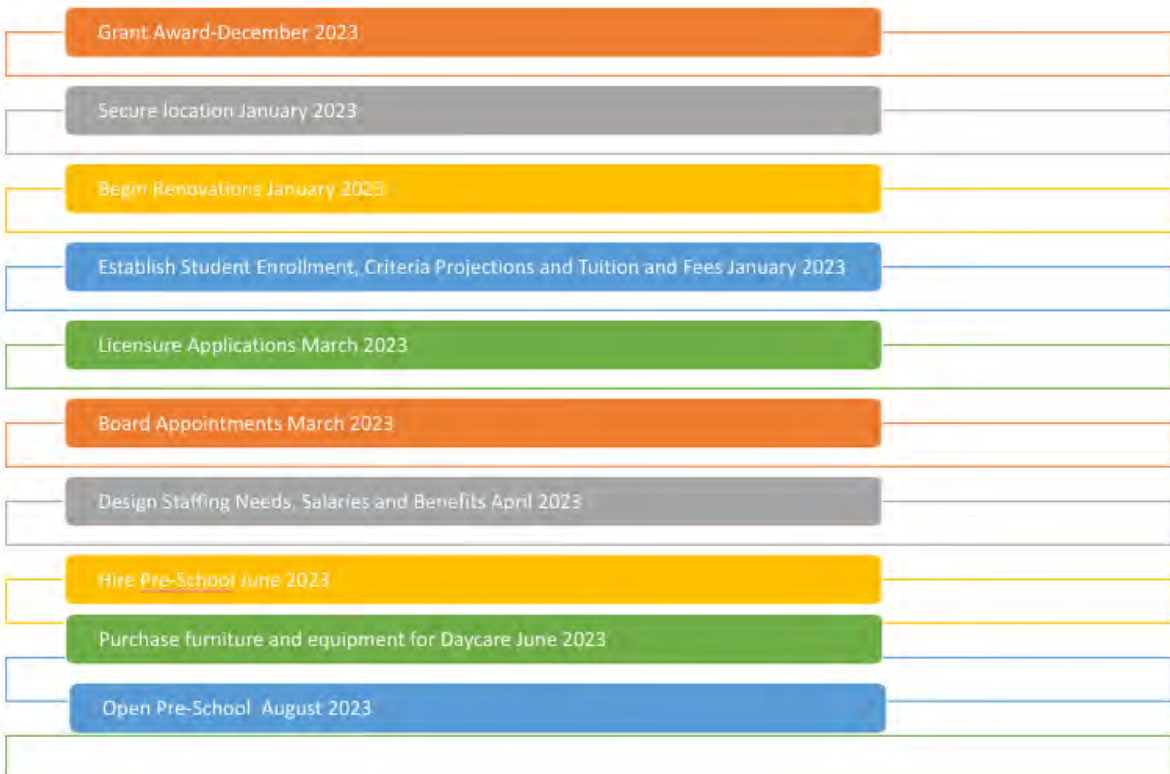
Long School Marketplace

1500 N 24th Street Omaha, NE 68110

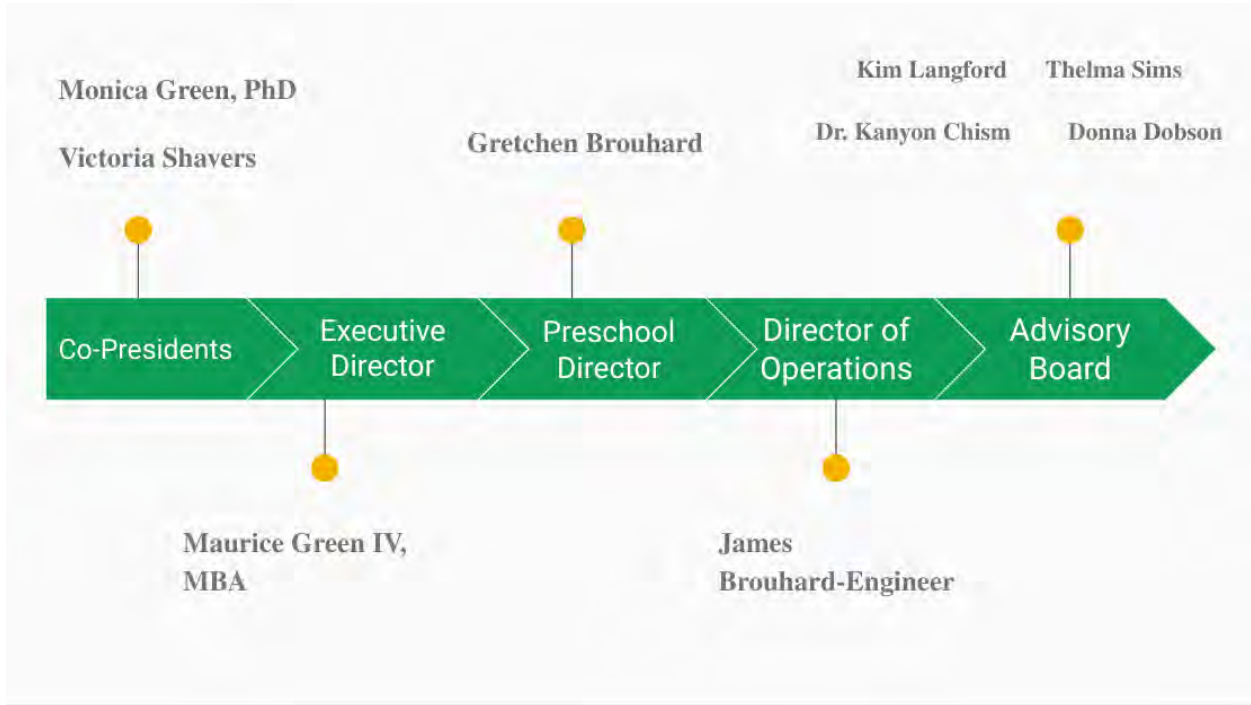
Fair Deal Marketplace Village

2118 N 24th Street, Omaha, NE 68110

Timeline



I. Organizational Chart



King's Landing Proposal Budget and Projected Expenses

	Year 1/2023		Year 2/2024
	Price Per Unit	Total	Price Per Unit
Location and Constuction	12,000 sq. ft.		
Property Lease	4,500	54000	4,500
Construction	20 per sq. ft.	240,000	
Furniture	5816	23,264	5816
Technology		8158	
Key Personnel			
Co-President (2)	89,000	178,000	98,560
Director	78,000	78,000	82680
Assitant Director	46,000	46,000	48760
Other Personnel			
Teachers	\$38,000/year	152,000	\$40,280/year
Paraprofessionals	\$31,200/year	124,800	\$33,072/year
Support Staff	\$31,200/year	\$62,400	\$33,072/year
Operating Costs			
Utilities	2106	25272	2106
Supplies	2,000	10,000	2,000
Curriculum	\$75/hour	30,000	
	Year 1 Total	1031894	Year 2 Total

Total	Year 3/2025		Year 4/2026		
	Price Per Unit	Total	Price Per Unit	Total	
54000	4,500	54,000	4,500	54,000	
5816	5816	5816	5816	5816	
197120	104,474	208,948	110,742	221,484	
82680	87,640	87,640	92,898	92,898	
48760	51,685	51,685	54,786	54,786	
201,400	\$42697/year	256,181	\$45,258/year	316,811	
165,360	\$35059/year	210,357	\$37,163/year	260,138	
165,360	\$35059/year	210,357	\$37,163/year	260,138	
25272	2106	25272	2106	25272	
10,000	2,000	10,000	2,000	10,000	
955768	Year 3 Total		1,120,256	Year 4 Total	
					1,301,343

Grant Application

Row 232

Organization Name (if applicable)	SM Estate LLC
Physical Address	1002 Valleyview Drive Papillion NE 48046
Mailing Address	1002 Valleyview Drive
Website	
Social Media Accounts	
Name	Sonia Macias
Title	Owner and CEO
Email Address	soniamacias.realestate@gmail.com
Phone	+1 (402) 321-7046
Team	Yes
	My personal assistant - works closely with me on all my matters, familiar with project. She has been with me for years 17 months. Consultant as a Financial Analyst, he currently works for a Real Estate Developer in new construction as a Financial Analyst
Organizational Chart	Using my team from my other company Luna Construx Business Operations Manager Executive Assistant Project Manager In addition my consultants I described above
Other Completed Projects and/or Accomplishments	20+ years of real estate expertise in flips, buy & hold rentals, and wholesale deals. Have successfully worked over a dozen flips. Currently holds over \$2MM in rentals. Radio Management and Lead generation for buying & selling. I have personally managed all my properties. Co-Owner of Luna Construx - minority and female owned construction company The President of InvestHerOmaha Chapter, grew from 0 -200+ My influence with my meet up, InvestHerOmaha group is composed of Females in Real Estate Investing. Recognized as a leader in the investor community.
Proposal Title	HerSOMaha
Total Budget (\$)	\$16,924,500.00
LB1024 Grant Funding Request (\$)	\$16,924,500.00
Proposal Type	Capital project

Brief Proposal Summary Project HerSOMaha - is a mixture of Real Estate Development with culture & enrichment to the community, South Omaha area. I plan on bringing color, culture, and housing in an area where it's greatly in need. The community benefits from adding 5 projects varying from 18-24 units each. All in the census qualified track area, four other locations to be determined. These Infill projects will create housing much needed for locals, where they feel it's home. Each apartment will be about 900 -1000 square ft, this will provide a more spacious environment in the apartments; something that is lacking in the South Omaha housing. These apartments include two bedrooms, two baths with a laundry room setup included. The idea of the tenant, empty nesters, young couples getting started, two roommates, or even a small family of 1 or two kids. The location is right on 39th and L street - near a bus line on 42nd and L street within walking distance. Less than 5 minutes of drive time to the interstate and 24th street for all major shopping needed. Hitchcock park is also less than a 5 minute driving distance. The economic impact will be major as I plan on using local subcontractors, around 22 different trades that live in the area that would create jobs and provide an opportunity for the hispanic construction talent to shine. This package will be Transformational to the area. It will fuel the area with culture & attraction for locals and outsiders to come and see a little of Mexico in South Omaha. Ultimately drive folks to come and see South Omaha and the shopping district where many can support the local economy by eating at a restaurant, buying goods, or come and visit and see what we are all about. This too is a way to give back to the community, this is where I grew up. This is the area my kids want to continue to be a part of and prosper.. It will inspire young entrepreneurs to get active and be able to provide for our growing and beautiful South Omaha.

Timeline As soon as funds are secured the first of 5 projects can be launched Spring of 2023. 18 unit mix at 3905 & 3911 L Street, Omaha NE 68107. I would also secure the 4 other locations immediately that would be needed for the project. The second one would be launched in Spring of 2024. Third one would be launched Spring 2025 and the last one Fall of 2025.

Percentage completed by July 2025 90%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation Provide additional housing in area which is greatly needed,

specially for rent.

**Proposal
Description and
Needs Alignment**

The project will provide additional housing for about 100 families with the five projects that will be added in the South Omaha area. These will be new, modern and with a touch of culture to blend in with hispanic community. These are apartments that people can be called home and will bring a quality of life that they deserve in their area of interest.

**Visioning Workshop
Findings Alignment**

Provide housing for rent which is greatly needed in the South Omaha area. This too will provide an affordable place for families to live in and a place they can feel is like home. My 5 projects will be able to provide them exactly what they need without the cost of buying a home and having to worry about repairs which many don't understand or are aware of. I will take that burden away but still provide the place they need to be called a home.

Priorities Alignment

The goal of the QCT Recovery Grant Program is to foster desirable transformation, the project will be transformational as we haven't seen anything similar anywhere around. It will bring a great deal of pride to the local community and residents in the area. Fundamental change to be epic! Create an example of how much we need our labor force because they are the best and how much they are providing to the economy locally!

Economic Impact

The project will provide stronger economic recovery as it will bring work that will be filled by the local trades within the community as we know there is a strong construction workforce in the South Omaha area. These jobs will be provided at a critical point where many builders are beginning to stop construction work due to high labor, high interest rates and high material costs. The creation of jobs includes potentially hiring 20 different trades means that there can be 20 small businesses that will add to the local economy. These will be temporary jobs but with the opportunity to hire them 5 more times should be the first project be replicated 4 more times. Those trades include in no particular order SECURITY SYSTEM ELECTRICAL FLOORING HVAC PLUMBING FOUNDATIONS & FOOTINGS DRYWALL MASONRY CONCRETE ROOFING KITCHEN COUNTERTOPS CERAMIC TILE PAINTING LANDSCAPING EXTERIOR DOORS AND WINDOWS FRAMING SIDING CARPENTRY CLEANING

2 property managers, 2 landscapers, 2 maintenance repair

Approximately 20 different trades for each project for the duration of the construction project.

RANGE \$38k to \$55k a year per person

I plan on using mostly local trades within the community for all construction related, landscaping and cleaning services. If each total project cost is about 3.3mm 90% would be able to stay within the local community.

Community Benefit

Long-lasting economic growth in the community of South Omaha. My goal is to make the construction labor stand out more so now than ever. Educating everyone of the great potential we have in the South Omaha area and how rich we are by providing to the labor force and skill workers that make a

difference in our communities with their labor, hard work, and pride in what they do.

Creation of work in construction in the South Omaha area, housing, better environment in new buildings, overall a better quality of life for the area and the tenants.

Best Practices/Innovation There is currently no other projects similar in Omaha area. This is a complete new concept with the outside look of the vibrant colors.

Outcome Measurement It will improve by creating more apartments accesible to the community. Overall assisting with the shortage of rentals in the area.

By the numbers - my firm can confirm or with a paid study.

no

Partnerships No

Displacement No

Displacement explanation

Physical Location 3905 & 3911 L St, Omaha NE 68107 is the first project launch.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

Yes

General Contractor Yes

No

It was not needed

Request Rationale High construction labor costs countered by explosive housing demand & rental demand. High material costs are still lingering while wood has somewhat stabilize its still higher than usual. High interest rates currently at 7% make it difficult to have this project be viable unless there is financial assistance.

Grant Funds Usage The funds will be used strictly with an estimate of the construction cost, fully expecting those numbers to increase as the projects continue.

Proposal Financial Sustainability Yes

See attached

Funding Sources Spark Capital, Tax Increment Financing, Front Porch Investments, and Bank

No date as of yet.

Without financial assistance this project is not able to continue.

Scalability The proposal is scalable in phases, to be completed by July 2026

Financial Commitment For the first project we are able to commit to the about 10-20% of the project cost. For the additional four projects - we plan on finding private investor funding if needed.

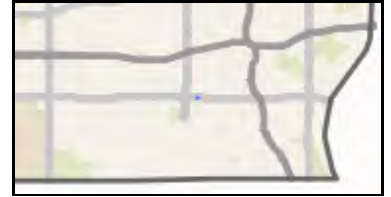
ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

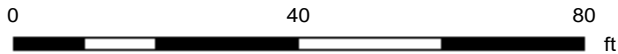
File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule



Legend

Parcels

Property Lines





SITE PLAN

1" = 20'-0"

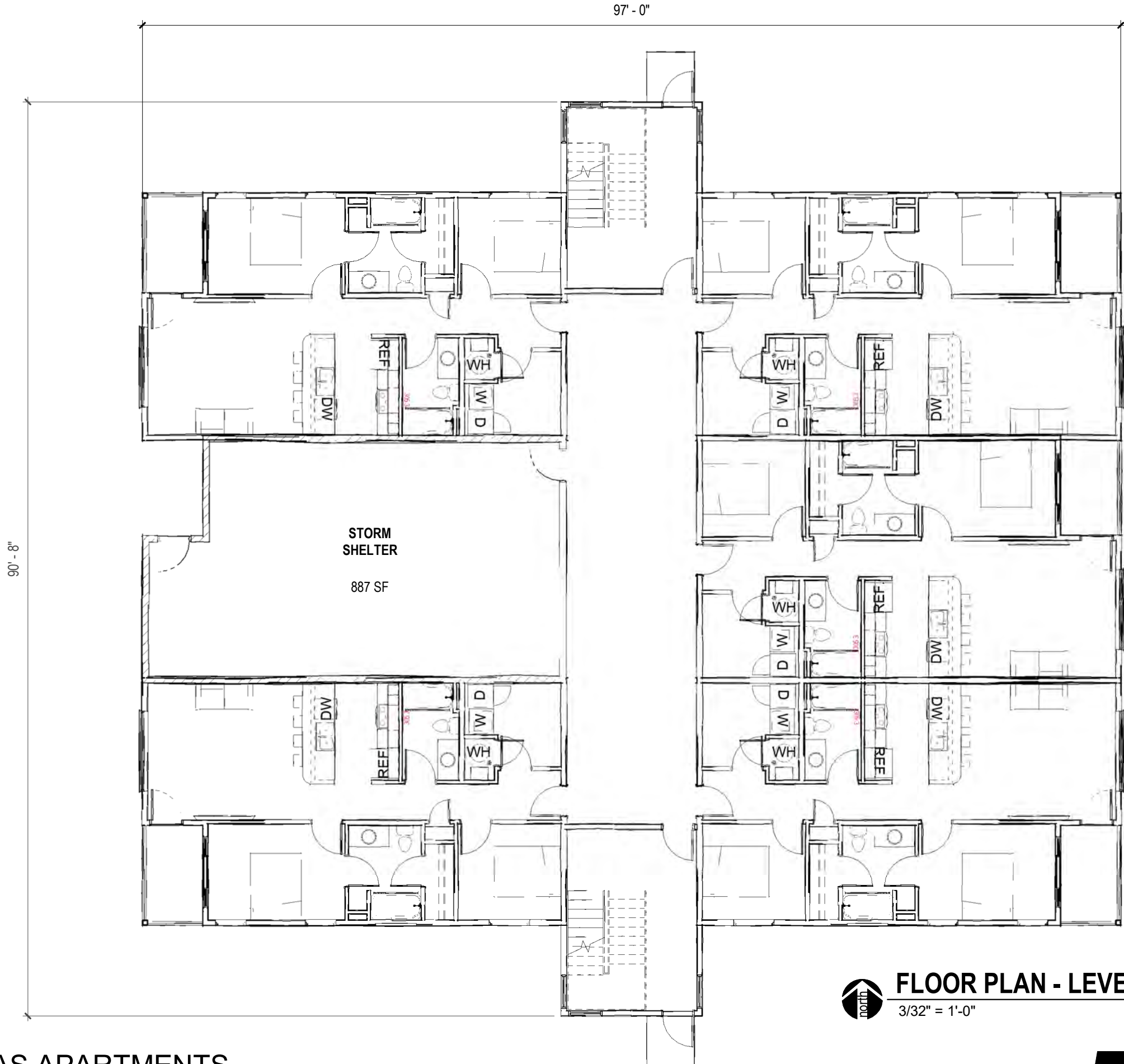
MOUNT DOUGLAS APARTMENTS

Project # 1022
August 22, 2022



**ROBERT W. ENGEL AND
ASSOCIATES, ARCHITECTS**

2110 South 156th Circle
Omaha, NE 68130



STORM
SHELTER
887 SF



FLOOR PLAN - LEVEL 1

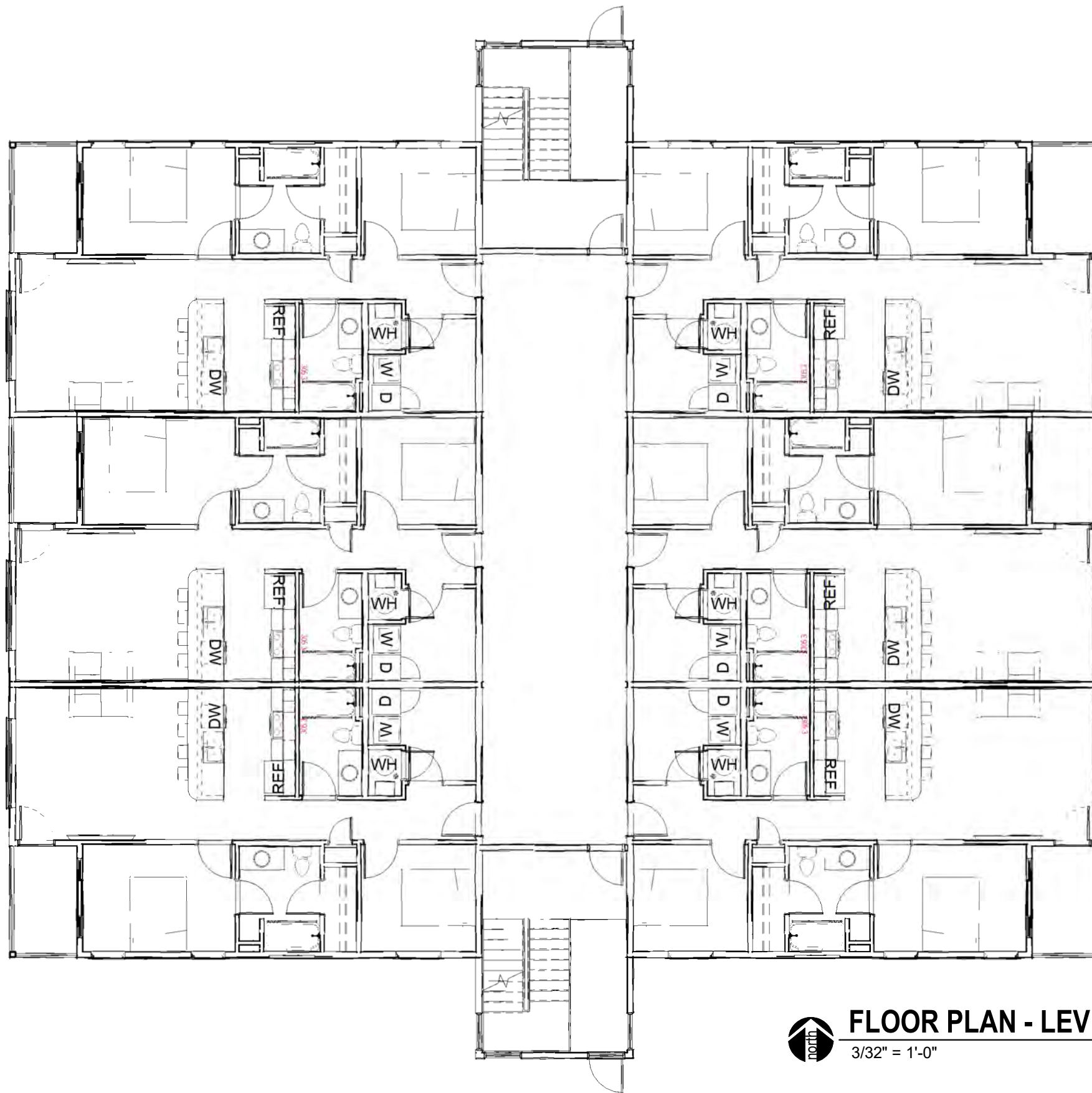
3/32" = 1'-0"

MOUNT DOUGLAS APARTMENTS

Project # 1022
August 22, 2022



**ROBERT W. ENGEL AND
ASSOCIATES, ARCHITECTS**
2110 South 156th Circle
Omaha, NE 68130



FLOOR PLAN - LEVEL 2

3/32" = 1'-0"

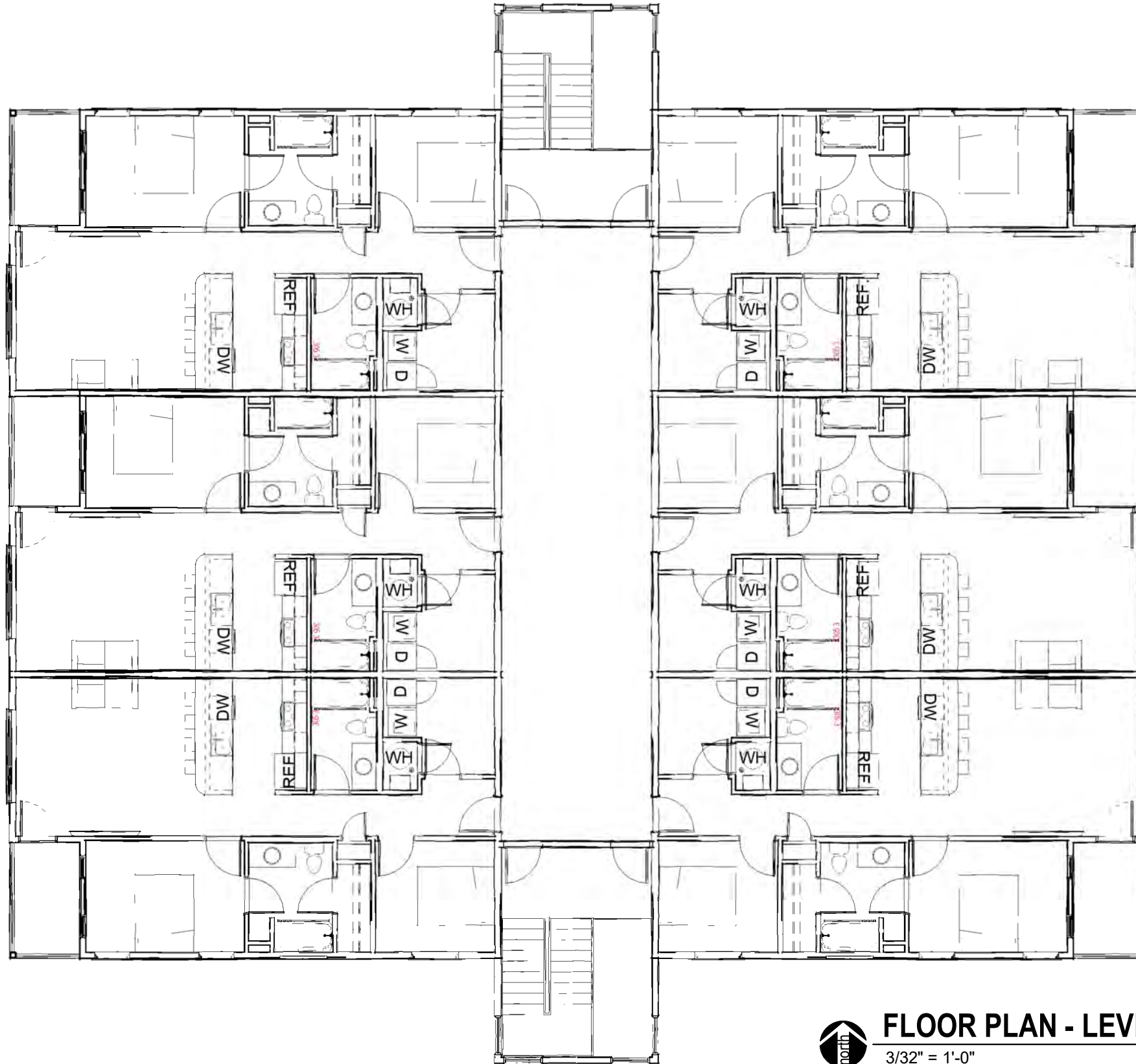
MOUNT DOUGLAS APARTMENTS

Project # 1022
August 22, 2022



ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS

2110 South 156th Circle
Omaha, NE 68130



FLOOR PLAN - LEVEL 3

3/32" = 1'-0"

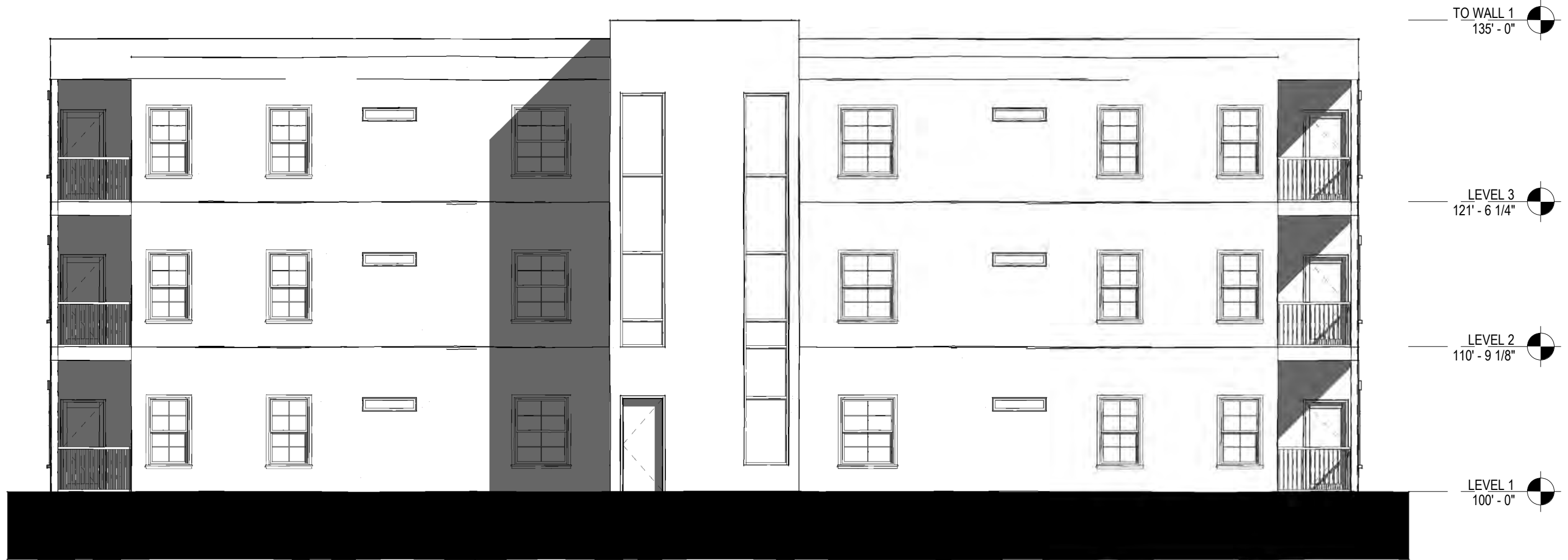
MOUNT DOUGLAS APARTMENTS

Project # 1022
August 22, 2022



**ROBERT W. ENGEL AND
ASSOCIATES, ARCHITECTS**

2110 South 156th Circle
Omaha, NE 68130



NORTH ELEVATION

1/8" = 1'-0"

MOUNT DOUGLAS APARTMENTS

Project # 1022
August 22, 2022



EAST ELEVATION

1/8" = 1'-0"

MOUNT DOUGLAS APARTMENTS

Project # 1022
August 22, 2022

RE **ROBERT W. ENGEL AND ASSOCIATES, ARCHITECTS**
2110 South 156th Circle
Omaha, NE 68130



**HerSOmaha
APARTMENTS**



Proposal

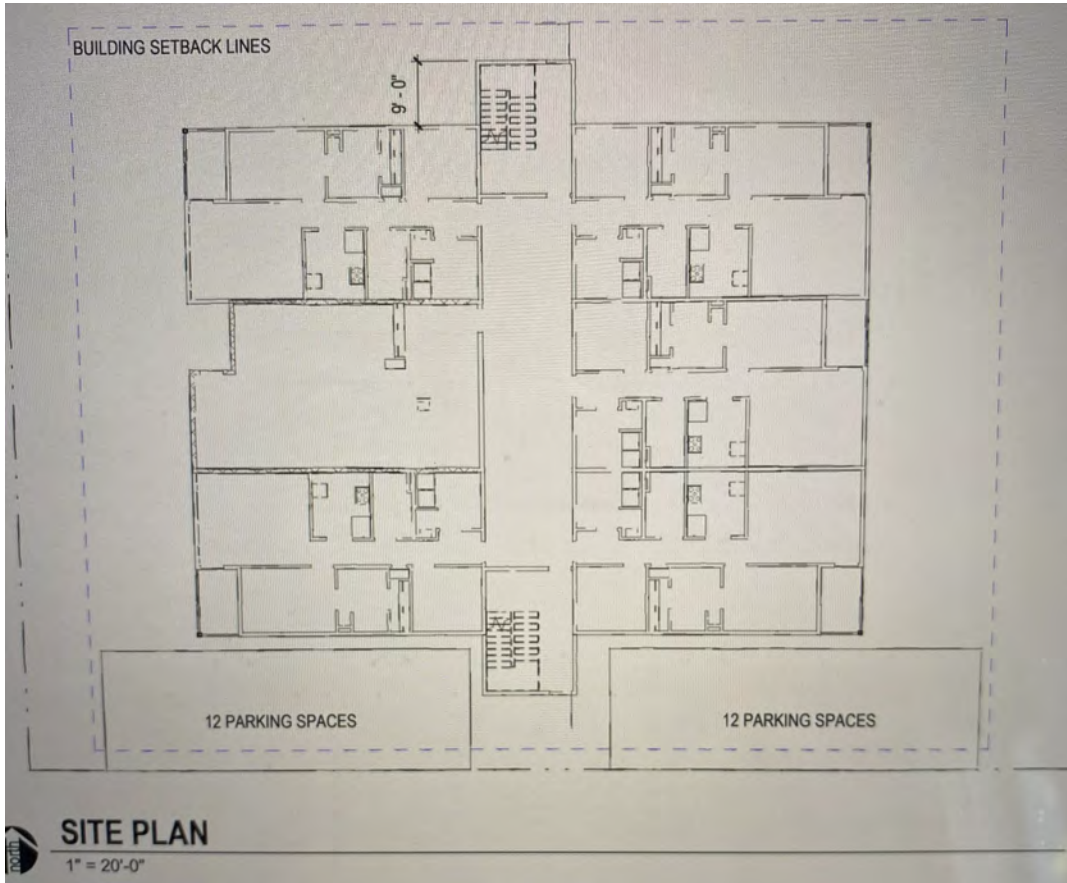
HerSOmaha Apartments is a new construction, of 17 units and one shelter, in heart of South Omaha.

Property will be two buildings and two stories with open car parking on the side and thru the back alley

Property will be conveniently located 3905 & 3911 L street around South Omaha, easy access to Hitchcock park, South Omaha 24th business district, Omaha South Magnet High School. Easy access to HWY 75 and i-80

This property is to be like no other in the area. This property is to assist the gap that is growing for affordable rentals.

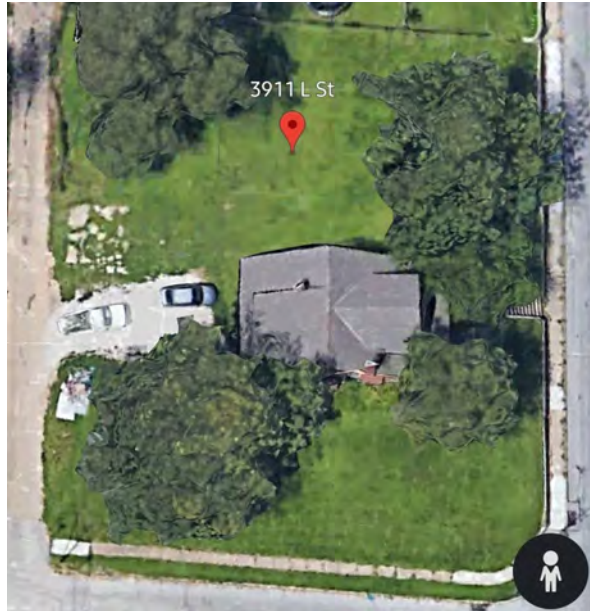




Possible Site Plan

Current Site Location

Site plot of 3905 and 3911 L Street, Omaha NE 68107



3911 US-275

OTHER FUTURE PROJECTS



Community Impact

The project will provide stronger economic recovery as it will bring work that will be filled by the local trades within the community as we know there is a strong construction workforce in the South Omaha area. These jobs will be provided at a critical point where many builders are beginning to stop construction work due to high labor, high interest rates and high material costs. The creation of jobs includes potentially hiring 20 different trades means that there can be 20 small businesses that will add to the local economy. These will be temporary jobs but with the opportunity to hire them 5 more times should be the first project be replicated 4 more times. Trades in need;

- ★ SECURITY SYSTEM
- ★ ELECTRICAL
- ★ FLOORING
- ★ HVAC
- ★ PLUMBING
- ★ FOUNDATIONS & FOOTINGS
- ★ DRYWALL
- ★ MASONRY
- ★ CONCRETE
- ★ ROOFING
- ★ KITCHEN COUNTERTOPS
- ★ CERAMIC
- ★ TILE
- ★ PANTING
- ★ LANDSCAPING
- ★ EXTERIOR DOORS AND WINDOWS
- ★ FRAMING
- ★ SIDING
- ★ CARPENTRY
- ★ CLEANING

Project Partners

Bank

LB1024 Grant, Front Porch Investments, Spark Capital

Engineer

Lamp Ryneason - Joe Zadina

Architect

Robert W. Engel & Associates (Greg Staskiewicz)

Construction

Luna Construx

Management

CityLine Properties (Dan)

City of Omaha

TIF (Bridget), Planning (Derek)



Unit Finishes

Waterproof Rigid Vinyl
Plank Flooring



Granite countertops



Kitchen



Fixtures (LED)



Appliances



Interior Doors



Breakdown of Capital Uses

Soft Costs

- Appraisal
- Environmental Phase 1
- Market Study
- ALTA Survey
- Closing Costs
- A&E (Architect & Engineer)
- Legal Fees
- CPA
- Interest & Carrying Costs

Hard Costs

- Land Acquisition
- Site Costs
- Permits
- Construction
- FF&E (Fixtures, furniture, & equipment)

Cost per Unit

Construction per unit

2 Bedroom & 2 Bath - \$188,050

Total Development Cost

\$3,384,900

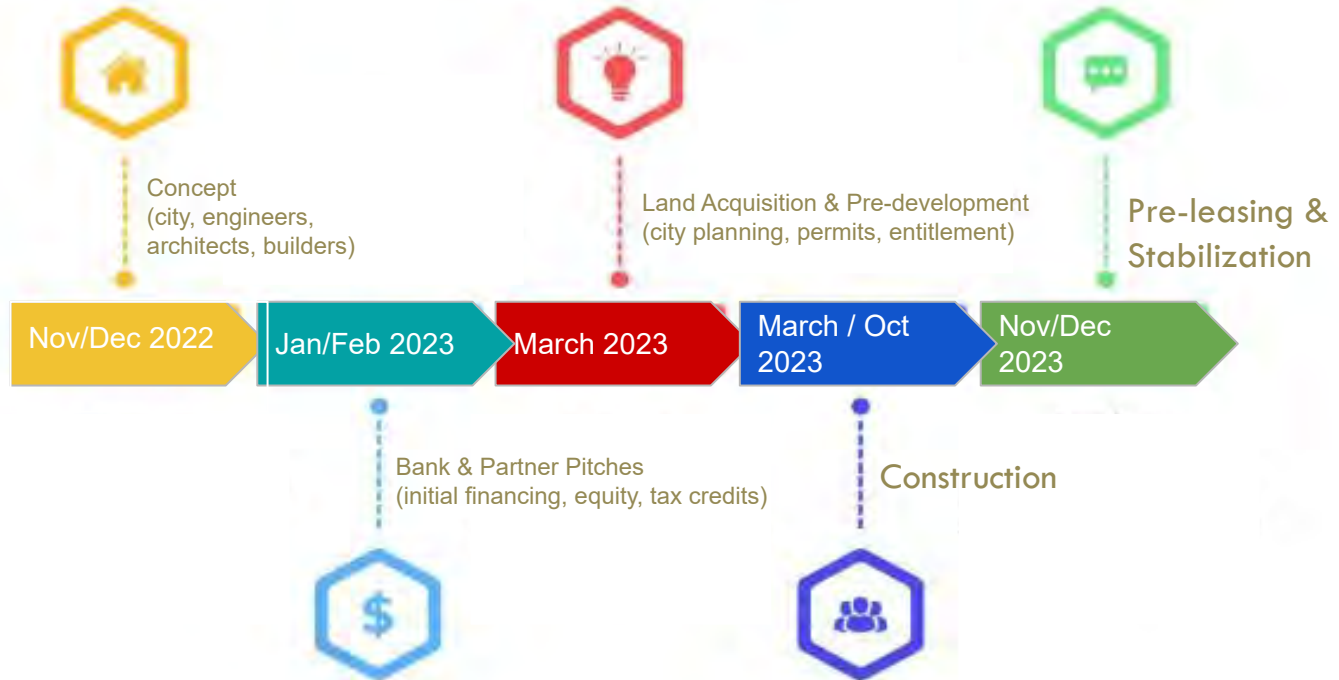
Unit Mix & Market Rent

Unit	Unit Count	Square Feet	Market Rent	Rent per Sq Ft
2 Bed 2 Bath	17	1000	1500	1.50

**Market study to be performed to assure efficient unit mix and potential rent for the area*

Ability to implement smart technology, preventative maintenance, & renter friendly measures from inception.

Timeline



Underwriting Summary

- High construction labor costs countered by explosive housing demand & rental demand.
- High material costs are still lingering while wood has somewhat stabilize its still higher than usual.
- High interest rates currently at 7% make it difficult to have this project be viable unless there is financial assistance.
- South Omaha needs assistance more than ever from labor, housing, and understanding of the culture and how that ties to their economic needs. With this project i feel confident to be able to provide all.

Thank you for your
time



Return To:
Green Title & Escrow
16909 Lakeside Hills Plaza Suite 119
Omaha, NE 68130-4653

2118692

PERSONAL REPRESENTATIVE'S DEED

The GRANTOR

LuAnn Ray and David J Huser Personal Representatives of the Estate of Alyce Ham, Deceased

in consideration of One Dollar and other valuable consideration received from grantee,

SM Estate, LLC, a Nebraska limited liability company

conveys to GRANTEE, the following described real estate (as defined in Neb Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows:

Lot 9, Block 2, Mount Douglas, an Addition to the City of South Omaha, now Omaha, Douglas County, Nebraska.

subject to easements, covenants and restrictions of record, if any.

GRANTOR covenants with grantee that grantor has legal power and lawful authority to convey the same.

Executed this 26th day of April, 2021.

Estate of Alyce Ham, Deceased

BY: LuAnn Ray
LuAnn Ray, Vice President & Trust Officer of First National Bank, as Personal Representative

By: David J. Huser, EVP
David J. Huser, Executive Vice President of First National Bank, as Personal Representative

STATE OF Iowa

COUNTY OF Bremer

The foregoing instrument was acknowledged before me on this 26th day of April, 2021 by LuAnn Ray, Vice President & Trust Officer of First National Bank, as Personal Representative and David J. Huser, Executive Vice President of First National Bank as Personal Representative.

Jennifer L. Staines
Notary Public





Return To:
Green Title & Escrow
16909 Lakeside Hills Plaza Suite 119
Omaha, NE 68130-4653

2118692 (2)

PERSONAL REPRESENTATIVE'S DEED

The GRANTOR

First Bank, Personal Representative of the Estate of Alyce Ham, Deceased

in consideration of One Dollar and other valuable consideration received from grantee,

SM Estate, LLC, a Nebraska limited liability company

conveys to GRANTEE, the following described real estate (as defined in Neb Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows:

Lot 8, Block 2, Mount Douglas, an Addition to the City of South Omaha, now Omaha, Douglas County, Nebraska.

subject to easements, covenants and restrictions of record, if any.

GRANTOR covenants with grantee that grantor has legal power and lawful authority to convey the same.

Executed this 22nd day of September, 2021.

Estate of Alyce Ham, Deceased

BY: LuAnn Ray
LuAnn Ray, Vice President & Trust Officer of First Bank, as Personal Representative

BY: David J. Huser, EVP
David J. Huser, Executive Vice President & Trust Officer of First Bank, as Personal Representative

STATE OF Iowa

COUNTY OF Bremer

The foregoing instrument was acknowledged before me on this 22nd day of September, 2021 by LuAnn Ray, Vice President & Trust Officer of First Bank, as Personal Representative of the Estate of Alyce Ham, Deceased.

Jennifer L. Staines
Notary Public



STATE OF Iowa

COUNTY OF Bremer

The foregoing instrument was acknowledged before me on this 22nd day of September, 2021 by David J. Huser, Executive Vice President & Trust Officer of First Bank, as Personal Representative of the Estate of Alyce Ham, Deceased.

Jennifer L. Staines
Notary Public





GREAT PLAINS REGIONAL MLS LLC
UNIFORM PURCHASE AGREEMENT

(This is a legally binding contract. If not understood, seek legal advice.)



The REALTOR® negotiating this agreement is a member of the National Association of REALTORS® and as such is governed by the applicable Code of Ethics and Rules of Fair Business Practice.

Nebraska Realty, REALTORS® (Broker) Date: 02/15/2022 ("Date of Offer")

The undersigned Purchaser, (whether one or more) agrees to purchase the Property described as follows:

1. Property Address: 2613 Gindy Drive City: Omaha State: NE ZipCode: 68147

2. Legal Description (Property): LOT 20 CITTA'S 1ST ADDITION as surveyed, platted and recorded in Sarpy County, NE State including all fixtures and equipment permanently attached to the Property.

3. Personal Property: The only personal property included is as follows: [checked] range [] oven [checked] refrigerator [] microwave [checked] dishwasher [checked] all window coverings [checked] all window covering hardware [checked] all light fixtures [checked] all ceiling fans [] washer [] dryer [] all TV mounts [checked] garage door opener(s) with ALL remotes [] outdoor play equipment [] propane tank (unless rented) [checked] storage shed [] work bench [] security cameras (unless rented) [] video doorbells [] digital/smart thermostats and light switches [] shelving located in other (list in space) all as in place at the time of showing of the Property together with any other property which is permanently affixed to the Property.

4. Conveyance: Provided that the Seller (whether one or more) has good, valid and marketable title, in fee simple, Seller agrees to convey title to Property to Purchaser or his nominee by form of warranty deed or ONLY, free and clear of all liens, encumbrances or special taxes levied or assessed, [checked] no exceptions [] except and subject to all building and use restrictions, utility easements abutting the boundary of the Property, and protective covenants now of record.

5. Assessments: Within five (5) calendar days of the execution of this Agreement, Seller agrees to provide notice to Purchaser of all public improvements related to the Property which have been ordered but not yet commenced and shall timely supplement such information as new or updated information or improvements become known to Seller prior to Closing. After receiving Notice under this Section from Seller, Purchaser may terminate this Agreement within five (5) calendar days of such notice. Except as agreed between Purchaser and Seller, special assessments for public improvements not commenced as of Closing shall be the responsibility of Purchaser. Seller agrees to pay any special assessments for public improvements previously constructed or under construction as of Closing. For the purpose of this paragraph, public improvement shall mean improvements constructed by or on behalf of a government entity including, but not limited to, paving, curb, sidewalk and utilities.

6. Consideration: Purchaser agrees to pay to Seller, via certified funds, unless otherwise set forth in this Agreement, the total purchase price in the amount of two hundred ninety-five thousand DOLLARS (\$295000) on the following terms: \$2,500.00 (Earnest Money) deposited herewith as evidenced by the receipt below unless otherwise provided in Section 7, below, with the balance thereof, together with all other amounts required under this Agreement, to be paid at Closing.

7. Receipt and Delivery of Earnest Money: Earnest Money is made payable and delivered to as follows: [checked] delivered with this Agreement [] to be delivered later (If to be delivered later, see Section 10) [] to be delivered within hours of final acceptance of this Agreement. Earnest Money payable to [checked] Escrow Agent [] Purchaser Broker [] Seller Broker [] Seller.

Delivered by: Valerie Olono Date: 02/15/2022 Received by: Victor Ortiz Date: 02/15/2022
Name Name

If the Earnest Money is paid by check, it will be cashed following acceptance of this Agreement or as otherwise agreed herein. In the event this offer is not accepted by the Seller of the Property within the time specified, the Earnest Money shall be returned to Purchaser. In the event there are any defects in the title which cannot be cured as specified below, the Earnest Money shall be paid to Purchaser. In the event

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:

Handwritten initials 'VO' in a box with date and time stamp: 02/15/22 7:48 PM CST dotloop verified

Seller(s) Initials:

Handwritten initials 'VJO' in a box with date and time stamp: 02/16/22 12:40 PM CST dotloop verified

of wrongful refusal or failure of the Purchaser to consummate the purchase, the Seller may, at Seller’s option, demand or retain the Earnest Money for failure to carry out the terms of this Purchase Agreement and pursue the Purchaser for any damages in excess of such amount, subject to the terms of the listing agreement. If the Earnest Money is held by either Broker, it may be transferred to an Escrow Agent at any time, In the case of a dispute over the return or forfeiture of the Earnest Money, the holder of the Earnest Money may require the agreement of Seller and Purchaser to release the Earnest Money. The holder of the Earnest Money may pay any Earnest Money into court upon the filing of any legal action related thereto. Such legal action shall not be maintained against Broker when the dispute is between Purchaser and Seller. Any party naming Broker as a party to any proceeding despite the aforementioned sentences shall be liable to Broker for all legal fees and costs.

8. Payment of Purchase Price. Purchaser shall pay the Purchase Price at Closing as follows (select one):

8.1 All Cash: Balance of the Purchase Price, after accounting for the Earnest Money, shall be paid in wire transferred funds, or certified or cashier’s check at time of delivery of deed, no financing being required.

8.2 Conditional Upon Financing: This Agreement shall be conditional upon Purchaser obtaining financing, under the terms set forth below:

8.2.1 Terms of Financing. Balance of the Purchase Price, after accounting for the Earnest Money, shall be paid in wire transferred funds, or by certified or cashier’s check at time of delivery of deed, conditioned upon Purchaser’s ability to obtain financing to be secured by first mortgage or deed of trust, on above described Property in the amount of \$284,675.00. The financing will be (select one) VA, FHA, CONVENTIONAL, USDA or _____, check here if loan to be NIFA qualified and for an initial interest rate not exceeding 4 _____% per annum, plus mortgage insurance. Financing will be for a period of not less than 30 _____ years. Loan origination/service fee to be paid by Purchaser except as otherwise agreed herein.

Seller Financing: - See attached addendum **Loan Assumption:** - See attached addendum.

8.2.2 Purchaser Loan Application Requirements: Purchaser agrees to make application for financing within five (5) or _____ business days of acceptance of this offer to one or more of the following:

Arbor Bank _____, or
Company Name Loan Officer Name Phone Number

Peoples Mortgage Company _____, or
Company Name Loan Officer Name Phone Number

Charter West Bank Francisco Serrano 402-208-0248.
Company Name Loan Officer Name Phone Number

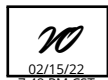
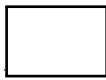


Purchaser agrees to provide verification to Seller that a loan application has been submitted, Purchaser agrees to close within original set closing date, or, if the loan has not been approved or denied prior to the Closing date, Closing shall be automatically extended until approval or denial is issued, subject to the terms of Section 13, below. Upon notification to Purchaser of a loan denial, Purchaser shall notify Seller of such denial within one (1) business day. Unless otherwise agreed by Purchaser and Seller, this Agreement shall be deemed null and void five (5) days following such notice to Seller.

9. SALE CONTINGENCY: (Check one if applicable):

9.1. Contingent Upon Sale and Closing: This offer is contingent upon the sale and closing of Purchaser’s property to be listed by _____ located at: _____ See attached addendum.

9.2. Contingent Upon Closing of Purchaser’s Property Currently Under Contract: This offer is contingent upon Purchaser first obtaining the proceeds from the closing of the Purchaser’s property located at _____ scheduled to close on approximately _____ (date).

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:  
02/15/22 7:48 PM CST dotloop verified
Seller(s) Initials:  
02/16/22 12:40 PM CST dotloop verified

If such closing does not occur on the closing date as scheduled, Closing Date shall be automatically extended until such contingent closing occurs. In the event that Closing Date is automatically extended pursuant to this section, the parties shall reasonably cooperate to schedule Closing on a date and time consistent with such extension. In the event that automatic extension of the Closing has delayed Closing by more than fourteen (14) calendar days, either Purchaser or Seller, upon written notice to the other, may declare this Agreement void, and the Earnest Money shall be returned to the Purchaser, less any and all costs which Purchaser is obligated to pay, including, but not limited to, costs of inspections and surveys ordered by or on behalf of Purchaser as invoiced to or made known to Escrow Agent.

10. Other Provisions (if attaching addenda, list in Section 33):

Brand new 30-inch stove and brand new dishwasher to be install by the seller before final walkthrough date.

11. Taxes: If the Property is located in **Douglas or Sarpy County, Nebraska**, all consolidated real estate taxes which become delinquent in the year of Closing (as are typically paid in the year of Closing) are Current Taxes for the purposes of this Agreement. If the Property is located in any other county, all consolidated real estate taxes for the year in which Closing takes place (as are typically paid in the year following the year of Closing) are Current Taxes for the purposes of this Agreement (based on assessed value and tax rate as of the date of this Agreement). Such Current Taxes shall be prorated as of date of Closing, possession or _____.

12. Conveyance of Title and Closing.

12.1. Title Insurance Agent and Elections. The Real Estate Settlement Procedures Act (“RESPA”) and its accompanying regulations make it clear that if the Purchaser pays any part of the title insurance policy, the Seller cannot make the sale conditioned on the use of a particular title insurance company. According to the Purchaser's rights under RESPA, Purchaser hereby directs the title insurance work to Aksarben Title & Escrow _____, Charter Title _____, or _____.
Purchaser hereby selects the expanded ALTA Homeowners Policy of Title or Basic _____ The cost of any title insurance policies and endorsements shall be equally divided between Purchaser and Seller or _____.

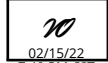



12.2. Title and Title Exceptions. Seller shall through Seller’s Agent or Closing agent furnish a current title insurance commitment or complete abstract of title to Purchaser as soon as practical. If title defects are found, Seller must cure them within a reasonable time, and Closing shall be automatically extended until such defects are cured, in accordance with Section 13, below.

12.3 Closing and Closing Date. “Closing Date” as used herein shall be 03/22/2022 or sooner _____, 20____, and possession date shall be Closing Date, or _____ The time of the transfer of possession shall be as agreed upon by Purchaser and Seller, at a time not later than 4:00 PM on the day of Closing, but not before the time of Closing. At the time of transfer of possession, Seller shall leave the Property in broom-clean condition, free of any personal property not conveyed hereunder, and shall deliver all keys to the Property to Purchaser. “Closing” as used herein shall mean the event of the exchange of the Purchase Price for the deed to be conducted in accordance with Section 14, below.

13. Delay and Extension of Closing. In the event that Closing Date as set forth in Section 12.3 is automatically extended pursuant to Section 8.2.2, 9.2, or 12.2 of this Agreement, the parties shall reasonably cooperate to schedule Closing on a date and time consistent with such extension. In the event that automatic extension of the Closing has delayed Closing by more than fourteen (14) calendar days, either Purchaser or Seller, upon written notice to the other, may declare this Agreement void, and the Earnest Money shall be returned to the Purchaser, less any and all costs which Purchaser is obligated to pay, including, but not limited to, costs of inspections and surveys ordered by or on behalf of Purchaser as invoiced to or made known to Escrow Agent. Purchaser and Seller release and agree to hold harmless all listing and selling brokers, title insurance companies, escrow agents and lenders, if any, together with their employees and associates, from and against any and all claims related to any delay in the occurrence of Closing.

14. Escrow Closing: Purchaser and Seller acknowledge and understand that the Closing of the sale may be handled by an Escrow Agent and that the Broker is authorized to transfer the Earnest Money or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Purchaser or Seller for the accounting for said funds. Escrow Agent’s or the Broker’s charge for the escrow Closing shall be equally divided between Purchaser and Seller. The State Documentary Tax on the deed shall be paid

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:  
02/15/22 7:48 PM CST dotloop verified
Seller(s) Initials:  
02/16/22 12:40 PM CST dotloop verified

by the Seller. Escrow Agent shall be Aksarben Title & Escrow, Charter Title, or . If no Escrow Agent is selected, the title insurance agent, above, shall be the Escrow Agent. At Closing Purchaser shall make payment of all amounts due in good funds, as determined by the Escrow Agent.

15. Survey: Purchaser is aware of the availability of having a survey to determine the property limits, measurements, building locations, encroachments from adjoining lands, and registered Easements which may affect the property. Purchaser may obtain and pay for one or more of the following:

- 1. Improvement Location Survey / Plot Plan (minimum survey; or relied upon for establishment of structure or other improvements),
- 2. Boundary and Improvement Location Survey (corners located/verified; improvements located; parcel checked for encroachments, may be used for construction with regard to local, state and federal regulations),
- 3. ALTA (American Land Title Association) Survey (most comprehensive survey, covers all aspects of above survey options and identifies any additional evidence of possession or use which could be adverse to Purchaser).
- 4. Waived if not required by lender

In most situations, even if a survey is not required, one of the surveys is recommended.

16. Home Warranty Acknowledgment: Purchaser has been advised of the availability of Home warranty.

Purchaser shall receive a home warranty, provided at the expense of Purchaser Seller or . Purchaser selects the warranty type Non-Evaluated Warranty Evaluated Warranty (if available) with No Exclusions*. Cost is \$_____ plus applicable taxes. Home warranty plan benefits are limited to and defined by the plan documents, which Purchaser is advised to review. *(Seller is responsible to ensure issuance of warranty with no exclusions under this option.) Home warranty provider shall be 2-10 Home Warranty, American Home Shield, Home Warranty Inc., Service One, or . Home warranty coverage rejected by Purchaser.

17. Wood Infestation: Purchaser (Seller, in the case of a new VA loan) agrees to pay the cost of a wood destroying insect inspection of the Property, and Seller agrees to pay for any treatment or repair work found necessary for issuance of a wood destroying insects warranty. Termite inspection work is to be performed by Bug-Z, Integrity, Red Termite, or . Purchaser agrees to accept the treated Property upon completion of repairs. Provided, however, if treatment and repairs exceed 2% or of the purchase price, this Purchase Agreement may be cancelled by Seller and/or Purchaser, by written notice delivered to the other party within five (5) calendar days of receipt of a wood destroying insect inspection report. Such inspection report must be delivered to the Seller and Purchaser not later than ten (10) calendar days prior to the Closing Date, at which time Purchaser shall be paid the Earnest Money with no further agreement or release required.

18. Property Inspections: Purchaser has been advised of the availability of property inspections/tests. Unsatisfactory Home Conditions, Asbestos, Mold, Lead, Radon and other contaminants may exist in the Property of which the Broker or Agent is unaware. Suspected Contaminants and home condition may be identified with a typical air quality or home inspection(s). Broker recommends Purchaser obtain inspection(s) of Purchaser's choice to better determine the presence of contaminants and home condition.

Select and Initial One:

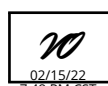

- Purchaser elects NOT to obtain Property inspections.
- Purchaser reserves the right to perform Property inspections

If Purchaser has reserved the right to obtain property inspections, then the following provisions shall apply:

18.1 Purchaser, at Purchaser's expense, shall have the right to perform any inspections or investigation related to the Property that Purchaser desires, including a survey. If the condition of the Property is unsatisfactory in Purchaser's subjective discretion, Purchaser shall provide Seller with:

- 18.1.1** An Inspection Notice Addendum that sets out in writing any unsatisfactory physical items Purchaser requests Seller to correct;
- or
- 18.1.2** A Rejection Notice Addendum that notifies Seller that after inspection, Purchaser finds the Property to be in unsatisfactory condition (a rejection of the property).

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:  Seller(s) Initials: 

02/15/22 7:48 PM CST dotloop verified 02/16/22 12:40 PM CST dotloop verified

18.2 To be effective, the Inspection Notice Addendum or Rejection Notice Addendum must be received by Seller no later than 5:00 p.m. on the 14th calendar day after the acceptance date (“Inspection Objection Deadline”).

18.3 If an Inspection Notice Addendum or Rejection Notice Addendum is not received by Seller by 5:00 p.m. on the 14th calendar day after the acceptance date (“Inspection Objection Deadline”), the Property shall be deemed to be satisfactory to Purchaser.

18.4 If a Rejection Notice Addendum is received by Seller by the Inspection Objection Deadline this Agreement shall automatically terminate.

18.5 If an Inspection Notice Addendum containing requests for action by Seller is received by Seller by the Inspection Objection Deadline and Purchaser and Seller have not agreed in writing as to what action is to be taken regarding the items by 5:00 p.m. on the 18th calendar day after the acceptance date of the Agreement (“Resolution Deadline”), this Agreement shall automatically terminate on the Resolution Deadline unless, before such termination, Purchaser’s written notice of withdrawal of the requirement that Seller correct the items contained in the Inspection Notice Addendum is received by Seller.

18.6 Upon termination of this Agreement under this Section 18, the Earnest Money, less amounts necessary to pay any expenses incurred by REALTOR® or escrow agent holding the Earnest Money, shall be refunded to Purchaser promptly, upon Purchaser providing written notification of the facts constituting termination to the party holding the Earnest Money, without further documentation being required, other than documentation of payment of known expenses incurred by or on behalf of Purchaser. Purchaser shall be responsible for payment of all inspections, surveys, engineering reports or for additional work performed at Purchaser’s request and shall pay for any damage which occurs to the real and personal property as a result of such activities. The provisions of this paragraph shall survive termination of the Agreement.

18.7 Purchaser does not, by acceptance of the real and personal property identified in this Agreement, waive, release or relinquish any right or claim Purchaser may have against Seller by reason of any misrepresentation, concealment or fraud.

18.8. If Purchaser chooses to have a radon test, and the results of the radon test show average radon levels below 4.0 picocuries per liter of air (pCi/L), such results shall be deemed acceptable to Purchaser.

19. Purchaser’s Personal Inspection: This offer is based upon Purchaser’s personal inspection or investigation of the property and not upon any representation or warranties of condition by Seller or any limited agents involved in this transaction. ***If finished sq. ft., age, location of property lines, lot size, condition of improvements, protective covenants, designated school or school district, or other specific requirements are important to Purchaser’s decision to purchase, Purchaser acknowledges the limited agents have advised Purchaser to make or procure independent investigations.***


20. Utilities: Purchaser agrees to have all utilities transferred into their name, as of the date of Closing or possession, whichever is earlier. If there are any “Smart Home” or utility-connected devices controlled by online services on the Property, Seller agrees to remove the ability of Seller to control such devices and disable Seller’s own access. Purchaser agrees to reset all such devices to prevent such devices from connecting to Seller’s related accounts.

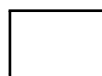
21. Condition of Property: Seller represents to the best of Seller's knowledge, information and belief, there are no material, latent defects in the Property nor any conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect to the Property or any conditions present on it, except as have been disclosed in writing to Purchaser. Seller agrees to maintain the landscaping, sprinkler system, heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in functional and operable condition until delivery of possession, unless otherwise noted in the Seller Property Condition Disclosure Statement or specified herein. Seller will allow Purchaser to walk through Property within 02____ calendar days before Closing to confirm compliance with this Purchase Agreement. Following Closing, Purchaser shall be responsible for all maintenance and care for the Property.

22. Rents, Leases and Tax Deferred Exchange: All leases and rents shall be current and not in default at Closing. Any tenant deposits and leases shall be assigned to Purchaser at no cost. All rents shall be prorated to date of Closing. Copies of all current leases shall be provided to the Purchaser within three (3) calendar days of acceptance of this Agreement. Purchaser and Seller each reserve the right to classify this transaction as a like-kind exchange under Section 1031 of the Internal Revenue Code. Each party shall cooperate with the other in such exchange, but shall not be required to incur additional expense or delays, by reason of the other party’s intended exchange.

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:


02/15/22
7:48 PM CST
dotloop verified



Seller(s) Initials:


02/16/22
12:40 PM CST
dotloop verified



23. Homeowners Association and Protective Covenants: Purchaser acknowledges that the Property may be subject to protective covenants that govern Purchaser’s use of the Property, and that may be enforced by the homeowners association or its members. Purchaser can obtain a copy of the protective covenants from the designated title insurance company. Seller shall pay all homeowners and neighborhood association assessments levied and due as of Closing. Homeowners or neighborhood association dues shall be prorated to the date of Closing. Purchaser shall be responsible for all future homeowners or neighborhood association dues, if any.

24. Release of Information: Purchaser and Seller authorize the release by Broker and/or its agents of information including price, financing and Property information regarding the purchase of this Property to the Great Plains Regional MLS, LLC, its members and affiliates, its participants and government entities. Purchaser authorizes selling agent/broker to market the fact of the sale of this Property and related information including, but not limited to, the purchase price.

25. Government Required Actions and Disclosures:

25.1 Seller Property Condition Disclosure: Purchaser acknowledges receipt of Seller Property Condition Disclosure Statement unless not required by law.

25.2. Lead Based Paint: Was property built before 1978? Yes No. If yes, Purchaser and Seller must complete Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards.

25.3. SID: Is the property located within an SID? Yes No. Purchaser understands that this Property is located within S.I.D. #_____. If the Property is located within an SID, Purchaser acknowledges receipt of the most recently filed S.I.D. Statement and understands: (i) the Property is located within a sanitary and improvement district; (ii) sanitary and improvement districts are located outside the corporate limits of any municipality; (iii) residents of sanitary and improvement districts are not eligible to vote in municipal elections; and (iv) owners of Property located within sanitary and improvement districts have limited access to services provided by nearby municipalities until and unless the Property is annexed by the municipality.

25.4 Fair Housing. It is unlawful to discriminate against any person in the terms, conditions or privileges of sale, purchase or lease of a dwelling or in the provision of services or facilities in connection therewith because of race, color, religion, national origin, ethnic origin, familial status, sex, handicap, disability, or sexual orientation, under state or federal law, and, or in the City of Omaha, age discriminating is unlawful, against an individual forty (40) years of age or older. Local laws may apply to prohibit other kinds of discrimination. All references made (i) in any gender shall be deemed to have been made in all genders; (ii) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well.

25.5 Safety: Seller agrees to install, at Seller’s expense, smoke detectors and carbon monoxide alarms as required by law.

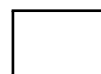
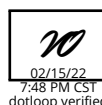
25.6. Affiliated Business Arrangements: Purchaser and Seller acknowledge and understand that real estate brokers involved in this transaction may receive financial remuneration from the sale of title insurance or other forms of insurance or service as defined in the Affiliated Business Arrangement Disclosure, if applicable.

26. Insurance and Property Damage: Seller shall insure the property for fire, wind, hail, explosion, water or any other cause at no less than replacement cost until Closing. Risk of loss or damage to Property, prior to Closing, shall be the responsibility of Seller. If, following the Date of Offer, the Seller(s) has knowledge that the structure(s) on the Property are materially damaged; Seller shall immediately notify the Purchaser in writing of the damage. If storm damage is suspected but not actually known by Seller, Seller shall notify Purchaser and Seller and Purchaser shall have the right to have the Property inspected by an insurance adjustor or contractor, provided that such contractor must be licensed, if required, in the state, county, or city in which the Property is located. If damage is found, Seller shall be obligated to repair such damage prior to Closing unless Purchaser and Seller agree to allow repair to be made after Closing and Seller agrees to have held by the Escrow Agent one and one-half times the cost of repairs. Notwithstanding the foregoing, in the event that the cost of such repairs exceed 5% or _____, Purchaser may terminate this Agreement. Purchaser and Seller acknowledge and agree that there may be additional documentation and access needed to facilitate the repairs. As such, Seller and Purchaser agree to cooperate in executing documents necessary to complete the sale in a timely manner. Access to the property for repairs will not be unreasonably withheld.

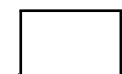
27. Notice, Delivery and Time. Any notice permitted or required to be delivered to either party under this Agreement shall be sufficiently made via email or hand delivery to each party’s agent or Broker as named herein, regardless of whether such notice is reviewed. Any notice required to be made under this Agreement shall be required to be made before 5:00 P.M. of the prevailing local time of the Property. In measuring the number of days elapsed for any notice or other requirement under this Agreement, the counting of days shall exclude the day of the triggering event or notice.

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:



Seller(s) Initials:



28. Modification in Writing: Any modification of the terms of this agreement must be in writing and signed by all parties.

29. Electronic Transaction Authorization: The undersigned agree that all documents bearing signatures, initials or other marks of acknowledgement by a Purchaser, Seller and/or Broker/agent relating to a real estate transaction contemplated under this Agreement, including offers, counteroffers and acceptances: (1) may be transmitted electronically, and/or may use digital signature technology which is compliant with state UETA and/or federal E-SIGN requirements and (2) that digital signatures as well as electronic copies of manual signatures, whether scanned, digital photograph, facsimile or other means of image reproduction shall be treated in all respects as originals, and (3) that they will submit all original signatures if requested by the other party. This Agreement and any addendums or modifications may be signed in counterparts and such counterparts shall be considered as one document.

30. Compensation of Selling Broker: Purchaser shall pay Selling Broker compensation of \$ 595.00 at Closing. The compensation will be collected in all cases except if Purchaser secures a loan that does not allow Purchaser to pay for such compensation. If this compensation is paid by Purchaser to Selling Broker, Seller and Purchaser agree that Selling Broker, which may be the same as the Listing Broker, or any cooperating broker may collect compensation from both Seller and Purchaser.

31. Arbitration and Mediation:

31.1 Disputes: The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the construction, interpretation, enforcement, or breach of the terms of this Purchase Agreement between Purchaser and Seller.

31.2 Mediation: In the event of any Dispute, any party to the Dispute may seek non-binding mediation in an attempt to resolve the dispute by giving fifteen (15) calendar days written notice of a request for such mediation to all other parties to the Dispute. The request for mediation must be made within three hundred sixty-five (365) calendar days after the party making the request knew, or exercising reasonable diligence and care, should have known, of the Dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the Dispute would have run. Such mediation shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules – Real Estate Industry Arbitration Rules (including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.

31.3 Arbitration: Any Dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules – Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply substantive and procedural law of the jurisdiction of the Property to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within three hundred sixty-five (365) days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the Dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a Dispute, the demand for arbitration shall be made within sixty (60) days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the Dispute would have run.

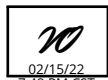
The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees and arbitration costs to the prevailing party.


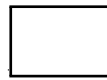
31.4 Provisional Remedies. The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.

31.5 Exclusions. The terms of this Section shall not apply to: 1) Foreclosure or other action or proceeding to enforce a deed of trust, mortgage or land contract; 2) the filing or enforcement of a construction or similar lien, or 3) an action filed and held in "Small Claims Court, as defined in Neb. Res. Stat 25-2801 to 2804, provided, however, that any attempt to transfer such a proceeding to county or district court shall make this Section applicable to such action.

31.6 Waiver. BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION BUT

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:  
02/15/22 7:48 PM CST dotloop verified

Seller(s) Initials:  
02/16/22 12:40 PM CST dotloop verified

ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT, WHETHER REALTOR® OR SELLER, SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN THE INTEREST OF THE GENERAL PUBLIC OR IN ANY PRIVATE ATTORNEY GENERAL CAPACITY.

Section 31 is hereby waived by all parties if this Section Initialed Purchaser(s) Initials:

32. Offer Expiration: This offer to purchase is subject to acceptance by Seller on or before 02/15/2022, at 11 o'clock A. M., prevailing local time.

33. List of Attachments and Addenda, and Disclosures. Purchaser and Seller acknowledge delivery and receipt of the following:

Addenda

- HUD/FHA/VA Mortgage Addendum
- _____
- _____

Disclosures and Attachments Provided Between Purchaser and Seller

- Seller Property Condition Disclosure Statement Signed and Dated 02/03/2022
- Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
- Limited Dual Agency Agreement
- S.I.D. Statement
- Preapproval/Prequalification Letter
- FHA Addendum
- _____
- _____

Checklist of Documents provided to Purchaser from Purchaser's Broker

- Affiliated Business Arrangement Disclosure
- Wire Fraud Notice
- _____

The undersigned parties executed this Agreement and each individual executing this Agreement on behalf of an entity represents and warrants that he or she is duly authorized to do so.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION UNLESS WAIVED IN SECTION 31 WHICH MAY BE ENFORCED BY THE PARTIES.

Purchaser: Valerie Olono dotloop verified 02/15/22 7:48 PM CST E3KJ-FWKG-EWRI-BC0C

Purchaser:

Valerie Olono
Purchaser's Name (Printed)

Purchaser's Name (Printed)

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Phone: 402-2152934

Phone: _____

Purchaser acknowledges receipt of a signed copy of this Purchase Agreement, as well as Estimated Purchaser's Closing Cost Statement if required by law.

NAMES FOR DEED (Purchaser retains the right to change prior to Closing)

NAME(S) FOR DEED Valerie Olono

- Single Individual(s)
- Married Individual(s)
- A Married Couple
- Other

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials:

Seller(s) Initials:

PURCHASER AGENT INFO

Nebraska Realty
REALTOR® (Company Name), Broker

17117 Burt St Omaha Ne 68118
OFFICE ADDRESS

7900
OFFICE MLS ID #

402-491-0100
OFFICE PHONE #

Victor Ortiz
AGENT NAME (Printed)

victorcrghouses@gmail.com
AGENT E-MAIL ADDRESS

968764 / 20180058
AGENT MLS ID # / AGENT NREC LICENSE #

4027060263
AGENT PHONE #

SELLER ACCEPTANCE

The Seller, whether one or more, accepts the foregoing offer to purchase on 02/16/2022 at o'clock M., prevailing local time, on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, except as follows:

Purchase price to be \$302,500. Dishwasher is new, will not be changed out.

Seller acknowledges receipt of a copy of this Agreement with all identified addenda and, if required by law, an Estimated Seller's Closing Statement. The undersigned Seller executes this agreement as of the date set forth above.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION IN SECTION 31 UNLESS WAIVED WHICH MAY BE ENFORCED BY THE PARTIES.

Seller: Sonia G. Macias dotloop verified
02/16/22 12:40 PM CST
OFC2-OLQY-LTAP-9OVD

Seller:

Seller's Name (Printed)

Seller's Name (Printed)

If Seller is a married individual, the Seller's spouse will be required to sign the Deed and other closing documents.

Seller is: Single Individual(s) Married Individual(s) A Married Couple A Legal Entity.

SELLER AGENT INFO

BHGRE
REALTOR® (Company Name), Broker

4949 Underwood Ave. Omaha, NE 68132
OFFICE ADDRESS

100836
OFFICE MLS ID #

4029325989
OFFICE PHONE #

Lisa Zimmerman
AGENT NAME (Printed)

lisa.zimmerman@betteromaha.com
AGENT E-MAIL ADDRESS

967526 / 20150747
AGENT MLS ID # / AGENT NREC LICENSE #

4026609078
AGENT PHONE #

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials: VO
02/15/22
7:48 PM CST
dotloop verified

Seller(s) Initials: SJM
02/16/22
12:40 PM CST
dotloop verified

PURCHASER ACCEPTANCE OF COUNTER OFFER


The Purchaser, whether one or more, accepts the foregoing Seller’s counteroffer to purchase on _____, at _____ o’clock _____. M., prevailing local time, on the terms stated and perform all the terms and conditions set forth, except as follows:

Accepted as written.

Purchaser acknowledges receipt of a copy of this Agreement with all identified addenda and, if required by law, an Estimated Purchaser’s Closing Statement. The undersigned Purchaser executes this agreement as of the date set forth above.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION IN SECTION 31 UNLESS WAIVED WHICH MAY BE ENFORCED BY THE PARTIES.

Purchaser:  

Purchaser: 


Valerie Olono
Purchaser’s Name (Printed)


Purchaser’s Name (Printed)

SELLER ACCEPTANCE OF COUNTER OFFER

The undersigned Seller (check one):
 accepts the terms above.
 makes a counter offer with an attached addendum.

THIS CONTRACT CONTAINS AN ARBITRATION PROVISION IN SECTION 31 UNLESS WAIVED WHICH MAY BE ENFORCED BY THE PARTIES.

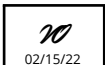
Seller: 

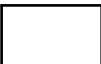
Seller: 

Seller’s Name (Printed)

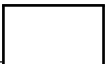
Seller’s Name (Printed)

PROPERTY ADDRESS: 2613 Gindy Drive, Omaha, NE 68147

Purchaser(s) Initials: 
02/15/22
7:48 PM CST
dotloop verified



Seller(s) Initials: 
02/16/22
12:40 PM CST
dotloop verified



Grant Application

Row 233

Organization Name (if applicable)	Jendayi Frazer 50 Ventures, LLC
Physical Address	113 Carter Lake Club Carter Lake, IA 51510
Mailing Address	2601 Gadsby Place Alexandria, VA 22311
Website	www.50ventures.com
Social Media Accounts	@JendayiFrazer
Name	Jendayi Frazer
Title	Chairman and CEO
Email Address	frazerje@gmail.com
Phone	+1 (412) 916-3164
Team	Yes
	Jendayi Frazer, Owner; Blair Freeman Co (Amy Augustyn & Bryce Danielson) - Owner Rep & Project Management; Todd Rayer of Vibrant Homes Omaha - General Contractor; Marla Alberts - Realtor/Marketing
Organizational Chart	Organizational Chart Uploaded for the Project Team - As owner, I am financially responsible for the project and will provide direction and leadership to the entire team. - Blair Freeman company will act as my Owner's Rep and Project Manager providing transparency and daily oversight from start to completion of the development. - Todd Rayer is the General Contractor who will manage the construction process including hiring subcontractors and is responsible for execution of the project. - Marla Alberts is the Realtor who will be responsible for supporting marketing to Section 8 Voucher holders seeking long-term residence in a quality & affordable home.
Other Completed Projects and/or Accomplishments	My 100% owned companies, 50 Ventures and BHW International, have experience investing in real estate - land, condos, townhouses - across the United States. This is the first new construction project so I have assembled an experienced project team -- from Blair Freeman and Vibrant Homes Omaha. Both companies have managed and built single and multi-family homes in North Omaha. My goals are to ensure that low-income and long term residents of North Omaha are not displaced in the revitalization of the community. My grandparents migrated to North Omaha in the 1930s and I grew up in the neighborhood where I propose to develop multifamily affordable housing. I am specifically committed to this project and to developing a model that is scalable to address the

affordability gap in housing and allows families and households to build generational wealth.

Proposal Title	The Pratt Street Project
Total Budget (\$)	\$1,134,692.00
LB1024 Grant Funding Request (\$)	\$452,760.00
Proposal Type	Capital project
Brief Proposal Summary	<p>Providing affordable housing in North Omaha aligns with identified community needs and creates transformation, long-lasting economic growth and fundamental positive change. The City of Omaha's 2021 Affordable Housing Report states there are 98,500 households in need for affordable housing yet currently fewer than 20,000 dedicated affordable units are in the metro area. North Omaha's Visioning Workshop identified affordable housing seven out of twelve items on a list of priority housing needs. The Pratt Street project answers this need by constructing a multifamily 4-plex located on 4 vacant lots – 2801, 2803, 2805 Pratt Street and 3540 North 39th Street. Construction will start in Q3 2023 and be completed by Q2 2024. The 4 units (two 3-bedrooms and two 1-bedrooms) will be available to renters eligible for the Section 8 Housing Choice Voucher Program. It will be designed for multigenerational housing for an elder or adult relative to rent the 1-bedroom to build on a strength of North Omaha, keeping generational interaction intact. I plan a second phase in 2026, building an affordable multifamily 4-plex at 3502 N 28th Street. The project will provide residents with a more stable and higher quality of life. It contributes to North Omaha's long-lasting economic growth with better neighborhoods and increased property values, without displacing long-term low-income residents through gentrification. The North 28th St block between Pratt St and Pickney St has several vacant lots depressing the appearance and vitality of the neighborhood, resulting in its labeling as a blighted area. As a child, I lived on the block next to my grandparent's house at 2801 Pratt St. The physical development of N 28th St will help attract more investment for economic growth. The project will connect quality affordable housing just three walkable blocks to the North 30th St economic corridor and near the North Omaha Trail. During construction, a target 20% of the workers will be hired from North and South Omaha receiving fair market wages. I am partnering with SPARK community CDI and Blair Freeman company, both committed to positively transforming North Omaha.</p>
Timeline	(See also uploaded Timeline) Land acquisition – last parcel acquired Q1 2022 Business Case and Market Analysis – Q2/Q3 2022 Development Team Finalized – Q4 2022 Financing Applications - Bank Loan Q1/2023; HOME grant Q2/2023 Start Construction – Q3/Q4 2023 Complete Construction – Q2/Q3 2024 Ready for Rental – Q4 2024
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to

elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment I will develop a new construction multifamily 4-plex affordable housing (two 3-bedroom units and two 1-bedroom units). The project will enhance housing for low-income families in the community and is designed to provide multigenerational housing where a household with children can occupy the 3-bedroom and an elder or adult relative can independently live in the 1-bedroom. The location on the corner of Pratt and North 28th Street (3 walkable blocks from 30th St) can also be connected to the North Omaha Trail anchored by the North Omaha Transit station at North 30th and Ames. The new development will improve the neighborhood condition and bring greater stability to extremely low-income households, with both factors contributing to improved educational outcomes for children and healthier lifestyles for families living with less stress and overcrowding.

Visioning Workshop Findings Alignment During the Visioning Workshop housing was repeatedly identified as a need that must happen to see real transformational change and long-term economic success in North Omaha. In particular, affordable housing was listed seven times out of the twelve priority housing needs in North Omaha. My project will develop vacant lots and provide affordable housing geared to build on the community's strength of multigenerational retention that allows aging seniors to remain in the community. Developing vacant lots and providing affordable housing was identified at the Visioning Workshop as important across all areas of community needs for sustainable community; quality of life needs (safety); multimodal transportation and infrastructure needs (walkability); and policy needs (financing, health, education).

Priorities Alignment Building a multifamily 4-plex housing unit accelerates the production of new, quality, dedicated affordable housing that is critical to support economic growth, reduce household cost burden, and address the large and growing affordability gap as identified in Housing Affordability in the Omaha and Council Bluffs Area April 2021 report. It aligns with LB1024's transformational goal to spur significant and favorable advancement in the function and appearance of North Omaha by transforming vacant lots that create gaps in density and development, and often are an eyesore due to trash dumping. It leads to fundamental change by improving the lives of North

Omaha residents (families and elders) through the physical development of the lots to provide greater safety, a better neighborhood environment, and a higher quality of life. Finally, the project is the first phase of my plans to develop affordable multifamily units in North Omaha. I will bring in more investment, and as the environment improves, new financial investment will be drawn to the community that can contribute to the jobs and opportunities for families to build generational wealth. The investments will remain within North Omaha.

Economic Impact

The immediate jobs created will be during the construction of the 4-plex and the workers and subcontractors will be paid fair market wages and vendors also paid fairly. The longer-term impact will be attracting new investment that can lead to more business and jobs created.

The General Contractor will determine the workforce for the project

Approximately 20 construction sub-contractors with 2-3 workers so opportunity for up to 60 jobs.

Fair Market Wages

General Contractor required to hire at least 10% subcontractors and 20% workers from North or South Omaha. I will also establish an internship program for 2 North Omaha students to work with the General Contractor and Owners Rep.

Community Benefit

The North 28th St block between Pratt and Pinkney Streets was once a vibrant community with thriving working-class families when I grew up there. In 1977 all of our neighbors' houses were demolished on the east side of North 28th street, to construct North Freeway, after which the neighborhood fell into decline. This project will help revitalize the community by building quality affordable housing on the four lots that have stood vacant for close to a decade. Improving the appearance of the community and creating a safer environment for residents will help to restore community pride and vitality. I believe available decent and affordable housing will attract more families with children back to the neighborhood. The design for multigenerational housing will also maintain the character of the community where residents of all ages can build a sense of social connectivity.

Affordable housing is at the center of creating opportunity and a higher quality of life for North Omaha residents. Jobs are created during housing development, and most importantly, residents accessing quality affordable homes will have more discretionary income for other needs like healthcare, education, food, retirement savings, and covering emergencies. Children do better in school when their families move less often and there isn't overcrowding at home. Development of infill multifamily units will also help clean up the natural environment since many vacant lots are overgrown and subject to continuous trash dumping. This project just three blocks from the North 30th street corridor is part of the broader economic development of North Omaha.

Best Practices/Innovation

The project is committed to providing multigenerational affordable housing so will incorporate universal design standards so that the units are adaptable for all ages and

abilities, especially for elders. It will also utilize green design from cutting down on waste during the initial construction, to installing energy efficient HVAC systems and appliances, and building for ease of conversion and retrofitting the units over their life-cycle.

Outcome Measurement

- Affordability measured as lower rent burden for tenants
- Better housing conditions measured as better quality of housing for tenants
- Less overcrowding measured as number of bedrooms for tenant families
- Increased housing stability measured as tenants decreased need to move often
- Improved educational achievement of children measured indirectly by ability to stay in one school (housing stability), reduced overcrowding at home; and improved housing conditions
- Improved mental and physical health (inferred indirect impact of increased affordability and improved housing conditions that can reduce the harmful impact of stress for example)
- Improved neighborhood characteristics measured as lower incidence of crime and vandalism and trash dumping

Data can be collected through focus groups of housing providers and surveys of tenants to the degree that it is not considered intrusive or violating tenant privacy rights, For example, for section 8 voucher holders, the Omaha Housing Authority can provide an initial intake form and outtake form to survey tenants occupying or vacating a section 8 apartment. The Omaha Housing Authority can also collect data on the quality of housing via annual inspections of section 8 apartments to ensure landlords are maintaining quality. The City of Omaha Planning Department can convene and/or survey multifamily developers, owners, and landlords to gather data on housing and neighborhood conditions or characteristics. It also has access to data from the US Census Bureau to assess overcrowding patterns and housing density.

Yes, this project will be replicated first on vacant lots on N 28th St and then across North Omaha area. I have identified co-investors to scale

Partnerships

Yes

Partnering with SPARK CDI and member of its Developer Academy to connect our projects as part of concerted revitalization of North and South Omaha.

Partnership with SPARK is two years old but not formalized through formal agreements.

Displacement

No

Displacement explanation

Physical Location

2801 Pratt St; 2803 Pratt St; 2805 Pratt St; 3540 North 28th Street The combined lot is 14,198 sq. The zoning is R7 Medium density multi-family residential district It is part of the Community Redevelopment Access and Opportunity Zone It is within QCT #7

Qualified Census Tract

Within one or more QCTs

Additional Location Documents	All documents uploaded except environmental assessment. The property is not a brownfield site.
Property Zoning	Yes
Is the project connected to utilities?	No
	Yes
Design, Estimating, and Bidding	No
	No
	Based on General Contractor and Owner's Rep estimates of construction cost per sq ft (impacted by inflation) and standard percentages for reserves, consultants and other normal costs.
General Contractor	Yes
	No
	The General Contractor has been identified but not formally contracted. The owner's rep will solicit 3 or 4 bids to compare with Vibrant Homes but a open public bidding process is not warranted given the limited size of the project.
Request Rationale	Please see uploaded documentation. The development budget assumes hard costs of \$160/sqft for new construction since inflation in construction cost is approximately 19% higher than last year. The other soft costs follow standard percentages of the construction cost.
Grant Funds Usage	Construction Cost Site Work Design and Project Management
Proposal Financial Sustainability	Yes
	I will contribute \$300,000 in equity and seek bank or CDFI loans and HOME Funds to cover the financing requirement. The development will have positive Free Cash Flow when completed and the units rented.
Funding Sources	Anticipate Exploring: Bank or CDFI loan - \$326,229; HOME Fund - \$55,703 and QCT-AHP
	QCT-AHP - December 2022; HOME Funds - Sept 2023; Bank Loan - Q1 2023
	Grant funding is essential to the projects viability as an affordable housing project with capped rents yet high and rising construction costs.

Scalability	Yes it is scalable. The plan is replicate the 4-plex in a second phase at 3502 North 28th St located at the corner of N 28th St and Pinkney. This 2nd phase is planned for 2026. The land is currently held by the Omaha Municipal Land Bank.
Financial Commitment	\$300,000 equity
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule



28th and Pratt Street

LB 1024 Data Table of Uses

HARD COSTS	
Site Work (Water Lines, Pipes, Landscaping)	\$ 33,000.00
Building Construction Costs (2022)	\$ 396,000.00
ARPA USES HARD COSTS	\$ 429,000.00
SOFT COSTS	
AE Design & Project Management	\$ 23,760.00
ARPA USES SOFT COSTS	\$ 23,760.00
TOTAL USE OF ARPA FUNDS	\$ 452,760.00

Date Updated: 10/7/22

FINANCIALS

Pratt St Project

Proposal Budget – Sources and Uses

PROPOSAL BUDGET / SOURCES AND USES

Total Project Cost Summary

Total Sources

PROJECT CATEGORIES

PROJECT COSTS

PURCHASE LAND AND BUILDINGS

Acquisition – Land Portion	\$20,000.00
Acquisition – Building Portion	

SITE WORK

On-Site Work	\$60,000.00
Off-Site Work (i.e., streets, curbs, etc.)	

REHABILITATION / CONSTRUCTION

New Construction Costs	\$720,000.00
Rehabilitation Costs	
Construction Contingency (10%)	\$72,000.00
Fees and Permits	\$5,000.00

OTHER DEPRECIABLE

Furniture, Fixtures & Equipment	
---------------------------------	--

PROFESSIONAL FEES

Architect Fee – Design / Supervision	\$43,200.00
Impact Fees	
Engineering	
Accounting / Real Estate Attorney	\$21,600.00
Appraisal, Market Study, Env. Report, Consulting, Cost Certification, etc.	\$14,400.00
Other Contingency (____%)	

DEVELOPER'S FEES

Developer's Fees	\$86,400.00
General Partner Fees	

INTERIM COSTS

Construction Interest	\$19,797.04
Construction Loan Fee	\$3,503.90
Insurance, Title, etc.	
Taxes, Performance Premium, etc.	

PERMANENT FINANCING FEES AND EXPENSES

Permanent Loan Fees	
Tax Credit Fees	

START-UP EXPENSES

Organizational Expense	
Marketing	\$350.00

PROJECT RESERVES

Operating / Vacancy / Lease Up Reserves	\$30,000.00
Bond D/S Reserve	\$30,000.00

TOTAL \$1,126,250.94

Equity \$ 300,000.00

Bank Loan \$ 326,229.00

Grants \$500,021.94

(LB1024 - \$452,760)

(HOME Funds- \$47,262)

TOTAL \$1,126,250.94



28th and Pratt Street	
LB 1024 Data Table of Uses	
HARD COSTS	
Site Work (Water Lines, Pipes, Landscaping)	\$ 33,000.00
Building Construction Costs (2022)	\$ 396,000.00
ARPA USES HARD COSTS	\$ 429,000.00
SOFT COSTS	
AE Design & Project Management	\$ 23,760.00
ARPA USES SOFT COSTS	\$ 23,760.00
TOTAL USE OF ARPA FUNDS	\$ 452,760.00

Date Updated: 10/7/22

Pro Forma

Pro Forma

Gross Rents:	\$56,088
- Vacancy:	- \$3,926
Effective Gross Income:	\$52,162

Operating Expenses:	\$15,461
- Management Fee (\$1500)	
- Advertising (\$500)	
- Legal (\$2000)	
- Maintenance/Grounds (\$2400)	
- Real Estate Tax (\$7661)	
- Insurance (\$1400)	

Net Operating Income: \$36,701

DS:	\$27,262
- Interest Only (\$6,346)	

CASH FLOW \$9,439

Metrics

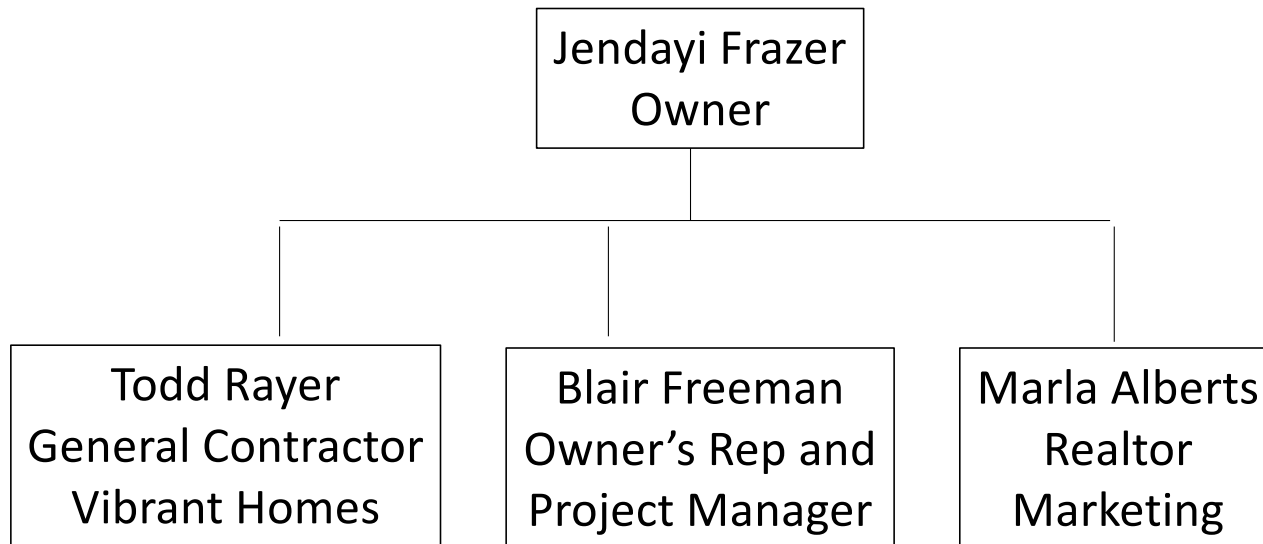
Stabilized NOI	\$36,701
Monthly FCF	\$ 9,439

Cash on Cash	3.0%
Yield on Cost	3.2%
Cap Rate	9.0%
DSCR	1.3
Loan to Value	80%

Fair Market Value \$407,786

Actual IRR: 6.16%

Pratt St Project Organizational Chart



Pratt Street Project Team Leaders



Jendayi Frazer

CEO, 50V & BHW

Jendayi Frazer is the investor. She has a wide portfolio of real estate in the United State and Africa. As the primary investor, I will oversee the core project team, and serve as the key contact for all stakeholders.



Todd Rayer

General Contractor

Todd Rayer is the owner of Vibrant Homes, that has successfully constructed homes in North Omaha. He will oversee the construction and manage the subcontractors to include design implementation and ensuring code compliance.



Blair Freeman

Project Manager/
Owner's Rep

Amy Augustyn and Bryce Danielson are the Owner Rep and Project Managers from Blair Freeman company that was established in Omaha in 2018. They will provide oversight, transparency & leadership from project planning through closeout.



Marla Alberts

Realtor

Marla Alberts has over 24 years experience in the Omaha real estate market. She will serve a project liaison and market the property for rental.

Dr. Jendayi Frazer



Jendayi E. Frazer is the Duignan Distinguished Visiting Fellow at the Hoover Institution Stanford University, and Adjunct Senior Fellow for Africa Studies at the Council on Foreign Relations (CFR). Previously she served as the U.S. Assistant Secretary of State for African Affairs from 2005 to 2009. She was Special Assistant to the President and Senior Director for African Affairs at the National Security Council from 2001 until her swearing-in as the first woman U.S. Ambassador to South Africa in 2004. She previously served in government from 1998 to 1999 as a CFR International Affairs Fellow, first at the Pentagon as a political-military planner with the Joint Chiefs of Staff, working on West Africa during Nigeria's transition to civilian rule, and then as Director for African Affairs at the National Security Council, working on Central and East Africa.

Ms. Frazer founded a consulting and investment firm 50 Ventures, LLC in 2011 to help companies navigate market entry and expansion in Africa. Frazer is the Chairman of Africa Exchange Holdings, Ltd. (AFEX), a private sector company that is building commodity exchanges in Rwanda and Nigeria to provide small-scale farmers with access to storage, information, and financing to strengthen their market participation.

In 2000 Frazer started investing in real estate and owns rental properties and land for developing affordable housing in the U.S. In 2015 Frazer established BHW International LLC as a holding company with properties in Arkansas, Massachusetts, Minnesota, Nebraska and Virginia. The company's mission is to sustainably develop affordable housing to provide families with a quality life and platform for generational wealth creation.

She was a Distinguished Public Service Professor at Carnegie Mellon University from 2009 to 2014, where she was on the faculty of Heinz College's School of Public Policy and Management. She was also an Assistant Professor at the Kennedy School of Government, Harvard University, and the Graduate School of International Studies, University of Denver. Her research focuses on strengthening regional security cooperation and economic and political integration in Africa. The author of and contributor to a number of articles, journals, and books, she is the co-editor of *Preventing Electoral Violence in Africa* (2011).

Frazer received her BA in political science (with honors) and African and Afro-American studies (with distinction) in 1985, MAs in international policy studies (1985) and international development education (1989), and PhD in political science in 1994, all from Stanford University. She recently completed her MBA at American University in March 2022. Frazer successfully completed Rice University's Real Estate Investment and Development Executive Education program in August 2020, and SPARK's Developer Academy in Omaha, Nebraska in October 2021.



OWNER REPRESENTATIVE TEAM



BRYCE DANIELSON

PROJECT MANAGER

Bryce attended the University of Nebraska-Lincoln (UNL), where he earned a bachelor's degree in Construction Management with a minor in Business. During his time at UNL, he was heavily involved in the local Mechanical Contractor Association student chapter, which won chapter of the year in back-to-back years. Bryce has gained valuable project management experiences through his internship positions at Ray Martin and City Ventures. During his internships, Bryce led multiple construction projects ranging from restaurants to schools to music venues. Bryce will work alongside the Director of Owner Representation to bring your project to life from the ground up.



AMY AUGUSTYN

DIRECTOR OF OWNERS REPRESENTATION

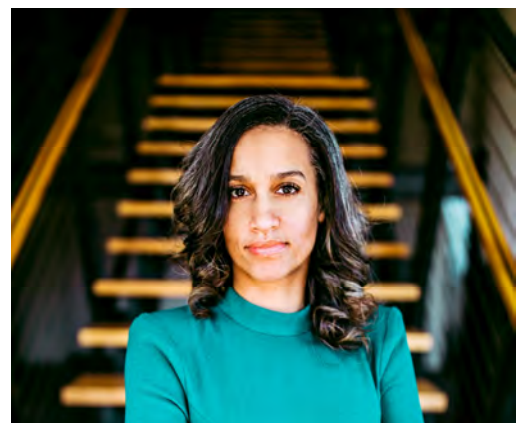
Amy has the unique understanding of directly working with and experiencing the owner, architect and contractor sides of projects. As an architectural graduate, Amy has experience ranging from the development of conceptual design to construction documents, as well as research and graduate teaching in architecture. Working at a prior construction company, Amy gained experience business development, marketing and construction project management. While at a real estate development company, Amy was instrumental as the lead project manager on foundational mixed-use, multi-phased developments working as the owner's representative. Amy was a recipient of the Midlands Business Journal 40 Under 40 award in 2018.



ASHLEY KUHN

PRESIDENT/CO-OWNER

Ashley has extensive experience in owner's representation and construction management, focusing on redevelopment and revitalization of abandoned, vacant and substandard real estate. She also brings knowledge in construction and value engineering for cost savings. Ashley has completed multiple site developments from acquisition through construction, and she's successfully completed over \$500 million in construction and development projects.



1

The only Black/ Woman
Class A Contractor in
Nebraska

100%

Black Owned

100%

Of Our Executive Staff is
Female

100%

Woman Owned

ABOUT



At Blair Freeman, any roadblock is a challenge to overcome, never a reason to give up. We are committed to meeting and exceeding project expectations, whether that means moving forward, up, down or diagonal – keeping clients informed and supported every step of the way.

Blair-Freeman, LLC was established in Omaha in 2018 by Maranda Adams & Ashley Kuhn. In April of 2017, Maranda purchased a small commercial property with the intention of renovating the property. That small project turned in to one HUGE headache. Maranda called in her college friend, Ashley, to help her get through the nightmare the project was turning in to. Ashley and Maranda worked side by side, day by day to eliminate the barriers and turn the project around. At the completion of the project, they realized there were likely a lot of other folks that ran in to the same obstacles (over budget, late completion, not built to their expectations) and simply quit. How many times had a great project been poorly completed or not completed at all because of the same obstacles? Ashley and Maranda decided they could do it better and ensure that none of their clients saw projects fail or felt their voices weren't being heard. From that project, Blair Freeman was born! A minority-owned firm focused on leaving an impact on the community and making the real estate/construction process fun, transparent and successful.

Blair Freeman is an Owner Representative firm that provides complete oversight, transparency, and leadership for projects from planning through closeout. We put our clients back in the driver's seat to ensure their vision is fulfilled exactly as they see it, on time and under budget. Our team is highly respected in the market for its ability to build and lead collaborative project teams that deliver results in an innovative and bold way.

Blair Freeman's sole owners are both black females, Ashley Kuhn and Maranda Adams. Amy Augustyn heads up the Owners Representation division of the company and Dr. Zahra Jabbarani heads up the Construction Project Management division.

Although our company is new, the work we are doing is not new to any of our team. Our core team has been working in the industry a minimum of 15 years each and have completed projects all over the Greater Omaha Area that you likely drive past or visit every day! Our firm is a full-service Construction Management and owner representation firm. This is all we do for a living, and we are truly passionate about the community and our clients!





TODD RAYER

Owner, Vibrant Homes Omaha
General Contractor
Realtor, Nebraska Realty

"Making Northeast Omaha Beautiful"

3427 Blondo Street (Sold)

Making Omaha East of 72nd Street Beautiful Again!



3427 Blondo Street, Omaha, NE



4423 R Street, Omaha, NE

3019 Decatur Street (sold)
3021 Decatur Street (sold)





Marla Alberts

BHHS Ambassador Real Estate

License #0970084

(402) 681-6943

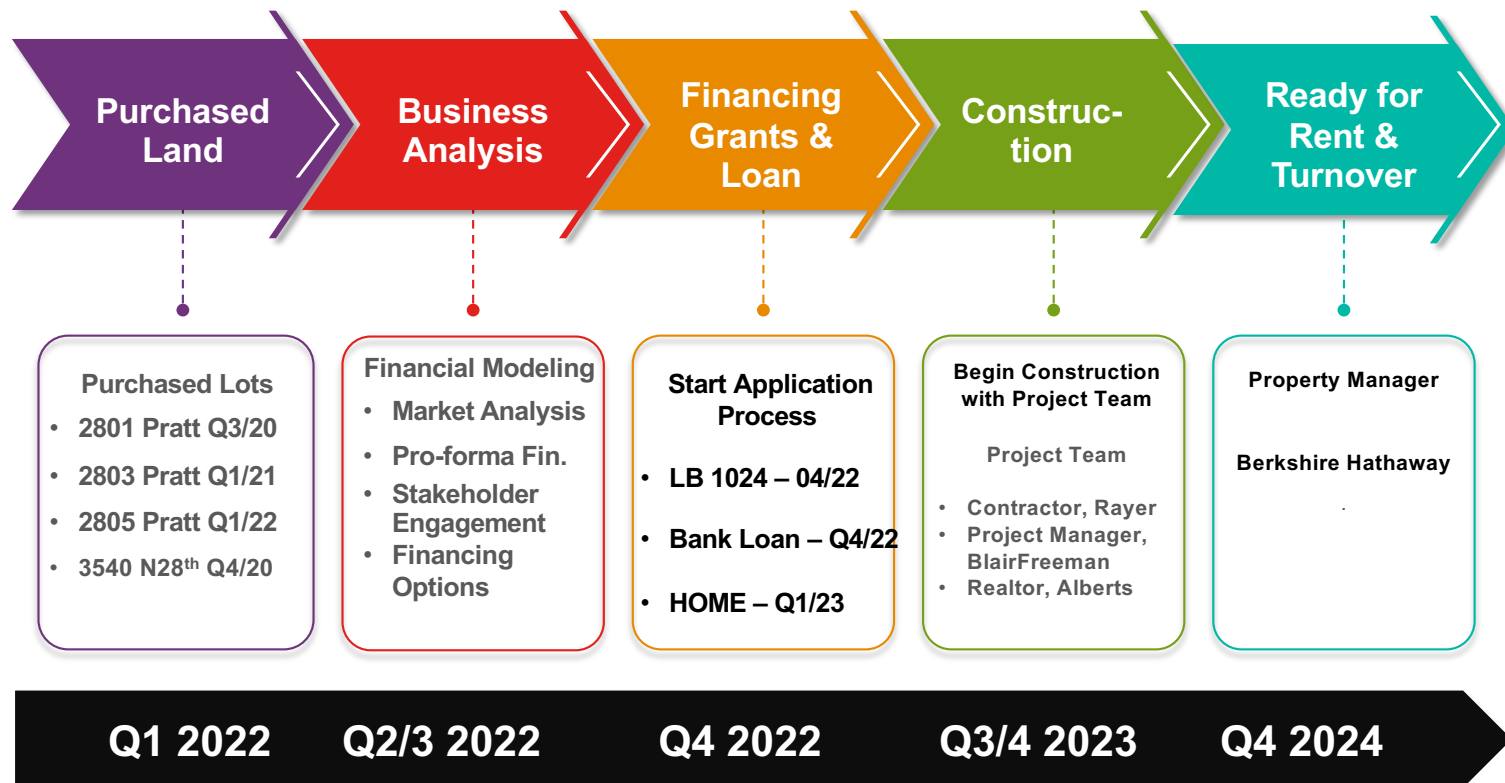
5.0 ★★★★★ 3 Reviews

1 Active Listing

About Marla

I'm a Realtor with 25 years of experience, working with BHHS Ambassador Real Estate in Omaha, NE and the nearby area, providing home-buyers and sellers with professional, responsive and attentive real estate services. Want an agent who'll really listen to what you want in a home? Need an agent who knows how to effectively market your home so it sells? Give me a call! I'm eager to help and would love to talk to you.

Property Development Timeline





Real Estate Transfer Statement

FORM 521

•To be filed with the Register of Deeds. •Read Instructions on reverse side.
•If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas - 28	3 Date of Sale/Transfer Mo. 07 Day 21 Yr. 2020	4 Date of Deed Mo. 07 Day 21 Yr. 2020
--------------------------------------	--	---

5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Omaha Municipal Land Bank	6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jendayi Frazer, as Trustee of the Jendayi E. Frazer Revocable Trust dated March 27, 2019, as amended of Omaha and State of Nebraska
--	--

Street or Other Mailing Address 1141 North 11th Street	Street or Other Mailing Address 2801 Pratt Street
---	--

City Omaha, NE 68102	State	Zip Code	City Omaha, NE 68111	State	Zip Code
-------------------------	-------	----------	-------------------------	-------	----------

Phone Number [REDACTED]	Phone Number [REDACTED]	Is the grantee a 501 (c)(3) organization? If Yes, is the grantee a 509(a) foundation?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
----------------------------	----------------------------	--	---

Email Address NA	Email Address [REDACTED]
---------------------	-----------------------------

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
---	---	--

8 Type of Deed <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Conservator <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate-Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
---	---	---	---	--	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. & 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	---	---	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchase for same use? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	--

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers or Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
--	---	--	---	--------------------------------------

14 What is the current market value of the real property? \$2,000.00	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	---

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes TitleCore National <input type="checkbox"/> No
--	---

18 Address of Property 2801 Pratt Street, Omaha, NE 68111	19 Name and Address of Person to Whom the Tax Statement Should be Sent Jendayi Frazer, as Trustee of the Jendayi E. Frazer Revocable Trust dated March 27, 2019, as amended
---	---

18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant Land	20 Legal Description 22311
---	--------------------------------------

The North 78.5 feet of Lot 1 in Block 2, in Redick Park, an addition to the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed.....	22	\$2,000.00	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter amount and attach itemized list)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23).....	24	\$2,000.00	

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____
--

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Jendayi Frazer, as Trustee of the Jendayi E. Frazer Revocable Trust dated March 27, 2019, as amended

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Buyer

Title

Phone Number

Jul 21, 2020

Date

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. Day Yr.	27 Value of Stamp or Exempt Number \$	28 Recording Data	



Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas	2 County Number 28	3 Date of Sale/Transfer Mo. 01 Day 12 Yr. 2021	4 Date of Deed Mo. 01 Day 07 Yr. 2021
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Kinzie Williams Street or Other Mailing Address 11003 192nd Street City State Zip Code Council Bluffs, IA 51503 Phone Number [REDACTED] Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) 50 Ventures, LLC, a Virginia limited liability company Street or Other Mailing Address 2601 Gadsby Place City State Zip Code Alexandria, VA 22311 Phone Number [REDACTED] Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type				(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other _____
 Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee
 Cemetery Death Certificate – Transfer on Death Executor Mineral Quit Claim Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death
 Auction Easement Gift Life Estate Sale Trustee to Beneficiary
 Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No _____

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)
 Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other _____
 Brothers and Sisters Grandparents and Grandchild Spouse
 Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$6,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ATS No

18 Address of Property
2803 Pratt Street, Omaha, NE 68111

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as # 6

18a No address assigned **18b** Vacant land

20 Legal Description (Attach additional pages, if needed.)
The North 78.5 feet of Lot 2 and the East 4 Feet of the North 78.5 feet of Lot 3, Block 2, Redick's Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____.

22 Total purchase price, including any liabilities assumed	22 \$6,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23 _____
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$6,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

50 Ventures, LLC, a Virginia limited liability company same as #6
 _____ Phone Number
 _____ 01/12/2021
 _____ Date
 _____ Title

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data

Grantee — Retain a copy of this document for your records.

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas	2 County Number 28	3 Date of Sale/Transfer Mo. 03 Day 09 Yr. 22	4 Date of Deed Mo. 03 Day 04 Yr. 22
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) North Eden Orchards, LLC Street or Other Mailing Address 1000 New Jersey Ave SE #717 City Washington, DC 20003 State Zip Code		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jendayi Frazer Street or Other Mailing Address 2601 Gadsby PL City Alexandria VA 22311 State Zip Code	
Phone Number		Phone Number	Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?
Email Address		Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Industrial	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

8 Type of Deed Conservator Distribution Land Contract/Memo Partition Sheriff Other

Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee

Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death

Auction Easement Gift Life Estate Sale Trustee to Beneficiary

Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other

Brothers and Sisters Grandparents and Grandchild Spouse

Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property?
\$10,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes ATS No

18 Address of Property
2805 Pratt Street, Omaha, NE 68111

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as # 6

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
The West 36' of Lot 3, Block 2, Redicks Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed	22	\$5,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		\$5,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Print or Type Name of Grantee or Authorized Representative: Jendayi Frazer by: _____
Signature of Grantee or Authorized Representative: _____ Title: grantee
Phone Number: #6
Date: 03/09/22

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. Day Yr.	27 Value of Stamp or Exempt Number \$	28 Recording Data

Grantee — Retain a copy of this document for your records.

Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas		2 County Number 28		3 Date of Sale/Transfer Mo. 10 Day 2 Yr. 2020		4 Date of Deed Mo. 9 Day 21 Yr. 2020	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Beroin Williams a/k/a Berdine Williams a/k/a Bernadine H. Williams Street or Other Mailing Address 11003 192nd Street City Council Bluffs State IA Zip Code 51503 Telephone Number [Redacted] Email Address n/a				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Jendayi E. Frazer, Trustee, et al. Street or Other Mailing Address 2601 Gadsby Place City Alexandria State VA Zip Code 22311 Phone Number [Redacted] Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input checked="" type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$2,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes, Nebraska Title No

18 Address of Property
**3540 North 28th Street
Omaha, NE 68111**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Jendayi E. Frazer, Trustee
2601 Gadsby Place
Alexandria, VA 22311**

18a No address assigned 18b Vacant Land

20 Legal Description
South 40 feet of Lots One (1) and Two (2), and the South 40 feet of the East 4 feet of Lot Three (3), Block Two (2), Redick's Park, an addition to the City of Omaha, Douglas County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	2,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____				

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Jendayi E. Frazer, Trustee

Print or Type Name of Grantee or Authorized Representative

Signature of Grantee or Authorized Representative

Grantee Title

Phone Number

Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. ____ Day ____ Yr. ____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data

Grantee - Retain a copy of this document for your records. NTC2019

Site Location
Additional Location Documents

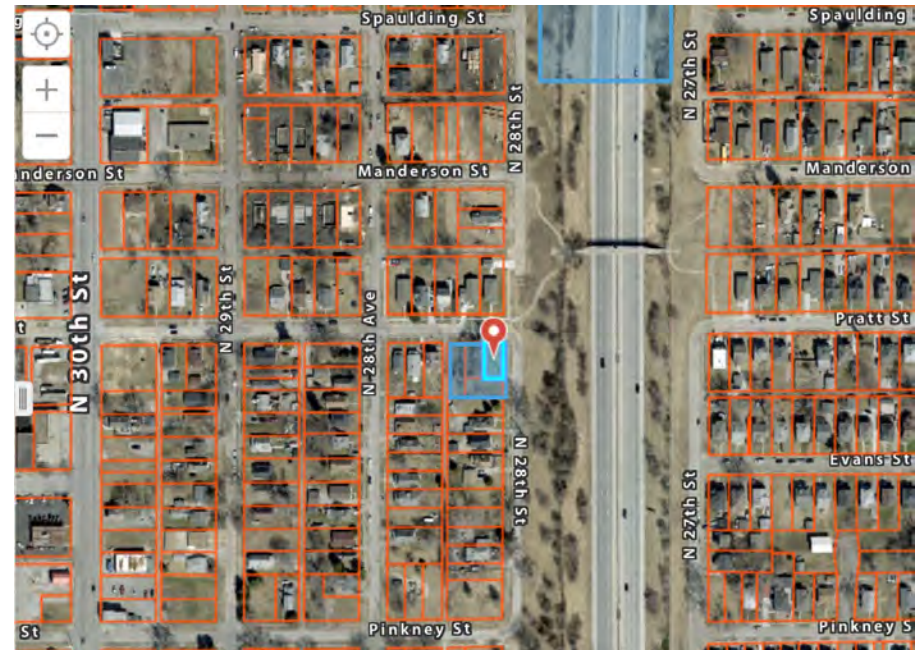
Pratt St Project Location

4-Plex Multi-Family

4 Lots Highlighted in Blue



Neighborhood – Betw N30th St & North Freeway

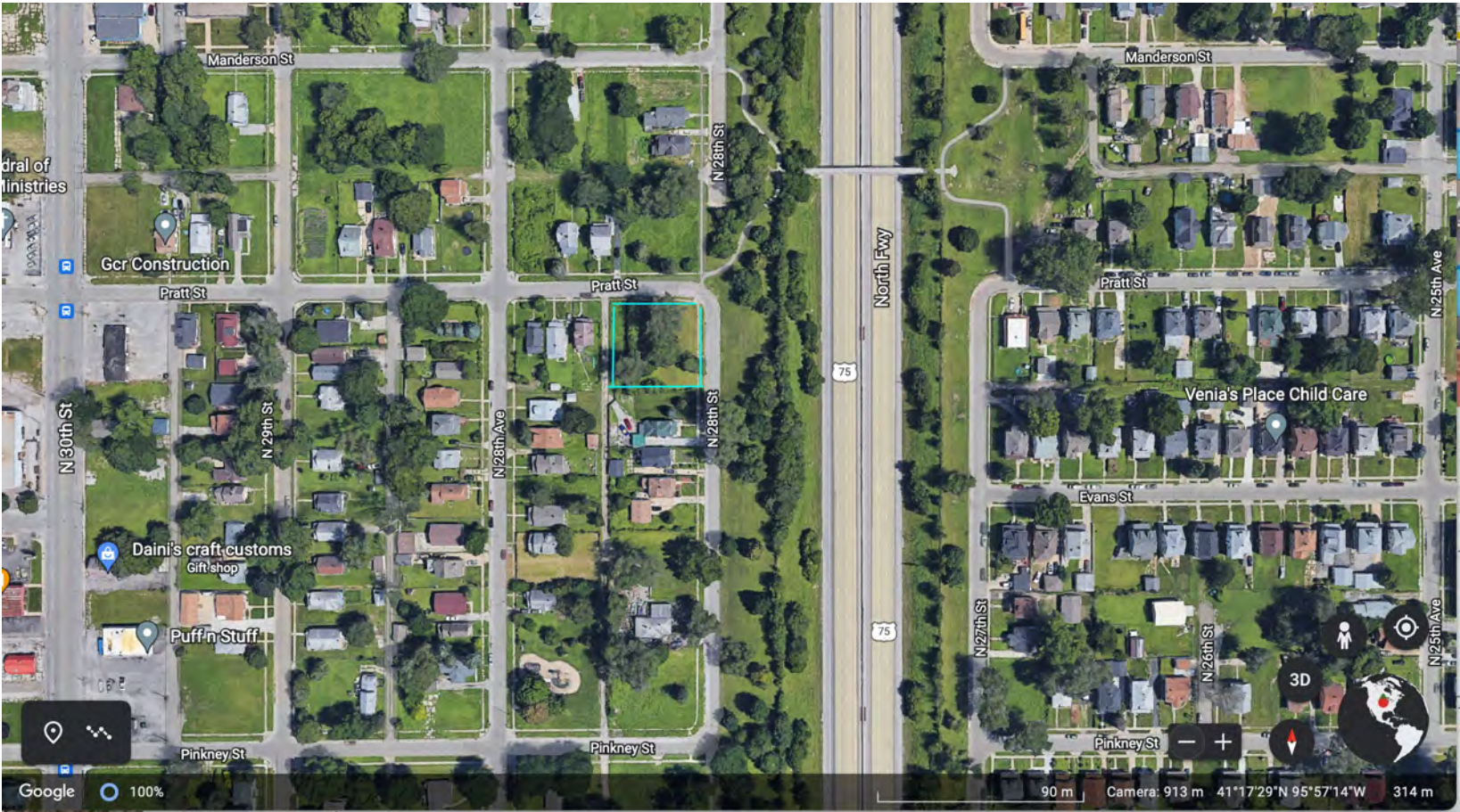


Project is Not a Brownfield

Project Site Location – Current Lots View



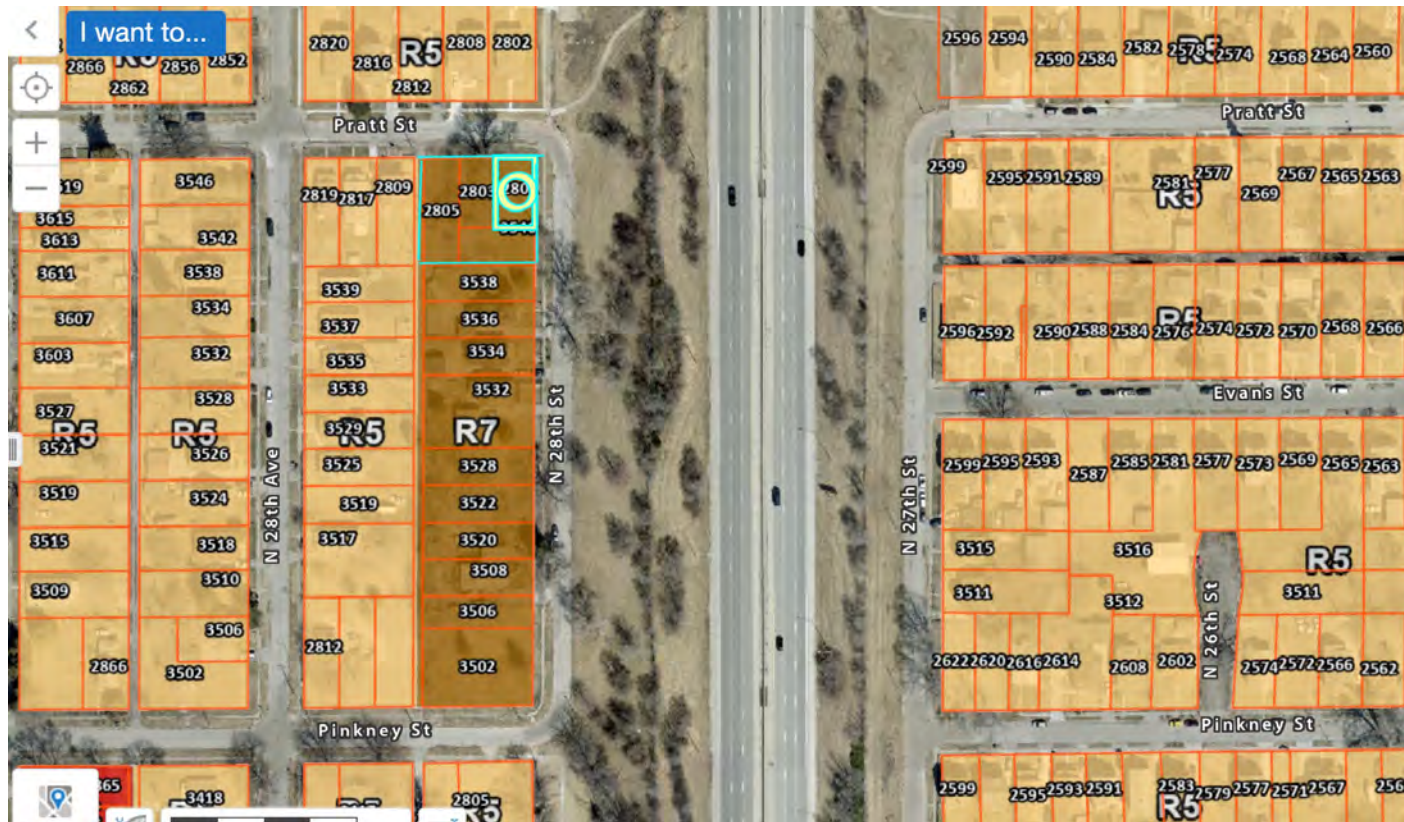
Project Site Location - Neighborhood View



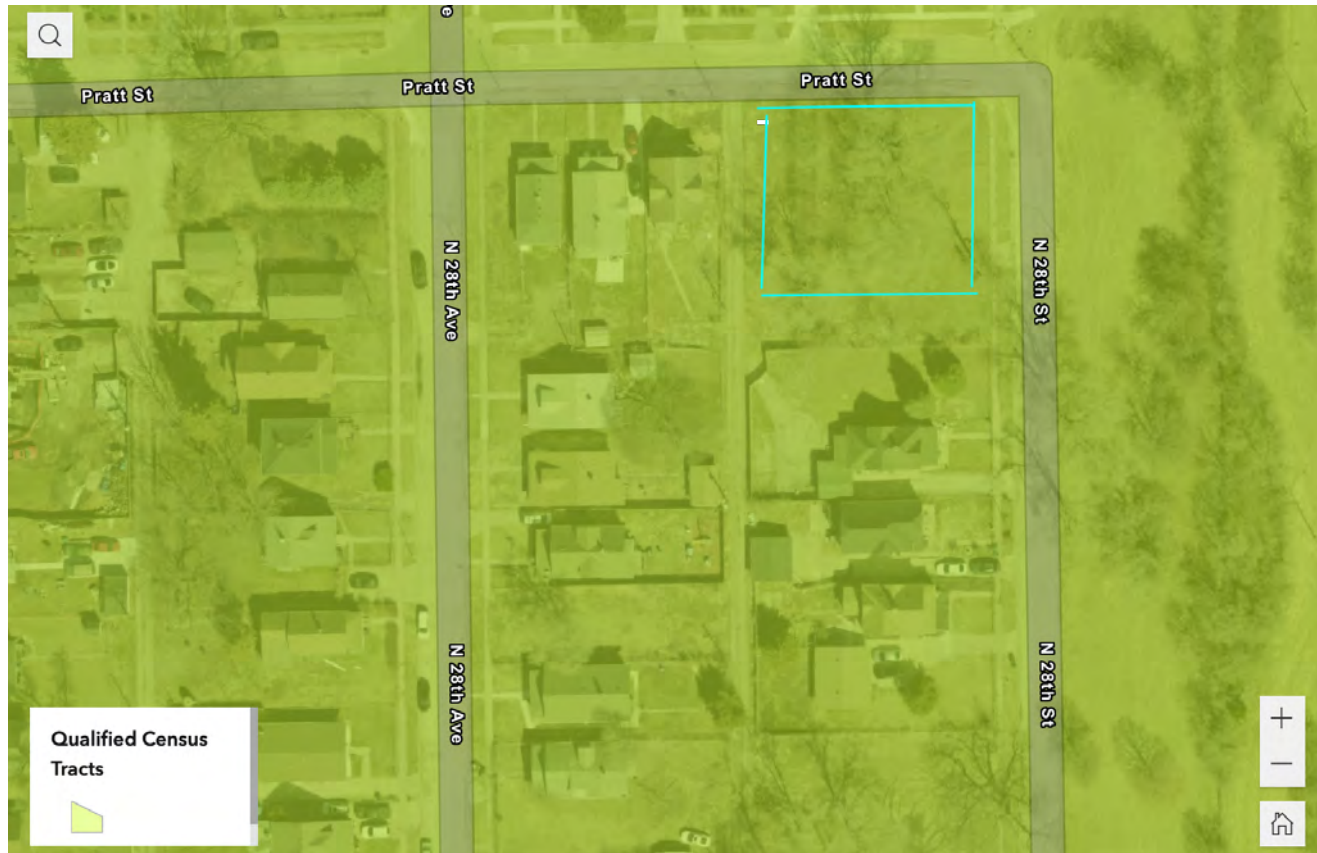
Site Location – Partial Street View



Zoning – R7 Medium Density Multi-Family Residential District



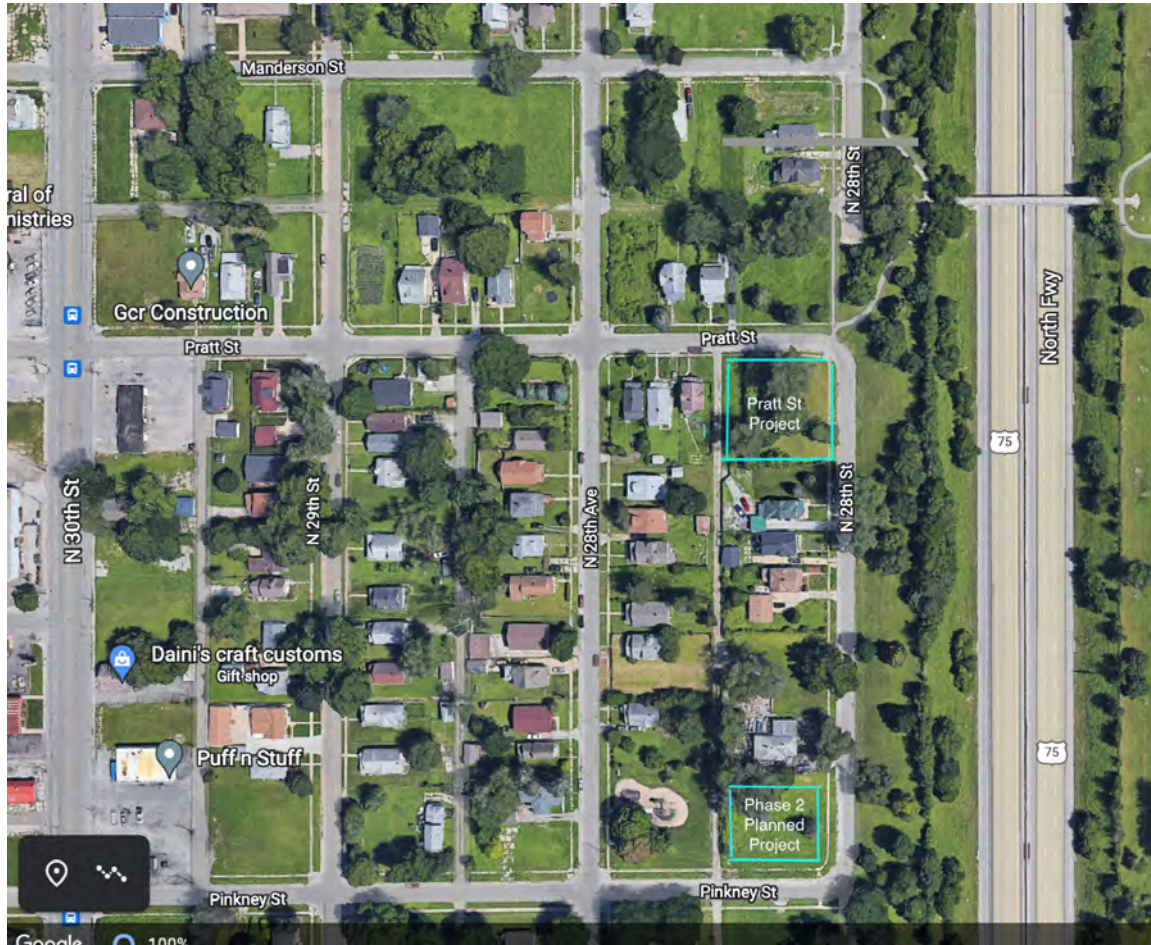
Qualified Census Tract



Community Redevelopment Area (CRA)



Phase 2: Scale in 2026 – 3502 N 28th & Pinkney St

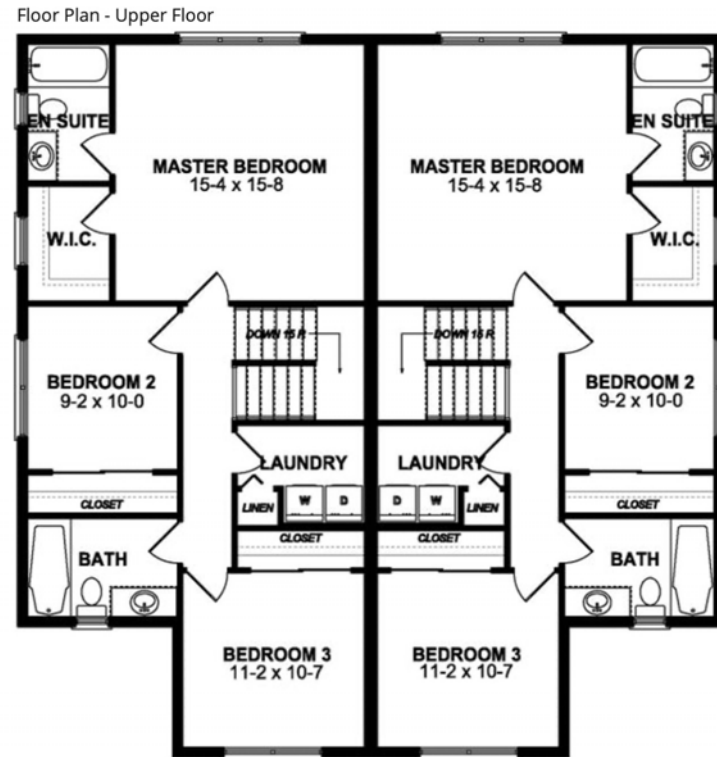
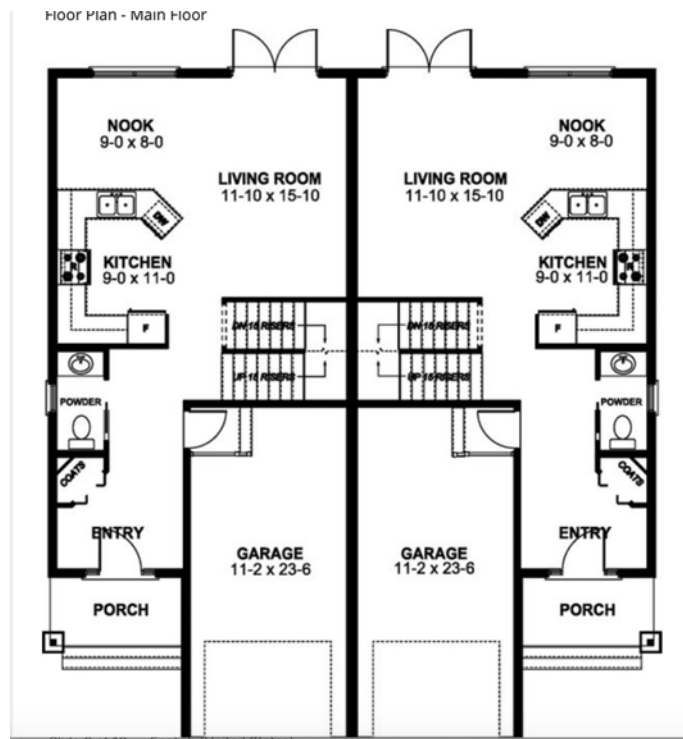


Initial Design Concept

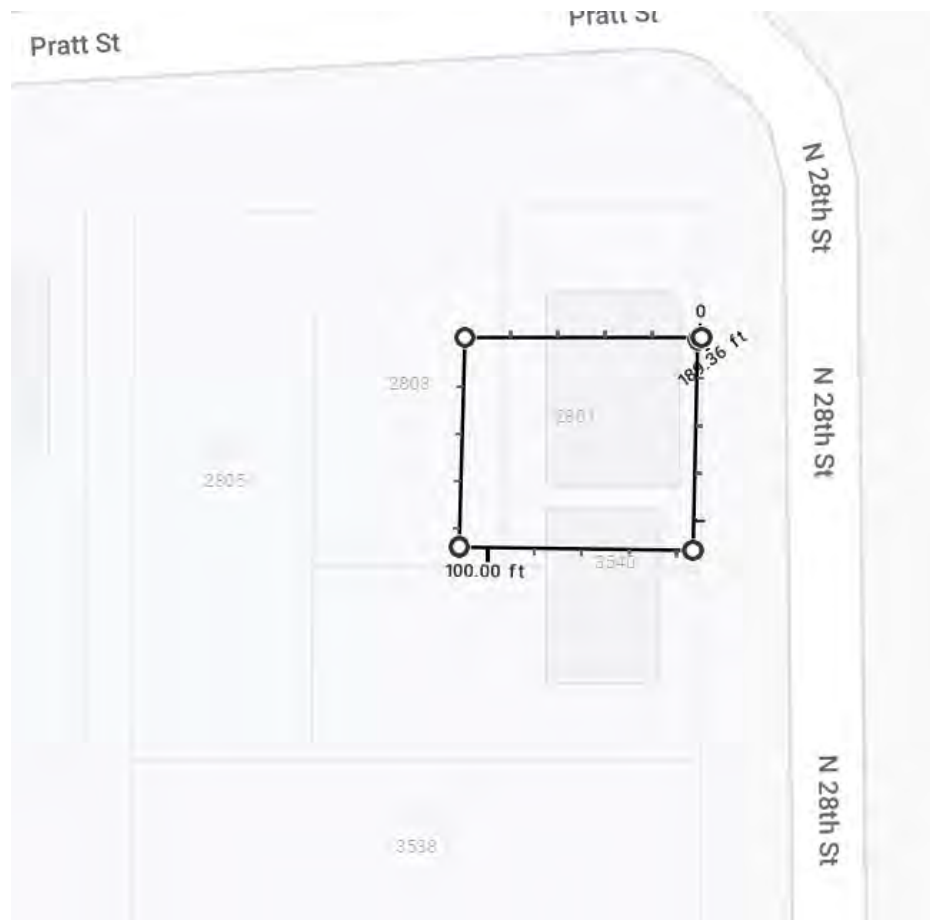
Concept Model



4-Plex Floor Plan – 3 ba Main Floor and Upper -- 1 ba Basement



Pratt Street – Rendering 4500 sq ft – 2 story



Grant Application

Row 234

Organization Name (if applicable)	Learning Community of Douglas and Sarpy Counties
Physical Address	1612 N 24th Street, Omaha, NE 68110
Mailing Address	
Website	https://learningcommunityds.org/
Social Media Accounts	Twitter, Instagram, Facebook, LinkedIn
Name	Dr. Bradley Ekwerekwu
Title	Chief Executive Officer
Email Address	bekwerekwu@learningcommunityds.org
Phone	+1 (402) 964-2405
Team	Yes
	<p>Alice Lewis-Finance Director, Nayeli Lopez-Executive Director of Early Learning Centers, Anne O'Hara-Family Learning Director, Tameshia Harris-Parent University Director, Sarah Videgla-Operations Manager, Paula Erlewine-Executive Assistant The Learning Community Coordinating Council (12 publicly elected officials) provides oversight of the Learning Community of Douglas and Sarpy Counties staff. One World Community Health Centers is the facilitating partner for the Learning Community of South Omaha programming and currently partners to oversee operations of the facilities, as well. Omaha Public Schools, namely Superintendent Dr. Cheryl Logan, remains a consistent and premiere partner of the Learning Community, as well.</p>
Organizational Chart	Will upload.
Other Completed Projects and/or Accomplishments	The link to our latest Community Report is provided here. There are numerous projects/major accomplishments that relate to this proposal. Most notably, the Learning Community of South Omaha recently celebrated its 10 year anniversary. https://learningcommunityds.org/deeper-dive/community-report/
Proposal Title	Learning Community Center of South Omaha Satellite Expansion
Total Budget (\$)	\$8,307,283.00
LB1024 Grant	\$8,307,283.00

Funding Request (\$)

Proposal Type Combination of capital project and service/program

Brief Proposal Summary The Learning Community of Douglas and Sarpy Counties (LC) is an educational subdivision focused on outcomes and opportunities for children and families. In 2020 the LC delivered quality early childhood education and family engagement programs to 11 school districts and more than 16,000 children and adults. Although programs and school districts responded to mitigate the pandemic crisis, significant negative impacts on families' lives remain to be address. The LC thrives in two locations of North and South Omaha. In 2017, the Learning Community Center of South Omaha (LCCSO) program satellite pilot was embedded into Gateway Elementary school. The program allowed management to understand the nuances of an altered staffing model and successfully adapt. Shortly after the pilot, it was anticipated there would be an opportunity to partner with OPS to acquire space for a new satellite next to Gomez. Unfortunately, due to the need for OPS to use all of their space at Gateway and the high cost and property needs for Gomez, both of these satellite locations are no longer options. In response to results from community landscape assessments conducted , over the last two years, to field constituent desires to expand into more areas of the Douglas and Sarpy Counties region. The LCCSO, in partnership with One World Community Health Centers, seeks to expand into neighborhoods surrounding Castelar Elementary School. The new location will provide expanded programming to support early childhood development and executive functioning, parenting classes, GED and ESL courses, and workforce development initiatives. One World is in contract negotiations with the ownership group of a selected building. Architectural designs are in place for facility rehabilitation. The LC seeks additional resources to secure the physical facility and provide a full array of programmatic offerings for approximately 200 additional family units. Initial projections suggest that facility completion will take 8-10 months. To implement pilot programming in the expanded territory while planning to move into the new facility. The LC will require additional resources to staff a full roster of qualified professionals to administer theory-based, well researched programming and interact with families and partners on a consistent and effective basis.

Timeline Currently, the Learning community is in possession of preliminary architectural design renderings and estimates, as well as negotiations with building ownership entities. Once agreed upon and approved by the Learning Community Coordinating Council, architectural designs will go out for bid and construction phases will begin shortly thereafter. Once construction and rehabilitation are complete, on-site programming will begin with pilot offerings. Our intention is to scale program participant numbers in phases each year until we reach our proposed cap of 150-200 families.

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting

Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment The Learning Community serves as a community resource to engage families in academic support for early childhood students, language and education courses for caregivers, as well as workforce development trainings for caregivers. The specific impact on quality of life and sustainable communities is evident. Potential workers will be more skilled and apt to compete for and maintain livable wage careers, as well as invest in their neighborhood communities. In the Learning Community, closing the achievement gap means opening doors to opportunity for the whole family. Since 2000, the growth of poverty was three times greater for children and families in schools across the Learning Community than the total student population and significantly higher the rest of Nebraska. The proven education strategies and initiatives described in this proposal include opportunities for family learning: English for parents, educational navigators, parent workshops, parent-child activities, and adult education – all aligning with Sustainable Community education priorities. Sustainability is also delivered as families gain self-sufficiency and independence, teachers are connected with professional development training, Quality of Life will be improved in the neighborhoods the satellite(s) are located. The new facility will feature beautiful landscaping, community spaces, and resource access to not only LCCSO, but also our collaborators including nationally recognized partnerships with Buffet Early Childhood Institute and OneWorld Community Health Centers. As the center becomes connected and invested in its new neighborhood, quality of life will be further enhanced through development of neighborhood-specific offerings that may activate our partnerships established throughout North and South Omaha, including Project Harmony Child Advocacy Center, Omaha Public Library system, Women's Center for Advancement, Lutheran Family Services, Foodbank of the Heartland, Douglas County Health Department, Boystown, and dozens of others. The Learning Community has established itself as a policy change-leader. The Learning Community and its partners work with the Omaha Chamber and business leaders to identify critical gaps in our local economy. Outcomes from these collaborations include internships, college prep sessions, apprenticeships, skills-based certifications and other innovations creating cradle to career pathways. In addition, this proposal aligns with policy to help create a more positive educational environment for students and families of color.

Visioning Workshop Findings Alignment According to the visioning workshop summary, residents described a need for resources to support education, quality of life, youth and adult employment, and sustainable communities.

This proposal allows for furthering educational efforts and providing much needed upskilling for those seeking meaningful employment. As more families are engaged and equipped, they will realize enhancements in personal, academic and workforce circumstances. The Learning Community will offer courses for children related to executive functioning, reading comprehension, emotional stability, as well as problem solving skills. Courses for caregivers/parents include, but are not limited to: Parenting, financial well-being, emotional maturation, GED, ESL, and workforce development. Courses are consistently assessed and improved with each cohort of participants. Our data evaluation (conducted by the University of Nebraska's Munroe Meyer Institute) shows consistent, significant impact in learning and improved circumstances in the lives of children and adults. Additionally, community members put forth a desire to have culturally relevant information disseminated on a consistent basis. Our educational courses are built with multiple identities in mind, and specifically address culturally relevant information in order to promote comprehension and direct action. This is readily evident with our ESL and GED courses, as well as culturally specific programming. Residents also stated that resources are not readily available for various family supports and programs. Many nonprofit, community-based organizations are not able to meet the demand for programming for those residing in certain neighborhoods. Providing resources to support these community needs will allow for additional families to be engaged and encouraged to receive desired programming. Key take-aways specific to South Omaha identified that community resources are lacking. The satellite location would provide a new hub for partners (listed above in Needs Alignment) to meet, provide, and/or develop community resources appropriate to the neighborhood needs. Families can also rely on the Center to help them connect to partners providing quality food/produce, another weakness identified in the visioning workshops.

Priorities Alignment The expansion described in this proposal aligns with eligible services for LB1024 dollars. LCCSO will use these funds to respond to the negative economic impacts of the pandemic, including support for early learning services and improvements/new construction for early learning facilities. With a service area of North and South Omaha, the proposal addresses the disparate impact of COVID-19 on the populations living in and/or adjacent to the disproportionately impacted communities in QCTs targeted by these funds. This proposal addresses educational disparities, as defined in the Final Rule (p. 8). COVID-19 limited in-person classes during a time that families needed more support than ever before. Staff were nimble and connected with parents and children together in virtual and outdoor classes until the gradual transition back to in-person learning. Teams in the Learning Community Centers worked with generous donors to equip families with technology and resolve internet access issues, but that wasn't enough. Even with access to technology, the pandemic created an immediate need for digital literacy. Parents needed skills to not only to connect to fulfill basic needs, but also skills to act as tech support for their children's digital activities. New parent classes were developed that cover everything from basic computer skills and keyboarding to email communications and zoom conferences with teachers. Demands of home-based virtual learning also drained family financial resources, as many wage earners left the workforce to be family caregivers. Since the pandemic, the waiting list for our Family Learning program

in South Omaha has not relented. Satellite expansion will re-energize the QCT neighborhoods where new center(s) locate, meeting LB1024's strategic priority of transformational. The 2-Gen programming promotes the success of families and children living in the neighborhoods of eleven OPS school communities. In 2020, the Learning Community's programming impacted more than 16,000 children and adults, delivering transformational benefits like children being more likely to succeed in school, stronger and more independent families, and more schools embracing early childhood education. Fundamental Change may be accurately summarized from a parent that participated in the LCCSO programming: "I don't need a translator anymore. I feel excited that I'm able to talk with the teachers." By embedding new Learning Center Satellite(s) within the QCTs, the Learning Community can create, nurture and maintain positive and constructive working relationships with families, partners, and other external constituents. Community extension will facilitate more customized and equitable programming for Learning Community Center families. Fundamental change will be measurable through outcomes that reflect academic, social, emotional, and community success. An important part of the Learning Community mission is to help our community understand how a family's financial security can connect to student proficiency. Nearly half the families in the metro area with school-age children experience challenges related to income and economic opportunity. Over 74% of adults in community center neighborhoods work and take classes. Families continue to face tremendous financial strain, with many continuing to work in places that don't have the benefits that offer them protection from COVID-19. This proposal offers Long-lasting Economic Growth through the combined offerings of English, GED and Workforce training that give parents skills to support their children in school while building a stronger future for the entire family. In 2020, LCCSO served thirty workforce training participants, 27 GED participants, and 251 parents in ESL.

Economic Impact

This proposal will engage many qualified professionals at livable wages.

12.75 FTE (2.0 ESL instructor, 3.0 Educational Navigator, 5.0 Child Learning Providers, 1.75 Program Assistants, 1.0 Site Manager)

Construction jobs will be related to the contractors and design teams that work to rehabilitate the building site.

ESL Instructor-\$47,840, Educational Navigator-\$40,352, Child Learning Provider-\$31,200, Program Assistant-\$31,200, Site Manager-\$58,136.

Learning Community Centers often engage businesses and providers for services to support 2-generation programming and family engagement. We pride ourselves on securing resources from within our neighborhood communities. Adding more workforce in the area will likely increase local commerce, as well.

Community Benefit

The vision of the Learning Community of Douglas and Sarpy Counties is that all children within the Learning Community will achieve academic success without regard to social or economic

circumstances. Together with school districts and community organizations as partners, the Learning Community demonstrates, implements, and shares more effective practices to measurably improve educational outcomes for children and families in poverty. To achieve lasting impact, the existing Learning Community Centers provide family-focused, two generation programs intended to support families, parents, and guardians to ensure greater student success in school and beyond. These efforts significantly improve the local schools, neighborhoods, and community environments. The Learning Community's research-based strategies deliver long-term economic gain by serving two generations: -- parent and child -- with programming based on the principles that: 1) students benefit from high-quality classrooms, 2) reflective coaching adds value to the classroom, 3) family engagement is critical for a child's success in school, and 4) students' early childhood outcomes predict later school success. Quality early childhood programs have been linked to immediate, positive developmental outcomes, as well as long-term, positive academic performance (Burchinal, et al., 2010; Barnett, 2008). Research shows that all children benefit from high-quality preschool, with low-income children and English learners benefiting the most Yoshiwaka, et al. (2013). High-quality classroom organization is related to fewer student behavior problems and increased social competence (Rimm-Karufman, 2009). This is especially important following post-COVID circumstances. Communities benefit from school readiness. Preparation to perform in an educational setting is a significant benefit for students, especially those who are from diverse backgrounds, with a greater number of risk factors. These students typically have poorer school performance compared to their economically advantaged counterparts (Shonkoff & Phillips, 2000). Students enrolled earlier and for a longer duration demonstrate better short- and long-term results (Barnett, 2008). In studies of the longer-term effects of preschool programs, the importance of quality teaching in early elementary grades is also important. Research found that investments in elementary schools influence the strength of ongoing preschool effects, researchers have found that the level of challenge provided by kindergarten teachers matters for later outcomes (Johnson & Jackson, 2017). The Learning Community uses a two-generation approach in designing early childhood and family engagement programs at each of the centers, Learning Community Center of South Omaha and Parent University at Learning Community Center of North Omaha. This creates opportunities for and addresses the needs of both children and adults. Using the whole-family approach, programs focus equally and intentionally on children and parents.

This proposal will provide a consistent and safe facility for multiple family units to participate in ongoing programming that improves school outcomes, childhood learning outcomes, as well as workforce development opportunities. Improvements in the quality of life in the school, at home, and in our everyday environments will improve as families participate in two generation learning and development. The satellite location proposed will, like the Learning Community Center of South Omaha (LCCSO), become a vital resource for community sustainability. Anecdotal evidence of how Learning Community staff have helped community members during the pandemic crisis helps describe how resources improve quality of life. THE IMPACT OF COVID-19 HAS BEEN WIDESPREAD. Families were impacted financially, socially, mentally, and health-wise.

Preventative work was provided at the beginning of the pandemic (i.e., connecting families to food pantries or jobs). One participant noted, as some participants tested positive for COVID-19, staff connected families to testing locations and financial supports (i.e., Together Inc., public schools, Project Harmony, and Heartland Family Service). Families experienced significant emotional stress. During the early months and summer of 2020, families were expressing worry and fears. The staff assisted families with coping strategies to navigate through those emotions. Growing Great Kids/Growing Great Families curriculum provided strategies to support children and families experiencing stress. The program transitioned from providing support with routines and nutrition to mental health services. A presentation on grieving during COVID-19 was provided for families. The presentation focused on behaviors associated during this period (i.e., side effects of not being at school and changes in their normal routines). The teaching team for LCCSO continued to engage with participants and families in a multitude of ways. They created a YouTube channel to keep families engaged, provided information on Facebook, assisted with educational supports and videos to assist with remote learning packets from OPS, provided ESL classes and home visits online, and delivered curriculum classes through Zoom. Teaching participants moved from classroom teaching expanding into virtual classes and tutoring. For many participants, the teaching team needed to provide training and teaching on the use of technology. Several families did not have their own tablet or computer at home and were unfamiliar with how to use basic functions including email, website navigation and connection with school resources. As a result, the team began providing classes on computer literacy. Similarly, the satellite location will be responsive resource centers to each neighborhood's unique culture, community needs, and educational vitality. Community forums and client assessments will help identify potential customized and equitable programming for Learning Community families that reflect academic, social, emotional and community success.

Best Practices/Innovation

LCCSO applies a two-generation partnership with parents and children. This model offers pathways for parents to develop skills that support relationships and student success, including protective factors that support health and well-being that are especially important when families are facing challenges. In addition to actively supporting their children in education, two-generation programs give parents an opportunity build workforce-ready skills. With support from educational navigators, parents make choices based on the needs of their families. Research shows workforce training improves family outcomes for two-generations. Typically, children do better in school when families build a more secure future. LCCSO is seeing outstanding results. More than 60% of the parents in ESL classes reached Level 4 of 6 skill levels in Reading and Listening, representing an ability to understand everyday conversation, participate in routine interactions, and recognize phrases to follow simple directions. More than 60% of LCCSO parents in GED classes increased their skills by 3-4 grade levels, putting them on a path to qualify for career training programs or pursue a college degree. Nearly 300 workforce certifications have been earned by LCCSO parents, giving them tangible proof of skills to enter the workforce or secure a higher-wage job. The theory of change behind the 2Gen approach suggests aligning services for parents and children yields stronger and lasting results (ASCEND, 2018). Based on community needs, each Learning Community Center developed

a comprehensive program to address the opportunity gap for children and families based on the unique characteristics of each community and their needs. Key elements of the 2Gen approach include: *Early Childhood Development *Health & Well-being *Post-secondary & Employment Pathways *Economic Assets *Social Capital

Outcome Measurement

Nine consecutive years of rigorous independent evaluations have shown positive program impact and results. Parents have been highly satisfied with all components of the program and have shown increases in their levels of comfort in engaging their children with reading and math as well as communicating with their child's teacher and the school. Parents who spoke English as a Second Language improved in their ability and comfort level when talking to English speakers. Students of parents at LCCSO are entering school with skills and family support needed to succeed. Students whose parents were in programming attended school regularly, with 88% meeting the district's 95% attendance goal. While COVID-19 has interrupted state testing, in the past and for several years running, students of the parents who participated in programming at the Learning Community Center of South Omaha exceeded district average proficiency rates, approaching state average rates.

The University of Nebraska's Munroe Meyer Institute conducts annual independent evaluations of the Learning Community Center of South Omaha programs, which is formative in nature to ensure continuous improvement. An extensive data evaluation report is presented to the Coordinating Council each year, as well as submitted to the Nebraska Department of Education and submitted to the Nebraska Legislature.

Yes, provision of consistent, tangible results showing that families are improving educational outcomes, improved school attendance, and family preparedness are key indicators of success that will drive further investment into Learning Community Centers.

Partnerships

Yes

UNO Special Education/Communication Disorders, UNO School of Music, Opera Omaha, PTI Nebraska, Joslyn Art Museum, Nonprofit Association of the Midlands, ASCEND Network at Aspen Institute, Lutheran Family Service, Omaha Public Schools, Nebraska Enterprise Fund, Project Harmony, Heartland Workforce Solutions, Smart GEN Society, SPARK Positivity, The Big Garden, Douglas County Health Department, Food Bank of the Heartland, Latino Center of the Midlands, Omaha Public Library, Omaha Conservatory of Music, Buffett Early Childhood Institute, City Sprouts, Creighton University, Child Saving Institute, Nebraska Extension Office, Omaha Fire Department, Women's Center for Advancement, UNMC Center for Reducing Health Disparities, UNO Service Learning Academy, Metropolitan Community College, Nebraska Early Childhood Collaborative, Bridge All of these partnerships are unique and serve the purpose of supporting programming and family engagement at our centers.

Omaha Public Schools, Project Harmony, The BIG Garden, Latino Center of the Midlands, Omaha Public Library, Buffet Early Childhood Institute, Creighton University, University of

Nebraska-Omaha, Metropolitan Community College, Nebraska
Early Childhood Collaborative

Displacement No

Displacement explanation

Physical Location 1474 S 16th Street Omaha, NE 68108. This building contains approximately 8000 ft.² of mixed-use area space. We intend to develop adult learning classrooms, child learning classrooms, conference and meeting spaces, as well as staff/team offices and restroom/feeding room facilities. Externally, we hope to refresh the parking area, as well as outdoor play space for children and families.

Qualified Census Tract Within one or more QCTs

Additional Location Documents Will upload.

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding Yes

Yes

General Contractor No

Request Rationale Legislatively, the Elementary Learning Centers are funded by the property tax levy across two Nebraska counties - Douglas and Sarpy. To adequately cover the cost of staff and benefits, building materials, operations expenses, and other various items, the rationale for this total dollar amount is illustrated in the budget documentation. Additional grant awards and philanthropic support will be necessary to support operations moving forward. The attached budget reflects rental and rehabilitation numbers for a property rather than purchase. As a political subdivision, the Learning Community Center for Douglas and Sarpy Counties cannot own property. Please note that preliminary architecture/engineering estimates are based on preliminary figures from RDG, which serve as a cost example until formal bidding process opens.

Grant Funds Usage This grant award will support the capital development and

operations of the Learning Community Center of South Omaha satellite location. Necessary additions and rehabilitation of an existing building, as well as acquiring a qualified workforce will be vital to the Center's success.

Proposal Financial Sustainability

Yes

Yes, if awarded this funding, the satellite location will remain fiscally sustainable for years to come. The Learning Community remains very diligent about allotting taxpayer dollars toward community impact initiatives. The Learning Community Coordinating Council regularly discusses financial operations for the entire organization. A yearly budget is created and approved on an annual basis. A budget, finance and accounting subcommittee meets monthly to discuss financial operations with the Learning Community Finance Director and CEO. Lastly, an exhaustive audit process conducted by the state of Nebraska occurs each year.

Funding Sources

The Learning Community receives funding from the State of Nebraska Governor's budget, as well as a levy connected to County property taxes. Additional funds could be raised by a newly formed foundation that specifically supports the Learning Community.

TBD

Yes, the State of Nebraska Governor's line-item allotment, as well as a levy amount connected to County property taxes.

Scalability

No, this project at this location is not scalable. Each location may be broken down into specific components, which could be completed in separate phases.

The program is scalable to include Centers throughout the Subcouncils' service areas. A separate proposal represents another level of scalability, by requesting funds for a satellite location, rather than a full Center, as this proposal represents. As seen in the overall budget, there will be consideration for interior, exterior, landscaping, and structural rehabilitation within this project.

Financial Commitment

The Learning Community remains consistently committed to utilizing its resources to positively impact families in the learning community. This was the original intent of the Learning Community and remains the same today. The Learning Community is fully committed to funding these facilities and programs as far as our local levy and state funding allow. This grant will free tax dollars to expand services to more children and families for a longer period. This grant award will also extend sustainability of programming and enable more Centers to be opened that will serve more families as poverty has extended further west in the greater Omaha community. We will also be seeking private funding to support these efforts at our Centers. The Learning Community has been diligently managing funds in the recent past to position ourselves to make an investment in a new Center. We are poised to remain financially vigilant with taxpayer funds.

ARPA Compliance



Acknowledgment

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

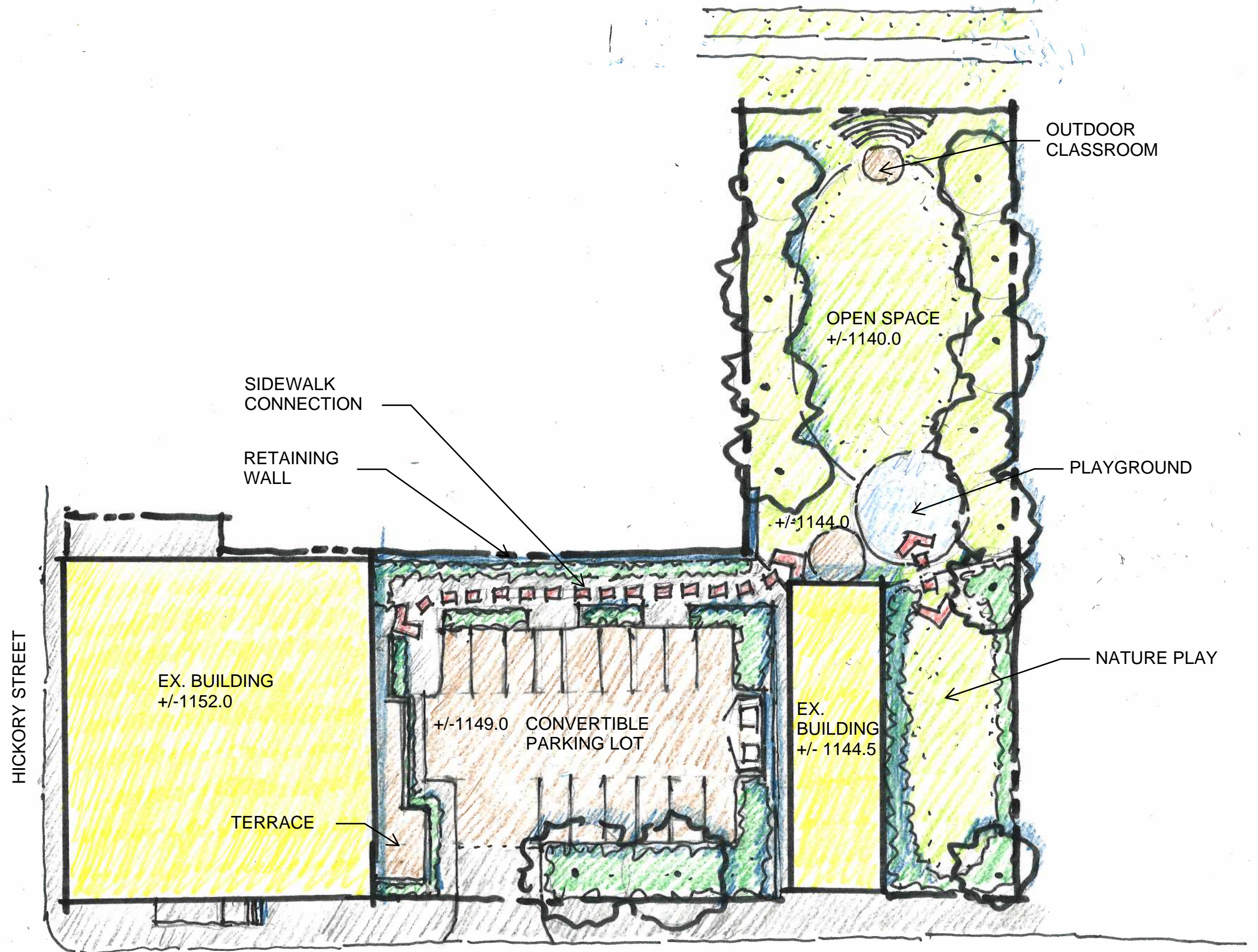


1 Program Iteration
1/8" = 1'-0"

Learning Community - 16th Street
Preliminary Program
3005.469.00 4.01
August 9, 2022



Description	Qty	SF/Person	Occupancy	ASF	Total ASF
Lobby	1	35	5	160	160
Reception	1	120	2	260	260
Office	1	100	1	125	125
Navigator Space	1	36	15	545	545
Breakout Room	2	100	1	125	250
Conference Room	1	15	20	300	300
Storage Space	1	300	0	115	115
Classroom (Adult Education)	3	20	33	650	1,950
Child Learning Rooms	1	35	11	370	370
Child Learning Rooms	2	35	18	630	1,260
Child Specific Restrooms	1	35	6	206	206
Storage	1	150	2	260	260
Mother's Room	1	80	1	80	80
Stroller Storage	1	300	0	60	60
IT Closet	1			60	60
Kitchen/Pantry	1	300	2	680	680
Restroom - Womens	1			260	260
Restroom - Mens	1			100	100
Restroom - Staff	1			80	80
Total ASF					7,121
Efficiency					86%
Total GSF					8,280
Construction Cost \$/GSF					220
Interior Construction Cost					1,821,651
Exterior Construction Cost					176,800
Site Development					520,800
					-
Kitchen Equipment					100,000
Furniture					289,808
Contingency					15% 436,359
Other Soft Costs					10% 334,542
Total Project Costs					3,679,960



HICKORY STREET

SIDEWALK CONNECTION

RETAINING WALL

EX. BUILDING +/-1152.0

TERRACE

+/-1149.0 CONVERTIBLE PARKING LOT

16TH STREET

OPEN SPACE +/-1140.0

+/-1144.0

EX. BUILDING +/- 1144.5

OUTDOOR CLASSROOM

PLAYGROUND

NATURE PLAY

NORTH →

SCALE: 1'=30'



Learning Community Redistricting Scenario - District 5

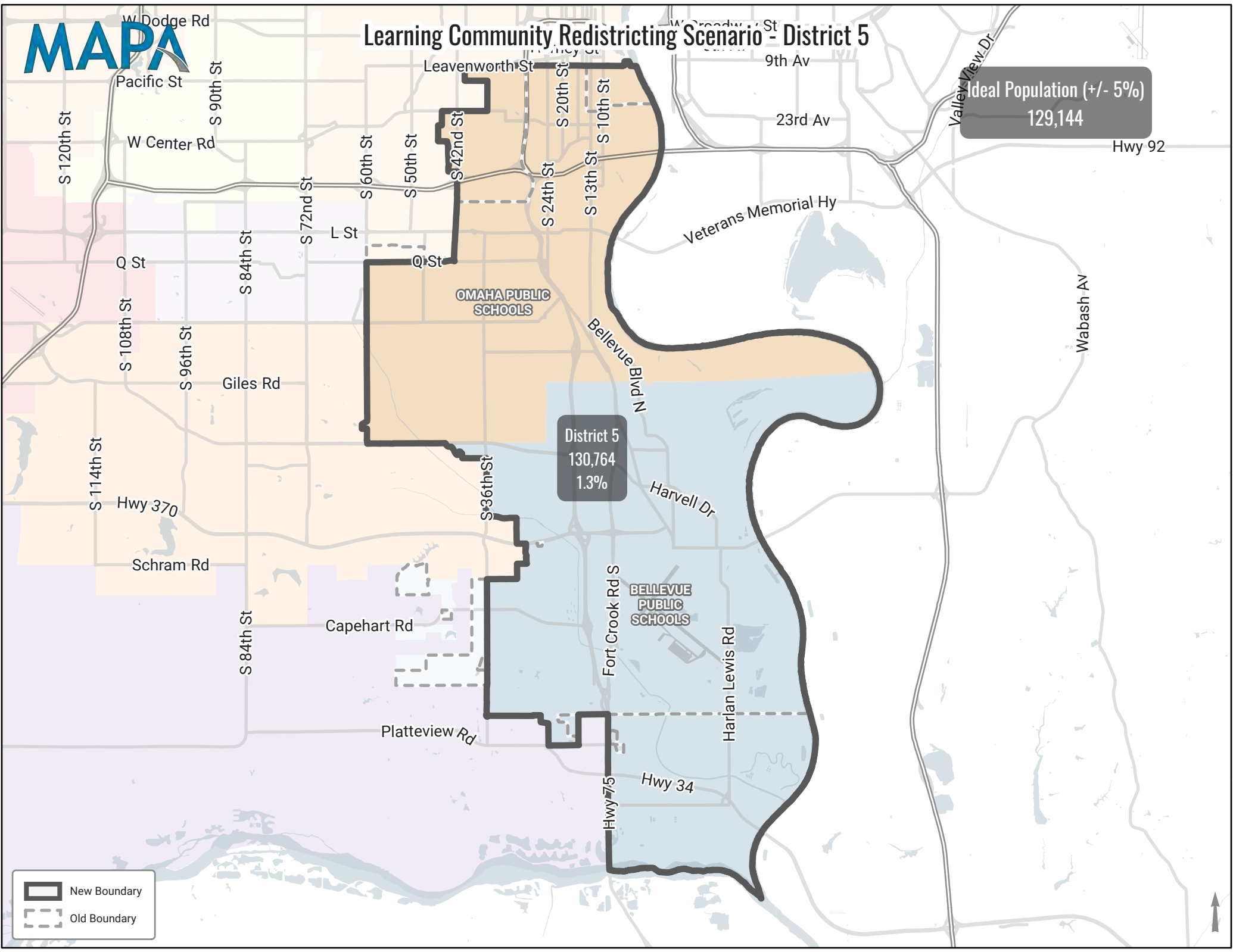
Ideal Population (+/- 5%)
129,144

District 5
130,764
1.3%

OMAHA PUBLIC SCHOOLS

BELLEVUE PUBLIC SCHOOLS

- New Boundary
- Old Boundary



S 120th St

W Dodge Rd
Pacific St

S 90th St

W Center Rd

S 60th St

S 50th St

S 42nd St

S 20th St

S 24th St

S 13th St

S 10th St

9th Av

23rd Av

Valley View Dr

Hwy 92

Veterans Memorial Hy

Wabash Av

Q St

S 84th St

S 72nd St

L St

Q St

S 108th St

S 96th St

Giles Rd

OMAHA PUBLIC SCHOOLS

Bellevue Blvd N

S 114th St

Hwy 370

S 36th St

Harvell Dr

Schram Rd

S 84th St

Capehart Rd

Fort Crook Rd S

BELLEVUE PUBLIC SCHOOLS

Harlan Lewis Rd

Platteview Rd

Hwy 75

Hwy 34

MEMORANDUM

TO: Members of the Learning Community Coordinating Council

FROM: Renee Franklin, Executive Director, Elementary Learning Centers

DATE: June 2021

Requested Action: Satellite Operating Budget Approval

Type of Contract: Cost Reimbursable

Terms:
Year 1: \$947,069
Year 2: \$802,660
Year 3: \$818,279

Partner: OneWorld Community Health Center

Overview

Four years ago, the program satellite pilot was embedded into Gateway elementary. The program allowed management to understand the nuances of an altered staffing model and successfully adapt. Shortly after the pilot, it was anticipated there would be an opportunity to partner with OPS to acquire space for a new satellite next to Gomez. Unfortunately, due to the need for OPS to use all of their space at Gateway and the high cost and property needs for Gomez; both of these satellite location are no longer options.

Consistent with the evaluation feedback and the Learning Community's existing strategic plan, the program is ready to expand to another satellite location in South Omaha. Unfortunately, the pandemic slowed down the search for a location. However, the operating budget has been determined to support up to eight additional cohorts (150 families).

Supporting Detail

The approval of the satellite operating budget would allow LCCSO to move forward with planning efforts once a location is secured. Should the satellite location require a lease or building improvements from the capital levy, it is understood such a proposal would need to go to the full Council for approval.

Budget and Recommendation

The budget represents the operational costs for the satellite location. The dollars are within the allocated budget amount.

LEARNING COMMUNITY CENTER OF SOUTH OMAHA

PROGRAM STRATEGIES & DESIGN

2-GEN PROGRAM

The Learning Community Center of South Omaha is a comprehensive, center-based program created using national models and best practices from the two-generational approach. The program originated in 2012 as a collaborative effort between the Learning Community of Douglas and Sarpy Counties and OneWorld Community Health Centers. The Learning Community Center of South Omaha was nationally recognized by the White House as a Bright Spot in Hispanic Education and is a 2-GEN network partner through Ascend at the Aspen Institute.

Each family in the program attends classes or programming an average of seven hours per week during the academic school year and throughout the summer. Families participate in all three of the program's primary components:

- Education for Parents of Young Children
- Early Childhood Education
- Interactive Parent/Child Activities

EDUCATION FOR PARENTS OF YOUNG CHILDREN

A parent's level of educational attainment is a strong predictor of a child's academic success. All parents at the center enroll in an English as a Second Language or a GED cohort for six hours a week.

English for Parents: As parents learn English, they become more confident talking to teachers and asking questions about their child's progress, as well as communicating with the broader community. An English for Parents class might teach parents how to use computers to access school information, role-play parent/teacher conferences, or utilize children's books as learning tools.

GED: In partnership with Metro Community College, the center offers GED classes and a bilingual ESL instructor provides in-class language supports to parents as needed. The goal of the classes is to help parents increase their educational level and better their family's economic security through more stable and lucrative jobs or new educational pathways only open to GED graduates. GED classes also help parents guide their children on their academic journey (homework help, role modeling, academic language and concepts, etc.)

Along with ESL or GED, parent participants receive:

Parenting Classes and Workshops: Parenting classes and family-focused workshops strengthen and support parents, who are the first and most important teachers for their children. Parents learn practical strategies to support child development and education. Program staff and community organizations provide a wide variety of offerings, including Circle of Security®, Love

and Logic®, domestic violence prevention, financial literacy, and nutritious cooking. All workshops teach skills and techniques to foster learning and well-being at home.

Educational & Social Assistance Navigation Services: The center employs navigators who develop authentic relationships with parent participants and serve as their advocates. Every parent in the program is assigned an **Educational Navigator**, who conducts home visits with family at least once a month to help connect them with the public school system and provide new insights into child development and learning strategies. Navigators use a research-based home visiting/parenting curriculum, Growing Great Kids®, which ensures effective individualized education and support. **Social Assistance Navigators** assist families who are in crisis or have challenging social or economic needs. These navigators connect parent participants with many community resources, such as pantries, mental health services, and homeless shelters.

Workforce Development: Research shows children whose parents have higher-wage jobs have better educational outcomes. Workforce development classes are offered onsite in collaboration with Metropolitan Community College. Parents learn workforce readiness skills such as resume-building, interview skills, and job search methods and receive certificates in customer services, workforce ethics proficiency, and the National Career Readiness Certificate. A Career Skills Coach also offers individual career coaching or assistance connecting to continued education.

Digital Literacy: Due to COVID-19 and thanks to generous donors, each parent enrolled in the program at the Learning Community Center is loaned a computer. Digital literacy has been added into all English for Parents classes. Additionally, Metropolitan Community College offers computer certificates to parents who take onsite courses in the following topics: Basic Computer Skills, Internet Basics, Using Email, and Windows.

EARLY CHILDHOOD EDUCATION

While parents attend classes, the Learning Community Center of South Omaha offers year-round learning activities for young children, from newborn to age five. The primary focus is on building social, emotional, and executive functioning skills as well as cognitive concepts to support school readiness. The program partners with many organizations, including Farm to School (The Big Garden), Story Time (Omaha Public Library), nutrition classes for children (UNMC's Center for Reducing Health Disparities), and gardening programming (City Sprouts).

When staff or parents identify children with delayed development or challenging behaviors, the program connects these children and their families to programs such as Omaha Public Schools Early Intervention or KidSquad at Child Saving Institute. That way, young children receive interventions before they enter the public school system. The program also encourages families to enroll children who qualify in early childhood programs through Omaha Public Schools.

INTERACTIVE PARENT/CHILD ACTIVITIES

Research shows supportive and responsive parent/child relationships and interactions are the building blocks for healthy brain development. The quality of the relationship between a parent or caregiver and a child can determine future resilience in the face of challenges and help predict academic outcomes. Interactive parent/child activities allow parents opportunities to practice new parenting strategies while learning together with their children. Examples of interactive parent/child activities include field trips, special events, or family summer camps with themes such as STEM learning, music, art, or literacy. Other partners bring enrichment programs to the center, including Prime Time Family Reading Time® (Humanities Nebraska), College Prep for Families (UNO Service Learning Academy) and String Sprouts® (Omaha Conservatory of Music).

RESULTS

Eight consecutive years of rigorous independent evaluations have shown positive program impact and results. Parents have been highly satisfied with all components of the program and have shown increases in their levels of comfort in engaging their children with reading and math as well as communicating with their child's teacher and the school. Parents who spoke English as a Second Language improved in their ability and comfort level when talking to English speakers.

The 2019-2020 evaluation report states, "students of parents at LCCSO are entering school with skills and family support need to succeed." Students whose parents were in programming attended school regularly, with 88% meeting the district's 95% attendance goal. While COVID-19 has interrupted state testing, in the past and for several years running, students of the parents who participated in programming at the Learning Community Center of South Omaha exceeded district average proficiency rates, approaching state average rates.

CONTINUOUS IMPROVEMENT

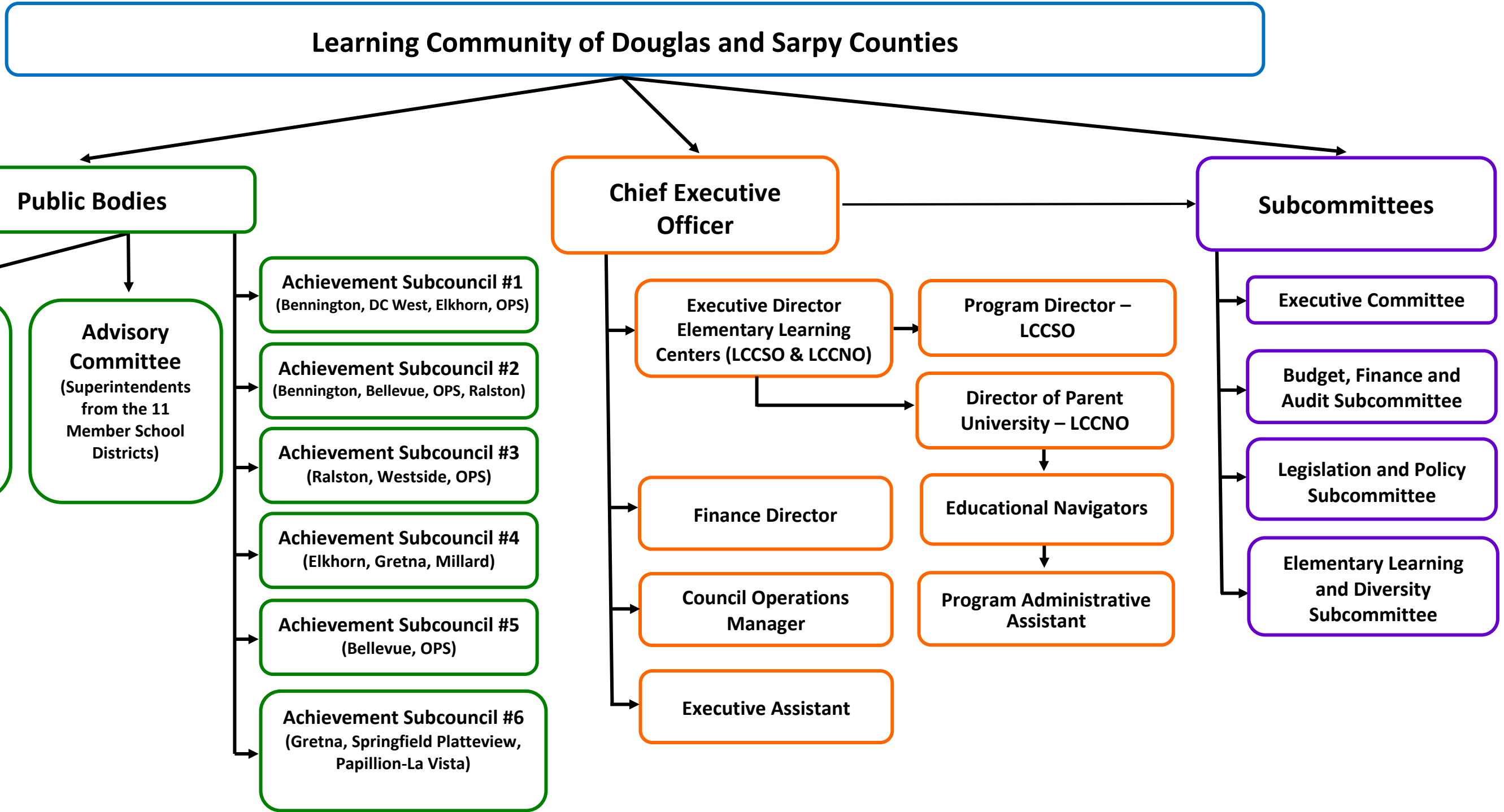
The last evaluation report said, "The Learning Community Center of South Omaha focuses on being both family-centered and data-informed." The program carefully reflects on specific feedback from third-party evaluators as well as parent and staff input. The following strategies have been identified to improve the program:

- Addition of a Workforce Navigator and a Parenting Class Facilitator
- Increase navigator service to lower caseload and increase access
- Continue to expand and improve classroom and outdoor space for children post-COVID
- Enhance new and successful digital literacy program
- Provide additional mentoring, leadership, and support for alumni

**OneWorld Community Health Centers
Learning Community Center NEW Satellite Center
3 Year Budget**

	Year 1	Year 2	Year 3
REVENUE:			
GRANTS & CONTRACTS			
LEARNING COMMUNITY	\$ 780,363	795,530	811,000
TOTAL REVENUE	\$ 780,363	\$ 795,530	\$ 811,000
SALARIES & WAGES			
ESL Instructor: 2.0 FTE / 2.0 FTE / 2.0 FTE	95,680	97,594	99,545
Educational Navigator: 3.0 FTE / 3.0 FTE / 3.0 FTE	121,056	123,477	125,947
Child Learning Providers: 5.0 FTE / 5.0 FTE / 5.0 FTE	156,000	159,120	162,302
Program Assistants: 1.75 FTE / 1.75 FTE / 1.75 FTE	54,600	55,692	56,806
Site Manager: 1.0 FTE / 1.0 FTE / 1.0 FTE	58,136	59,299	60,485
	485,472	495,181	505,085
FICA 7.65%	37,139	37,881	38,639
BENEFITS 15.05%	73,064	74,525	76,015
WORKER'S COMPENSATION 0.30%	1,456	1,486	1,515
ONEWORLD OVERSIGHT 10%	71,578	72,970	74,389
MILEAGE/TRAVEL	2,890	2,948	3,007
BUILDING MAINTENANCE	5,000	5,100	5,202
PROFESSIONAL DEVELOPMENT & TRAINING	5,000	5,100	5,202
TUITION REIMBURSEMENT	2,000	2,040	2,081
EMPLOYEE RETAINMENT	3,700	3,774	3,849
CONTRACT/PROFESSIONAL FEES	38,000	38,760	39,535
TELEPHONE & COMMUNICATIONS	15,360	15,667	15,981
OFFICE SUPPLIES	1,100	1,122	1,144
PARENT SUPPORT SUPPLIES	7,800	7,956	8,115
SPECIAL EVENTS/GRADUATIONS	1,800	1,836	1,873
CHILD LEARNING SUPPLIES/SNACKS	3,000	3,060	3,121
CLASSROOM MATERIALS/SUPPLIES	2,000	2,040	2,081
MINOR EQUIPMENT	3,000	3,060	3,121
POSTAGE & PRINTING	500	510	520
TRANSPORTATION	5,500	5,610	5,722
INSURANCE EXPENSE	2,000	2,040	2,081
DEPRECIATION EXPENSE	20,000	20,000	20,000
TOTAL OPERATING EXPENSES	\$ 787,359	\$ 802,666	\$ 818,279
START-UP COSTS			
SUPPLIES			
LAPTOPS & COMPUTERS	25,015		
COPIER	6,000		
PRINTER	500		
TELEVISIONS	1,600		
NETWORK SETUP	48,300		
CELL PHONES (4 x \$480)	1,920		
PAGER SYSTEM	5,000		
OFFICE SUPPLIES (13 persons @\$875)	11,375		
TOTAL SUPPLIES	\$ 99,710	\$ -	\$ -
EQUIPMENT			
FURNISHINGS	60,000		
TOTAL EQUIPMENT	\$ 60,000	\$ -	\$ -
TOTAL START-UP BUDGET	\$ 159,710	\$ -	\$ -
TOTAL BUDGET	\$ 947,069	\$ 802,666	\$ 818,279

LEARNING COMMUNITY ORGANIZATION STRUCTURE OVERVIEW



South Carolina Department of Education
Building South Carolina's Capacity Budget Narrative

Budget Category	Requested	Total
PERSONNEL (3% increase annually)		
CEO, Finance Director, COO, Exec Director: .30 FTE \$148,766 1st year for 4 years	\$622,381	
<i>Subtotal Personnel</i>	\$622,381	\$622,381
FRINGE BENEFITS (calculated at 18.65% of salary)		
FICA 7.65%, Health/Dental/Vision 8%, Retirement 3%	\$116,074	\$116,074
<i>Subtotal Fringe</i>	\$116,074	\$116,074
TRAVEL--		
	\$0	\$0
	\$0	\$0
<i>Subtotal Travel</i>	\$0	\$0
SUPPLIES		
	\$0	\$0
	\$0	\$0
CONTRACTUAL--left some in for examples		
RDG Planning Design Historical Site (Provisional Estimate)	\$260,000	\$260,000
Partnership with One World /TBD ~ Lease Proposal Base Rent Plus addtl rent starting 8 months after lease commencement term 10 yrs w/rolling 4 year renewal (\$350,000+ 95,399.88=445,400*10)	\$4,454,000	\$4,454,000
Construction Company Contingency (RFP will be issued)	\$456,820	\$456,820

South Carolina Department of Education
 Building South Carolina's Capacity Budget Narrative

Budget Category	Requested	Total
Developer Fees, (125,000) Appraisal (5,000) (Estimate)	\$130,000	\$130,000
Program Operation 3-yr contract (One World Community Health Center)	\$2,568,008	\$2,568,008
<i>Subtotal Contractual</i>	\$7,868,828	\$7,868,828
OTHER		
<i>Subtotal Other</i>	\$0	\$0
TOTAL DIRECT COSTS	\$8,607,283	\$8,607,283
Learning Community Contribution (Capital Levy)	-300,000	-300,000
Learning Community Contribution (ELC Levy)	-1,000,000	-1,000,000
TOTAL COSTS	\$8,307,283	\$8,307,283

Grant Application

Row 235

Organization Name (if applicable) Ansell Investments LLC

Physical Address 7202 Mormon Bridge Rd. Omaha, NE 68152

Mailing Address 7202 Mormon Bridge Rd. Omaha, NE 68152

Website

Social Media Accounts

Name Christopher Ansell

Title President

Email Address ansellinvestmentsllc@gmail.com

Phone +1 (402) 813-3487

Team Yes

Chris Ansell President, Lauren Tate office assistant, Kevin Riley Consult and many contactors for product completion

Organizational Chart

Other Completed Projects and/or Accomplishments I state a small real estate firm a 3 years ago and sense then have done various rehabs, flips and rental holding. We have successfully completed 7 projects in less then 3 years. I've ran a lawn and landscape business for over 15 years in the community. I've serviced as Vice President on the North Omaha Commercial club board and started the Christmas light up downtown Florence. I've a former financial adviser for Primerica and help my wife when I can run a life coaching and massage therapy clinic in downtown Florence. My skills could help complete at least serval property rehabs in North Omaha to help with affordable housing.

Proposal Title Property Rehabs

Total Budget (\$) \$275,000.00

LB1024 Grant Funding Request (\$) \$27,500.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary I would purchase at least 2 or more properties in North Omaha Census zone to rehab and either rent to family at affordable

rate or sell to family at affordable rate. We would work with city on this to find houses in desperate need of rehab, but can be saved as long as structure is sold. I love North Omaha this is my community and I believe with my prior successes in previous deals and rehabs. I could accomplish this with grant funds and with the city planning to make happen quickly. I would be willing as investor to cover 10% of all costs and the remaining 90% in grant funding. This would allow us to keep costs in line for affordable housing. I have a team of contractors that do quality work at affordable rates and could get jobs done effectively in a timely manner. Further details can be worked out to help the affordable housing crisis we are now having in North Omaha.

Timeline	Depending on when funding is received. I can have a property purchased and completely rehabbed within 60 days
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	This plan would help with affordable housing for North Omaha
Visioning Workshop Findings Alignment	affordable housing and economic development
Priorities Alignment	This plan would provide you help with partnership in solving the affordable housing issues we face in North Omaha.
Economic Impact	3 permanent and as many as 12 temporary depending on projects at hand
	3
	12
	Depends on product but always far market wages
	I live and work in North Omaha and have for over 15 years. I know many people and would know right where to go to keep the money in the community
Community Benefit	We would improve the local neighborhood by restoring run down houses and improve living conditions while helping with

the affordable housing issues.

The houses people live in and the cost contributes to Quality of life in a huge way!

Best Practices/Innovation

I have years of experience in oversight and will make sure these projects are completed in a efficient and timely matter. Also that things are done the correct way and everything is up to code and nice livable standards.

Outcome Measurement

creating more construction jobs in the community

The results will speak for themselves. The people will have a direct housing benefit from this project

yes, depending on avaiability of funds I would be happy to partner with the city in improving north Omaha over the next few years.

Partnerships

Yes

I have a few in mind, but have not confirmed any direct partners or community organizations yet

Displacement

No

Displacement explanation

Physical Location

To Be Determined

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

Property Zoning

Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding

No

No

For pervious experience with products and long term working with employees and contractors. Also I have a good understanding of the current housing market in the areas.

General Contractor Yes

Request Rationale This is a reasonable number give the cost of renovations and current cost of house on and off market.

Grant Funds Usage Grant funds will be used to purchase and rehab at least 2 homes in the North Omaha Census area for community well being.

Proposal Financial Sustainability No

All money from this initial investment will be put in a separate account and every dollar spent accounted for as to what is needed, where it is spent and the results can be later published to the community.

Funding Sources NA

NA

No

Scalability Yes

Rehabs costs and number of projects completed

Financial Commitment Initial 10% of cost of all projects completed will come from Ansell Investments as investment into housing and community well being.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 236

Organization Name (if applicable)	The Lund Company
Physical Address	450 Regency Pkwy, Suite 200 Omaha, NE 68114
Mailing Address	same
Website	www.lundco.com
Social Media Accounts	LinkedIn, Facebook, Twitter
Name	Jason Fisher
Title	CEO
Email Address	jfisher@lundco.com
Phone	+1 (402) 393-8811
Team	Yes
	<p>This grant proposal is to support the “Cottage Grove Townhomes” project at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, located in the qualified census tract #51, zoned R7. The project team is comprised of: ● Jason Fisher, CEO, The Lund Company - Project Lead, 40 years ● Tim Mettenbrink, Senior Strategic Advisor, The Lund Company, 40+ years ● Carisa Ames, Senior Project Manager, The Lund Company, 18+ years ● Tanya Shapiro, President, The Lund Company, 20+ years ● Alley Poyner Macchietto, Architecture Consultants</p>
Organizational Chart	Lund has 3 primary divisions: ● Project Management and Development Services ● Property Management ● Brokerage Services John Lund, Chairman Jason Fisher, CEO Tanya Shapiro, President Ryan Hill, CFO More complete information is provided in the application attachment.
Other Completed Projects and/or Accomplishments	Lund has a rich history of adding to the Omaha commercial scene over its 40 years of achieving its mission, To be a catalyst that maximizes the value of real estate to building owners, occupants, the community and the environment. Its noteworthy accomplishments include: ● Initial development of Omaha’s Blackstone District. Developed an overall vision for this once thriving commercial corridor and led a group of investors that assembled six properties in an effort to change what had become a blighted area. Between 2007 – 2010, spearheaded efforts with community leaders to create a Business Improvement District (BID), change traffic patterns to two-way, improve street-scaping and a pedestrian experience and realize his vision for the area. ● Redevelopment of 450 Regency Parkway. Led a group of investors to purchase and

rehabilitate this dilapidated building that had sat vacant for three years. The group took a challenging floor plan with a 4-story atrium and creatively found a way to turn it into a Class A, multi-tenant office building. The first redevelopment of its kind in the area, several properties have been modified utilizing some of the design characteristics in this project. In essence, the building is brand new. A new entry façade and a completely renovated interior, which added windows wherever possible, created a very modern and transparent aesthetic. • PayPal / Ebay Operation Centers. Phase I consisted of A 115,000 SF build-to-suit project; phase II was a 127,000 SF facility that completed PayPal's operational campus and housed 1400+ employees. • Securities of America Headquarters. Development and capital formation for a 90,000 SF building and phase II a 68,000 SF, \$21 million project. • 15950 West Dodge Road. Speculatively developed a 92,000 SF, \$18M, 4-story Class A office building. • 450 Regency. Redevelopment of a vacant, Class B office building into one of Omaha's most unique and prestigious Class A buildings in the area. Project cost \$19M. Received CRE Summit Development of the Year award in 2012. • Landmark Building. Redeveloped the existing 275,000 SF, 15-story office building and added a Marriott Autograph hotel, The Farnam, to the space. Project cost \$65M. Received CRE Summit Development of the Year award in 2022.

Proposal Title	Cottage Grove Townhomes
Total Budget (\$)	4.6
LB1024 Grant Funding Request (\$)	1.5
Proposal Type	Capital project
Brief Proposal Summary	This grant proposal is to support the "Cottage Grove Townhomes" project, redeveloping an unoccupied lot located in the qualified census tract #51, zoned R7; building 6 townhomes with 18 units in total (majority 2-bedroom) for affordable rent and providing built-in broadband access (1 Gig). The lot is at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, purchased by Lund in May 2022 for \$275,000. The .46 acre lot consists of a dilapidated, vacant house with a large undeveloped yard. It sits off Cass Street, just west of 30th Street. Lund has talked to the City of Omaha's department of planning to declare excess square footage on adjacent parcels at 554, 556 and 558 North 30th Street; that could be purchased adding aesthetic value, creating "green space" usage and better access to parking. The excess not needed by the city (for sidewalk and easement to Cass and 30th Streets) is expected to be able to be acquired for approximately \$30,000.
Timeline	Lund has completed conceptual design and forecasted budget. Upon approval of this grant proposal, Lund will engage Alley Poyner Macchietto to complete design. The schedule is as follows: Select General Contractor - July 2023 Team Assembly & Integration - August 2023 Key Driver Estimation & Schematic Design - September 2023 Design Development - November 2023 Produce Construction Documents - December 2023 Subcontractor Bids - March 2024 SubAwards, Mobilize - June 2024 Construction - July 2024 - July 2025 Substantial

**Percentage
completed by July
2025**

100%

Funding Goals

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs

Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

**Proposal
Description and
Needs Alignment**

Framing up the Challenge (sources: Urban Land Institute & Costar) America's multifamily housing stock for "lower- and middle-income renters"—those who earn up to the area median income (AMI)—is slowly but surely disappearing. The often overlooked apartment properties that provide decent, affordable homes for millions of workers, senior citizens, and young children in households with modest incomes are in demand in all parts of the country including Omaha. These "workforce and affordable" properties are an essential element of our national infrastructure and the fabric of our local communities. They will not likely be replaced in nearly the numbers that are needed, absent unforeseen policy interventions. The continued loss of this critical if underappreciated real estate asset class, already playing out in many markets, will impose ever-greater social and economic costs on our country in the years ahead. "Preserving" the nation's existing housing for lower and middle-income renters—ensuring that it remains in good physical condition and affordable to households that most need it—must be a top priority for the real estate community, public officials, and the nation as a whole. Lund Company is one of the highest profile real estate development companies in Omaha and the midwest region. Managing over \$1 billion in assets, and employing over 400 people managing over 8 million square feet of real estate, the Lund Company knows housing, and building, transportation mass, and scalability. This grant proposal is to support the "Cottage Grove Townhomes" project, redeveloping an unoccupied lot located in the qualified census tract #51, zoned R7; building 6 townhomes with 18 units in total (majority 2-bedroom) for affordable rent and providing built-in broadband access (1 Gig). The lot is at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, purchased by Lund in May 2022 for \$275,000. The .46 acre lot consists of a dilapidated, vacant house with a large undeveloped yard. It sits off Cass Street, just west of 30th Street. Lund has talked to the City of Omaha's department of planning to declare excess square footage on adjacent parcels at 554, 556 and 558 North 30th Street; that

could be purchased adding aesthetic value, creating “green space” usage and better access to parking. The excess not needed by the city (for sidewalk and easement to Cass and 30th Streets) is expected to be able to be acquired for approximately \$30,000. Continuing explanation is within the application attached.

Visioning Workshop Findings Alignment The North Omaha vision workshop’s key takeaways identified the following topics which will be addressed by the “Cottage Grove Townhomes” proposal: • Culture and character integrated into the neighborhood Beautifying the vacant lot will increase property values and beautify the neighborhood. Instilling new affordable housing options for North Omaha will attract several residents into the neighborhood and create opportunities for social interaction, social giving and neighborhood community building. This residential project currently is a vacant lot ripe for development and is located in a Community Reinvestment and Opportunity Zone which will enhance Omaha’s continuing effort at increasing value to its community through housing, business and community interaction. The needs addressed by the revitalization of North Omaha will be answered in this project through community vision and buy-in, easily accessed community resources and by developing residential affordable housing that fits within the cultural context of the neighborhood as well as the North Omaha community.

Priorities Alignment This project aligns with the Nebraska Legislative LB1024 strategic priorities of being located in the Qualified Census Tract 51, is properly zoned (R7), by fostering a desirable residential transformation and will improve the residential and workforce lives of those in the North Omaha community.

Economic Impact 2-4 permanent jobs that will be created paying \$150,000/year
70 construction at average \$23/hour

2-4

70

This proposal will create 2-4 new permanent jobs for Lund to manage and care for the property. Total added annual payroll is estimated at \$150,000. Per a construction superintendent employed with an Omaha developer, it is estimated that this building renovation project will create a minimum 70 construction-related jobs paying an average of \$23 per hour.

First preference for sub award consideration will be given to contractors, vendors and suppliers located in the North Omaha economic recovery census tracts.

Community Benefit Adding affordable housing to the mix of homeowners, renters and other residents in the neighborhood will increase the diversity of residents including new wage earners, university students, young families with school age children and young couples looking to live inside a residential neighborhood within close proximity to several entertainment, health and university districts.

The Lund company will be creating newly constructed townhomes upon what is currently vacant lot tracts. Offering

multiple family units (18), Lund will maximize incoming neighbors into the townhomes while also not interfering with already intact and viable permanent historic homes. New construction will meet current environmental, energy and building codes that offer security and trust in a residential home setting in an historic district.

Best Practices/Innovation	The resurgence of the townhouse/rowhouse concept isn't new, but it has seen a resurgence in popularity in the past 8 years. "Good row house site design creates usable open space in contrast to the useless narrow side yards and exposed front and back yards that are typical of single-family subdivisions, where community social mores often work to inhibit the erection of adequate fences that assure privacy. The row house also fills an apparent vacuum in the housing market, being particularly attractive to married couples under 25 or over 55, who find that neither the typical apartment nor the usual suburban single-family detached house meets their housing requirements." (https://www.planning.org/pas/reports/report164.htm)
Outcome Measurement	Other than the stated direct impact of construction and operational job creation plus the affordable housing component of this project, no other developer measured metrics are anticipated.
	See Above, not applicable
	N/A
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	3012 Cottage Grove Avenue, Omaha. Tract 51
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	location documents attached.
Property Zoning	Yes
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	No

	No
	No, Cost estimates have been derived from Lund's development teams' experience and pre-construction numbers from general contractors.
General Contractor	No
Request Rationale	Cost estimates have been derived from Lund's development teams' experience and pre-construction numbers from general contractors.
Grant Funds Usage	Grant funds will be used to complete the construction process starting with demolition of the current home, site preparation to the conclusion of construction where occupancy begins. This proposal will provide affordable housing (18 units, average 2 bedrooms) where the tenant rents will sustain the project at an 90% occupancy rate. Rents are anticipated to be \$1,762.50/month (with Internet broadband access) on average per unit. If this grant is not received to augment construction costs; rents would then need to be \$2,262.50 on the average to make this asset improvement project feasible. By approving this grant, each tenant will save \$500 in rent per month (\$9,000 total per month); having a significant trickle-forward impact on the financial well-being of those in need of affordable housing units.
Proposal Financial Sustainability	Yes
	Lund has dedicated personnel starting with a Chief Financial Officer and a Property Manager (with team) that will insure the property's fiscal well-being and future stability to be a place called "home" for many residents in need of affordable housing.
Funding Sources	It is not anticipated that Lund will seek other incentives.
	N/A
	Lund has identified the minimum amount needed of \$1,500,000 to make this project feasible for redevelopment specifically for affordable housing classification. Without these funds, the project will not continue OR will need to serve a target market that can afford the higher rent.
Scalability	No. We will utilize our design team to finalize the design that maximizes the existing site. Based upon preliminary site plans that will be a townhouse style building with 6 townhouse units that will have 18 apartment units. The project is not scalable beyond that. However, we do believe this will spur similar construction projects in the area; serving a great community need of creating affordable housing.
	N/A
Financial	The Lund Company commits to invest \$3,100,000 to the

Commitment "Cottage Grove Project", directly impacting the qualified North Omaha census tract #51.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgment

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses

Cottage Grove Townhomes

Development Budget

Item	Note	Units	Quantity	Cost / Unit	Original Budget
COLUMN TOTALS					\$ 4,608,311.12
ACQUISITION & HOLD COSTS					\$ 364,000.00
Property Purchase Price		SF	19,946.12	16.00	\$ 275,000.00
Reduce Purchase Price To...		SF	19,946.12	16.00	\$ -
ALTA					\$ 3,000.00
Phase I					\$ 2,000.00
Insurance to Completion		Yr	1.50	2,000.00	\$ 3,000.00
Property Taxes to Completion		Yr	1.50	4,000.00	\$ 6,000.00
Maintenance pre-construction		Mo	0.00	250.00	\$ -
Demolotion					\$ 75,000.00
CONSTRUCTION					\$ 3,563,577.59
Sitework		SF	19,946.12	6.00	\$ 119,676.74
Parking Garage option 1		spaces	0.00	0.00	\$ -
Parking Garage option 2		SF	0.00	0.00	\$ -
Building Shell		Gross SF	27,000.00	70.00	\$ 1,890,000.00
Finish Units		Net SF	25,500.00	40.00	\$ 1,020,000.00
Finish Common		SF	1,500.00	10.00	\$ 15,000.00
unused	subtotals				
Performance Bond	3,044,676.74	% Subtot		0.75%	\$ 22,835.08
General Conditions	3,067,511.82	% Subtot		6.00%	\$ 184,050.71
Construction All Risk Insurance	3,251,562.53	% Subtot		0.75%	\$ 24,386.72
Sales Tax	3,275,949.25	% Subtot		3.60%	\$ 117,934.17
Construction Contingency	3,393,883.42	% Subtot		5.00%	\$ 169,694.17
Contractor Fee	3,563,577.59	% Subtot		3.00%	\$ 106,907.33
CONSULTANTS					\$ 218,814.66
Architect / Engineers	3,563,578	% Const	0	6.00%	\$ 213,814.66
A/E Reimbursables					\$ 5,000.00
unused					\$ -
unused					\$ -
PROJECT ADMINISTRATION					\$ 160,115.11
Project Administration	4,003,837	% Subtot	0	3.00%	\$ 120,115.11
Legal					\$ 5,000.00
Accounting					\$ 5,000.00
Marketing					\$ 25,000.00
Printing / Travel / Etc.					\$ 5,000.00
unused					\$ -
Leasing					\$ -
Sales Support & Marketing	by agent	rent	sf		\$ -
Commissions	one year leases	1.50	4,250.00	0.00%	\$ -
PERMITS & FEES					\$ 72,044.72
Site Plan & Rezoning	PM & AE	ls	1.00	7,500.00	\$ 7,500.00
Building Permit Review	35,635.78	% Bldg Prmt	0.00	25.00%	\$ 8,908.94
Building Permit	3,563,577.59	% Const	0	1.00%	\$ 35,635.78
Utility Connections		ls	1.00	20,000.00	\$ 20,000.00
Other Assessments					\$ -
OPERATING EXPENSES					\$ 30,000.00
Start Up Expenses					\$ 25,000.00
Common Area FFE					\$ 5,000.00
FINANCING & INTEREST					\$ 109,400.00
Estimated Loan Amount	2,200,000.00	<enter this amount directly, do no ref cell f89 directly			
Loan Fee	48%	% Loan		2.00%	\$ 44,000.00
Lender Legal					\$ 10,000.00
ALTA Survey	in Acquisition				\$ -
Appraisal					\$ 5,000.00
Architectural Review					\$ 2,000.00
Escrow & Closing		% Loan		0.10%	\$ 2,200.00
Land Carry to Construction	2,200,000.00	6.00%	0.00	1.00	\$ -
Const Int Loan x Rate x Months x Factor	2,200,000.00	6.00%	12.00	0.35	\$ 46,200.00
Hold Interest	2,200,000.00	6.00% in proforma		1.00	\$ -
Interest Reserve	2,200,000.00	6.00%	0.00	1.00	\$ -
PROJECT CONTINGENCY					\$ 90,359.04
Overall Contingency	4,517,952.08	% Subtotal		2.00%	\$ 90,359.04
Total Cost					\$ 4,608,311.12
Grant \$					\$ 1,500,000.00
Balance					\$ 3,108,311.12
70% Loan @ rate					\$ 2,175,817.78
Capital Reqd					\$ 932,493.34



COTTAGE GROVE PROJECT SUMMARY

FRAMING UP THE CHALLENGE

(SOURCES: URBAN LAND INSTITUTE & COSTAR)

OCTOBER 9, 2022

PREPARED BY:

Jason Fisher
CEO

Cushman & Wakefield/The Lund Company

PROJECT SUMMARY

America's multifamily housing stock for "lower- and middle-income renters"—those who earn up to the area median income (AMI)—is slowly but surely disappearing. The often overlooked apartment properties that provide decent, affordable homes for millions of workers, senior citizens, and young children in households with modest incomes exist in all parts of the country. These "workforce and affordable" properties are an essential element of our national infrastructure and the fabric of our local communities. They will not likely be replaced in nearly the numbers that are needed, absent unforeseen policy interventions. The continued loss of this critical if underappreciated real estate asset class, already playing out in many markets, will impose ever-greater social and economic costs on our country in the years ahead. "Preserving" the nation's existing housing for lower and middle-income renters—ensuring that it remains in good physical condition and affordable to households that most need it—must be a top priority for the real estate community, public officials, and the nation, as a whole.

FIGURE 1: Estimated National Rent and Vacancy Levels



Source: Fannie Mae Multifamily Economics and Market Research Estimates.





Apartment rents have increased faster than renter incomes for the past decade at least and have outpaced inflation in some markets more recently.⁸ Looking ahead, the Urban Institute forecasts that the growth of new renters will exceed that of new homeowners over the next 25 years, creating additional “intense competition” for apartments, which will likely further increase pressure on rents.⁹ Constraints on supply have exacerbated rental affordability problems. The costs of land, labor, and most materials for multifamily construction have spiked, according to industry participants, and are likely to remain high. According to one recent analysis, “Despite the ongoing improvement in the national economy and most local job markets, the declining amount of affordable and workforce multifamily rental housing is worrisome. The many barriers to new construction of this type of housing—higher construction costs, labor issues, and rising land prices—are likely to remain stubbornly in place, especially in the larger primary metropolitan areas.”¹⁰ In addition, multifamily development of all kinds, especially properties serving lower- and middle-income renters, often faces a lengthy local regulatory approval process and community opposition.¹¹

In Omaha, we have seen significant constraints on supply of apartments with occupancy rates hovering around 95% for the last several years despite robust new construction from developers that has added more than 4,000 units per year. As a result, market rental rates have grown between 7 and 10% annually since 2017. See the 12-month rental increase in the Downtown Omaha submarket below:



Additionally challenging has been the supply chain impact on building materials and construction costs. The cost to develop multi-family housing has increased more than 30% over the last 24 months in the area. For large scale developments, efficiencies and size can make up for some of these cost increases. However, for small urban infill projects such as Cottage Grove Apartments (our project), the impact from all the above factors can make it nearly impossible. Although more challenging, we believe that smaller, medium density, Infill projects like this are one of the most vital components to our community’s workforce/affordable housing solution. Several reasons include:

- Access to public transportation
- Proximity to job opportunities
- Access to broader community services
- Omaha Public-School access and transportation

OUR PROJECT

In May of this year, we acquired the property at 3012 Cottage Grove Avenue. The current property has a single family house and detached garage with lots of excess land (almost 1/2 acre). The house is in significant disrepair. However, our intent was to demolish the house in lieu of constructing medium density workforce housing units. Our development team worked with Alley Poyner Macchietto Architecture to explore various options for the site. Our conceptual design offerings are attached. We are proposing to build 15-18 units.

ROWHOUSE
2-BED UNIT RH.2



BOS SADDLECREEK TOWNHOUSES

SITE ANALYSIS

- PROPERTY ADDRESS
3012 COTTAGE GROVE AVE
3010 CASS STREET
- PROPERTY ZONED - R7 (PK OVERLAY)
- PERMITTED USE: RESIDENTIAL
-TOWNHOUSE
-DUPLEX
-TWO-FAMILY
-MULTI-FAMILY
- SETBACKS AND COVERAGE:
-FRONT - 25'
-INT SIDE - 7/0'
-REAR - 25'
-60% BUILDING COVERAGE
-70% IMPERVIOUS COVERAGE



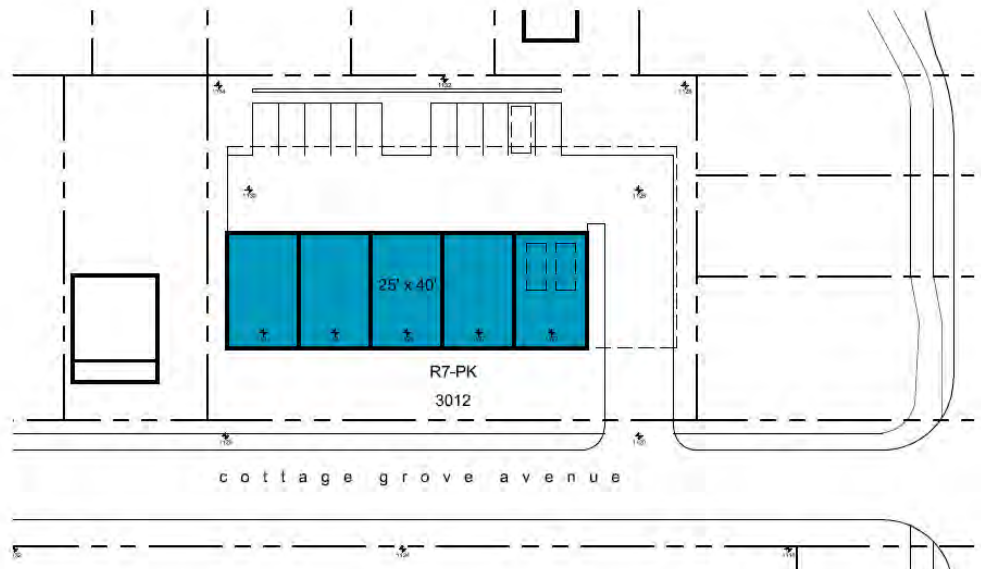
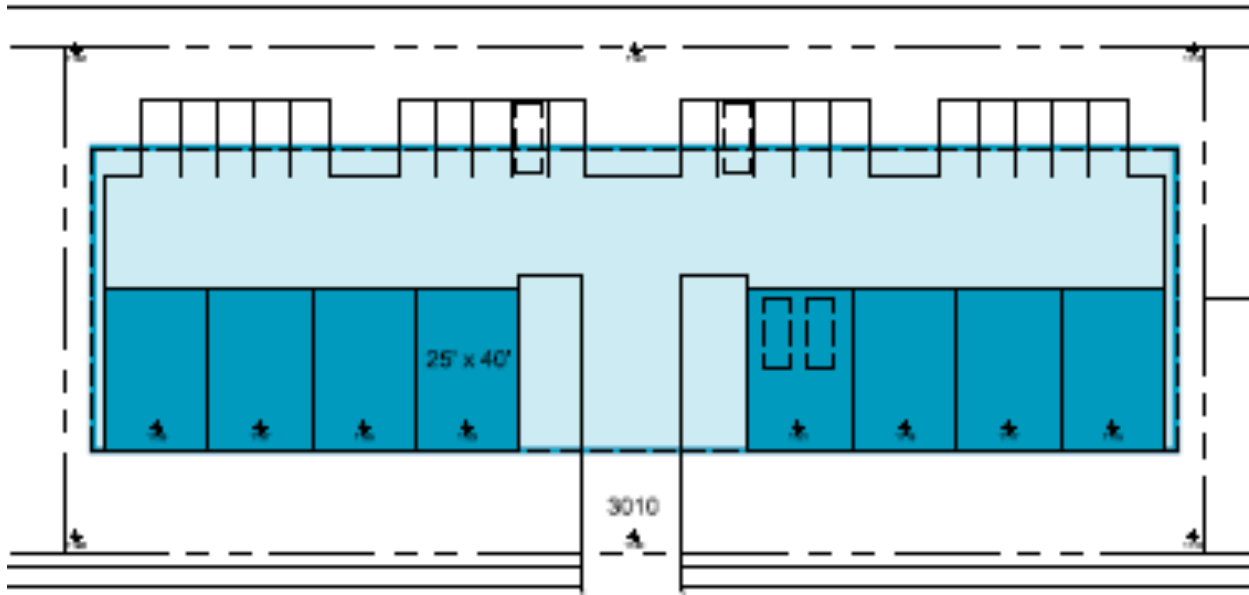
ALLEY POYNER MACCHIETTO ARCHITECTURE



COTTAGE GROVE TOWNHOUSES


Site Analysis | 2022-09-02 | M22 | 11

OUR PROJECT



TEST FIT - NORTH SITE

SITE PLAN

SCALE: 1" = 30'-0" 

ALLEY POYNER MACCHIETTO ARCHITECTURE

COTTAGE GROVE TOWNHOUSES

Site Analysis | 2022-09-02 | M22 | 15

L A K E S T R E E T



Based upon our conceptual site plans, the project will be a townhouse style medium density construction. Careful consideration will be taken to ensure that the new construction appropriately meshes with the existing neighborhood. The preliminary site analysis indicates that we can fit five to six, 3-story townhouses each containing three apartment units totaling 15-18 units. A detailed proforma is included.

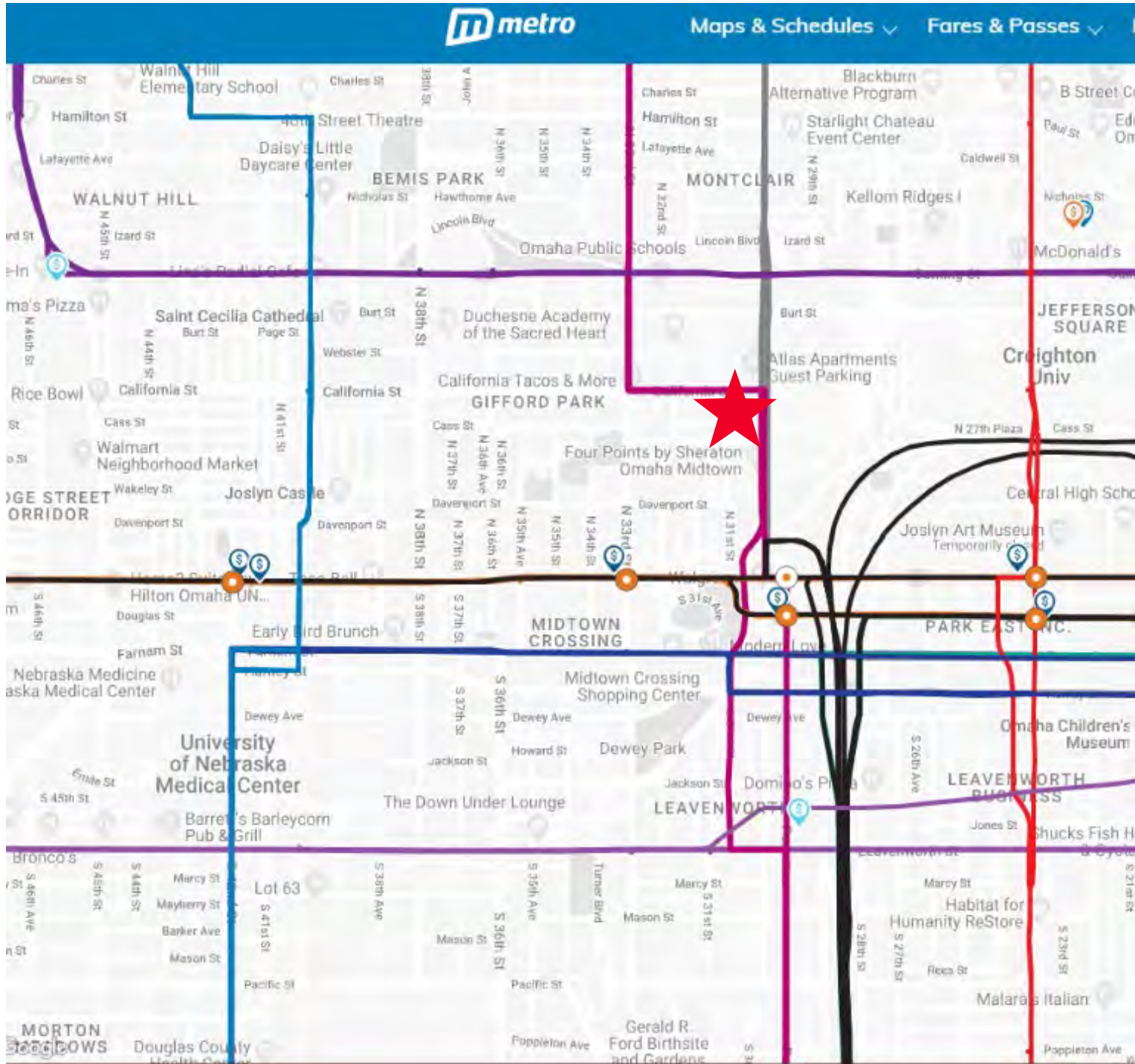
PROJECT PROFORMA

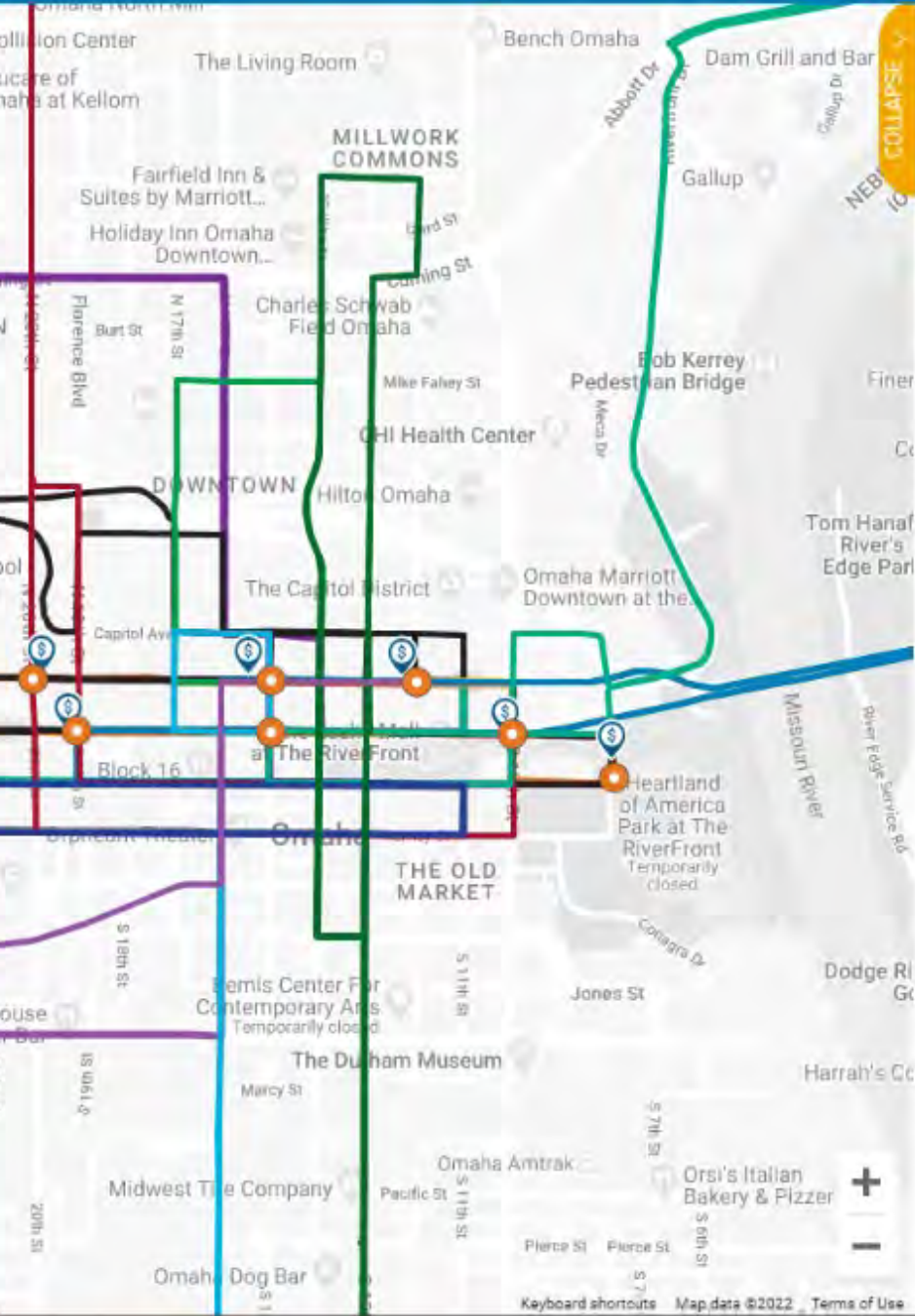
Cottage Grove Proforma

Rental Proforma	PHASE 1	Year 1	Year 2	Year 3	Year 4
Rentable Area		25,500	25,500	25,500	25,500
Rental Rate / SF		\$ 1.35	\$ 1.39	\$ 1.43	\$ 1.47
Escalation for Rents	3.00%				
Potential Rent		\$ 413,100	\$ 425,493	\$ 438,258	\$ 451,023
Vacancy Rate (stabilized)	5%	33%	5%	5%	5%
Vacancy Loss		(136,323)	(21,275)	(21,913)	(22,551)
Effective Rent		\$ 276,777	\$ 404,218	\$ 416,345	\$ 428,472
Conditioned Parking for Rent		0	0	0	0
Monthly Rental Rate	3.00%	100	103	106	109
Annual Rent		0	0	0	0
Operating Expense Rate /SF		7.00	7.21	7.43	7.65
Escalation for Expenses	3.00%				
Operating Expenses		\$ (178,500)	\$ (183,855)	\$ (189,371)	\$ (195,000)
NOI		\$ 98,277	\$ 220,363	\$ 226,974	\$ 233,472
Operating Margin		23.79%	51.79%	51.79%	51.79%
Unleveraged Return on Cost		2.13%	4.78%	4.93%	5.08%
CAP Value	5.00%	\$ 1,965,540	\$ 4,407,267	\$ 4,539,485	\$ 4,671,703
Project Cost	\$ 4,608,311	% Equity	% Project		
Land	-	0.00%	0.00%		
Cash Equity	\$ 932,493	100.00%	20.24%		
Loan	\$ 2,200,000	6.00%	30		
Debt Service		(132,000)	(132,000)	(157,494)	(157,494)
Cash After Debt Service		(33,723)	88,363	69,480	76,000
Leveraged Cash-On-Cash Return		-3.62%	9.48%	7.45%	7.45%
10-Year Average Cash-on-Cash		8.72%			

Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
25,500	25,500	25,500	25,500	25,500	25,500	25,500
1.48 \$	1.52 \$	1.57 \$	1.61 \$	1.66 \$	1.71 \$	1.76 \$
151,406 \$	464,948 \$	478,896 \$	493,263 \$	508,061 \$	523,303 \$	539,002 \$
5%	5%	5%	5%	5%	5%	5%
(22,570)	(23,247)	(23,945)	(24,663)	(25,403)	(26,165)	(26,950)
128,835 \$	441,700 \$	454,951 \$	468,600 \$	482,658 \$	497,138 \$	512,052 \$
0	0	0	0	0	0	0
109	113	116	119	123	127	130
0	0	0	0	0	0	0
7.65	7.88	8.11	8.36	8.61	8.87	9.13
(95,052) \$	(200,903) \$	(206,930) \$	(213,138) \$	(219,532) \$	(226,118) \$	(232,902) \$
233,783 \$	240,797 \$	248,021 \$	255,462 \$	263,125 \$	271,019 \$	279,150 \$
79%	51.79%	51.79%	51.79%	51.79%	51.79%	51.79%
07%	5.23%	5.38%	5.54%	5.71%	5.88%	6.06%
675,670 \$	4,815,940 \$	4,960,418 \$	5,109,230 \$	5,262,507 \$	5,420,383 \$	5,582,994 \$
(157,494)	(157,494)	(157,494)	(157,494)	(157,494)	(157,494)	(157,494)
76,290	83,303	90,527	97,968	105,631	113,525	121,656
8.18%	8.93%	9.71%	10.51%	11.33%	12.17%	13.05%

OUR PROJECT





Locations

- Park & Ride
- Full-Service Vendor
- Paper Fares
- Ticket Vending Machine
- Umo Reload
- Office
- Transit Center

Bus Routes

SHOW ALL ROUTES | HIDE ALL ROUTES

- ORBT
- 3 North 40th / South 42nd
- 4 Maple Street
- 5 90th Street
- 8 60th / Blondo Street
- 11 Leavenworth Street
- 13 13th / L Street
- 14 108th / Fort
- 15 Center Street
- 16 East Omaha / North 16th

OUR TEAM

THE LUND COMPANY

The Lund Company has been involved in more than \$1 billion worth of real estate development. At the end of the day, these are numbers and statistics that we are proud of. However, the reason we are successful and what motivates the almost 400 people at the Lund Company every day is our shared vision: to make a remarkable difference in people's lives. We have over 40,000 people that work, live, or visit our properties on a daily basis. The ability to positively impact their lives in a remarkable way is our passion. Every day we try and find new ways to engage people, create energy, inspire, and build community.

The Lund Company is Omaha's premier real estate company, marketing and managing over 8 million square feet of retail, office, industrial, agricultural, and multifamily property valued at over \$1 billion. We offer a full suite of real estate services, including brokerage, property management, real estate consulting, investment acquisition, project management and development. At the Lund Company, we aspire to make a difference in people's lives through the medium of real estate.

TEAM

Jason Fisher, CEO - **PROJECT LEAD**

Tim Mettenbrink, Senior Strategic Advisor

Carissa Ames, Senior Project Manager

ALLEY POYNER MACCHIETTO ARCHITECTURE (APMA)

With 65 team members in its North Downtown Omaha office, APMA offers one of the largest design studios in the region. The firm prides itself on building customized, cross-functional teams, including architects, interior designers, environmental graphic designers and construction administrators. With experience designing work space ranging from corporate headquarter buildings to high-energy offices for some of the city's brightest tech companies, APMA has strong local knowledge and expertise needed for this exciting project.

TEAM

Jay Palu, Partner, Project Manager

Trina Westman, Senior Architect

DEVELOPMENT BUDGET

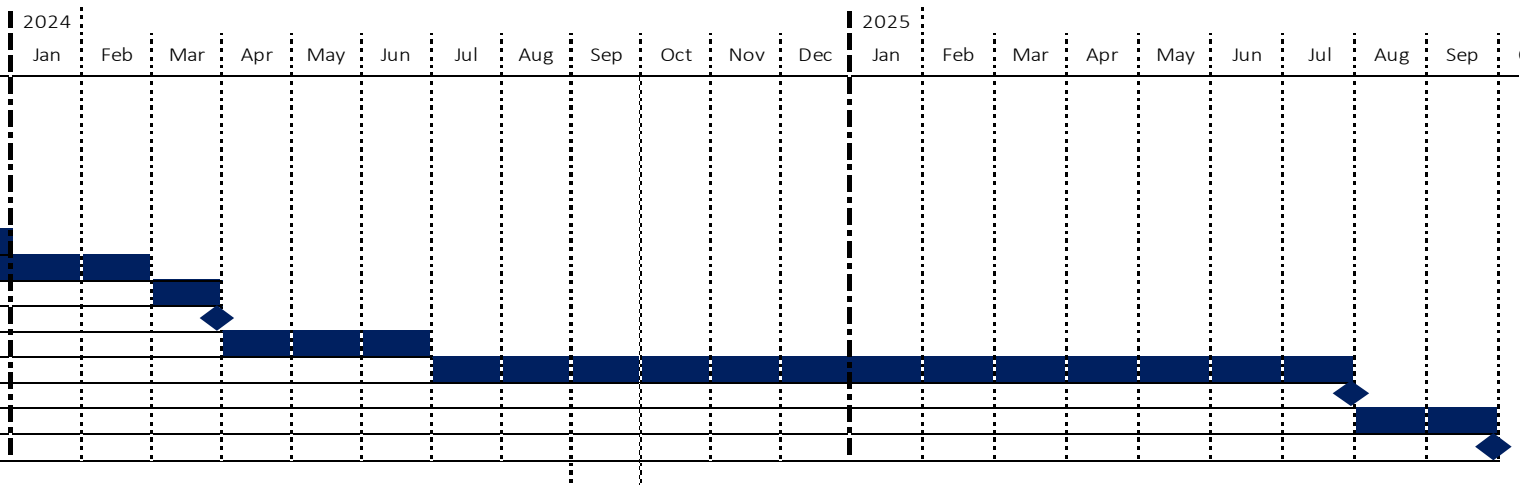
Item	Note	Units	Quantity	Cost / Unit	Original Budget
COLUMN TOTALS					\$ 4,608,311.12
ACQUISITION & HOLD COSTS					\$ 364,000.00
Property Purchase Price		SF	19,946.12	16.00	\$ 275,000.00
Reduce Purchase Price To...		SF	19,946.12	16.00	\$ -
ALTA					\$ 3,000.00
Phase I					\$ 2,000.00
Insurance to Completion		Yr	1.50	2,000.00	\$ 3,000.00
Property Taxes to Completion		Yr	1.50	4,000.00	\$ 6,000.00
Maintenance pre-construction		Mo	0.00	250.00	\$ -
Demolition					\$ 75,000.00
CONSTRUCTION					\$ 3,563,577.59
Sitework		SF	19,946.12	6.00	\$ 119,676.74
Parking Garage option 1		spaces	0.00	0.00	\$ -
Parking Garage option 2		SF	0.00	0.00	\$ -
Building Shell		Gross SF	27,000.00	70.00	\$ 1,890,000.00
Finish Units		Net SF	25,500.00	40.00	\$ 1,020,000.00
Finish Common		SF	1,500.00	10.00	\$ 15,000.00
unused	subtotals				
Performance Bond	3,044,676.74	% Subtot		0.75%	\$ 22,835.08
General Conditions	3,067,511.82	% Subtot		6.00%	\$ 184,050.71
Construction All Risk Insurance	3,251,562.53	% Subtot		0.75%	\$ 24,386.72
Sales Tax	3,275,949.25	% Subtot		3.60%	\$ 117,934.17
Construction Contingency	3,393,883.42	% Subtot		5.00%	\$ 169,694.17
Contractor Fee	3,563,577.59	% Subtot		3.00%	\$ 106,907.33
CONSULTANTS					\$ 218,814.66
Architect / Engineers	3,563,578	% Const	0	6.00%	\$ 213,814.66
A/E Reimbursables					\$ 5,000.00
unused					\$ -
unused					\$ -
PROJECT ADMINISTRATION					\$ 160,115.11
Project Administration	4,003,837	% Subtot	0	3.00%	\$ 120,115.11
Legal					\$ 5,000.00
Accounting					\$ 5,000.00
Marketing					\$ 25,000.00
Printing / Travel / Etc.					\$ 5,000.00
unused					\$ -
Leasing					\$ -
Sales Support & Marketing	by agent	rent	sf		\$ -
Commissions	one year leases	1.50	4,250.00	0.00%	\$ -
PERMITS & FEES					\$ 72,044.72
Site Plan & Rezoning	PM & AE	Is	1.00	7,500.00	\$ 7,500.00
Building Permit Review	35,635.78	% Bldg Prmt	0.00	25.00%	\$ 8,908.94
Building Permit	3,563,577.59	% Const	0	1.00%	\$ 35,635.78
Utility Connections		Is	1.00	20,000.00	\$ 20,000.00
Other Assessments					\$ -
OPERATING EXPENSES					\$ 30,000.00
Start Up Expenses					\$ 25,000.00
Common Area FFE					\$ 5,000.00
FINANCING & INTEREST					\$ 109,400.00
Estimated Loan Amount	2,200,000.00	<enter this amount directly, do no ref cell f89 directly			
Loan Fee	48%	% Loan		2.00%	\$ 44,000.00
Lender Legal					\$ 10,000.00
ALTA Survey	in Acquisition				\$ -
Appraisal					\$ 5,000.00
Architectural Review					\$ 2,000.00
Escrow & Closing		% Loan		0.10%	\$ 2,200.00
Land Carry to Construction	2,200,000.00	6.00%	0.00	1.00	\$ -
Const Int Loan x Rate x Months x Factor	2,200,000.00	6.00%	12.00	0.35	\$ 46,200.00
Hold Interest	2,200,000.00	6.00%	in proforma	1.00	\$ -
Interest Reserve	2,200,000.00	6.00%	0.00	1.00	\$ -
PROJECT CONTINGENCY					\$ 90,359.04
Overall Contingency	4,517,952.08	% Subtotal		2.00%	\$ 90,359.04
Total Cost					\$ 4,608,311.12
Grant \$					\$ 1,500,000.00
Balance					\$ 3,108,311.12
70% Loan @ rate					\$ 2,175,817.78
Capital Reqd					\$ 932,493.34

PROJECT SCHEDULE



Cottage Grove Townhouse Project Schedule & Community-Based Services

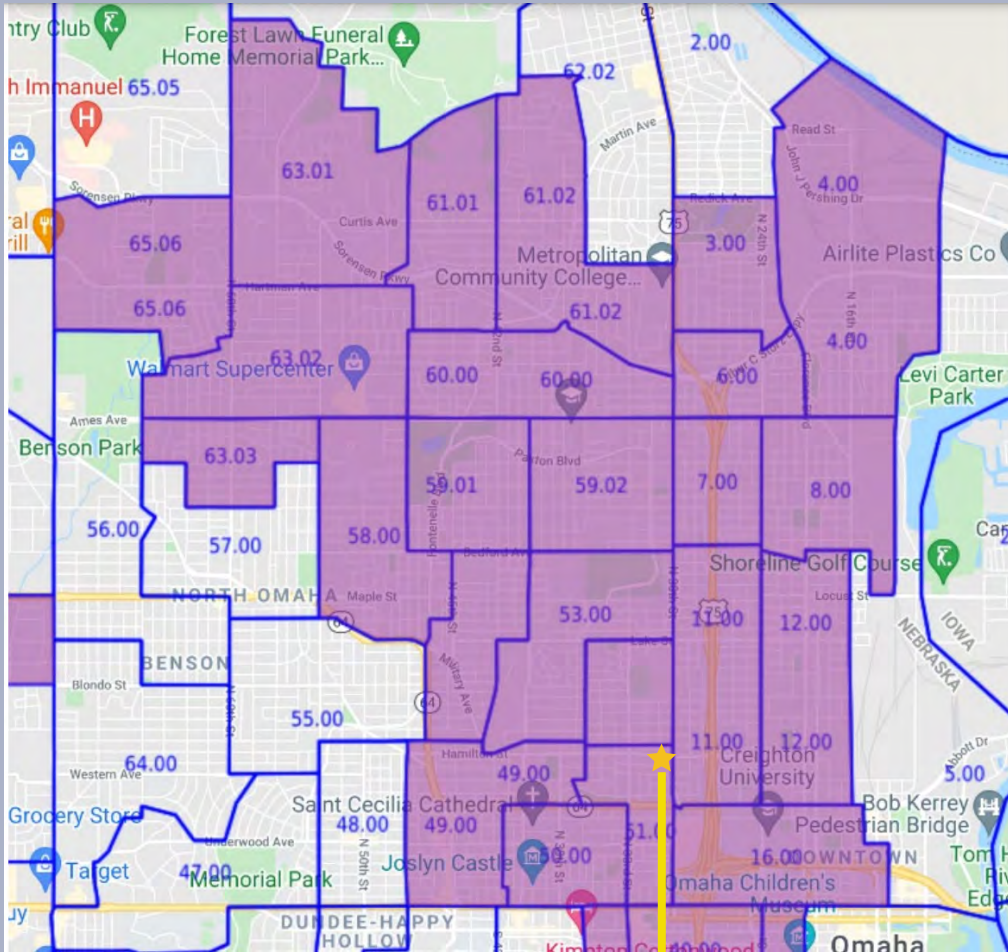
	Oct	Nov	Dec	2023											
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Select General Contractor															
Team Assembly & Integration															
Identify Key Cost Drivers, Analyze Options															
Key Driver Estimates															
Schematic Design															
Design Development															
DD Estimate															
Construction Documents															
Subcontractor Bids															
GMP Budget & Contract Amendment															
Sub Awards, Mobilization															
Construction															
Substantial Completion															
Punch List, Owner Move In															
Complete															





Mission: To be a catalyst that maximizes the value of real estate to building owners, occupants, the community and the environment.

Lund Company: Cottage Grove Avenue Townhomes



Location

3012 Cottage Grove Avenue



"We are a group of passionate and talented professionals who collectively aspire to make a remarkable difference in people's lives through the medium of real estate."

Sustainable Community:

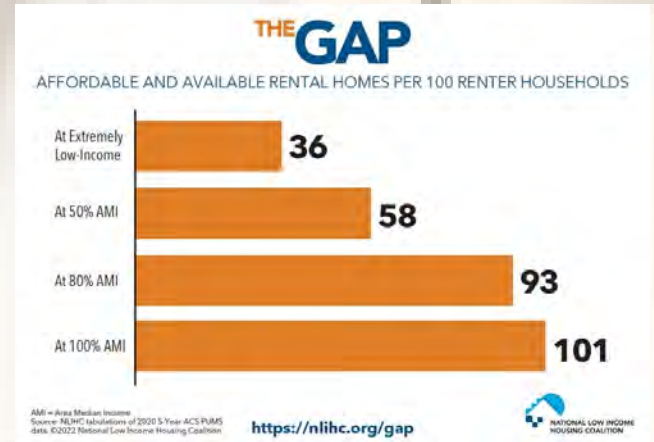
The Lund Company will create affordable rental housing at 33rd and Cottage Grove Avenue fulfilling an immediate need to "Foster desirable transformation."

Lund Company's Cottage Grove Avenue affordable rental housing project will positively impact the North Omaha corridor with long-lasting economic growth.

"We believe this project will spur similar construction projects in the area. In particular, the vacant ground immediately to the south. We believe we can make a remarkable difference. We believe that Real Estate matters to people; investors; businesses; community; future generations; all of us."

By impacting the immediate necessity of only 5% of availability in the housing market and North Omaha for housing, the Lund Company, through developing Cottage Grove Ave., will create fundamental change from beautifying properties, increasing property values and creating housing opportunities for those most in need.

"We firmly believe that the true value of real estate is realized only when it serves to enhance and elevate the human spirit."



"The Omaha metropolitan area is expected to surpass one million residents in the next three years. The 2020 census data released this week shows the eight-county metro Omaha population grew nearly 12% over the last decade to 967,604. At the current pace of growth, the one-million mark is expected in 2024." (<https://worldpopulationreview.com/us-cities/omaha-ne-population>)

52%	Omaha population of ages 25-65
1-5%	Population growth rate in Qualified Census Tract 51.00
41.5%	of Omaha's total homes are renter occupied homes
<20%	of homes in Qualified Census Tract 51.00 are owner occupied homes
28%	of Omaha's renters are BIPOC (bi-racial, people of color)

Omaha LB 1024 / ARPA Grant

<https://www.omahaeconomicrecovery.com/>

Nebraska Legislative Bill 1024 (LB1024)
Grant Application Preview

Application closes October 9, 2022, at 11:59 p.m.

Submit to: <https://www.omahaeconomicrecovery.com/#submit>

This document is for preparation purposes only. All applications must be submitted through a web portal.

Important Note to Applicants:

Please note that most of the following application questions are **optional to answer**, as it is acknowledged that proposals can be in a variety of stages of development at the time of this grant application process. Please provide as much information as possible, and even if you do not have information to address each prompt within this application, **please tell a compelling story to explain why your proposal should receive funding. If necessary, write “not applicable” or “I do not know.”**

PERSONAL / ORGANIZATION INFORMATION

Applicant Info:

The Lund Company
450 Regency Parkway
Suite 200
Omaha, NE 68114
www.lundco.com
Facebook, LinkedIn, Instagram

Proposal Leadership:

a) Primary Contact for Application

- Name, Title, Email, Phone (Please note: All notifications will go to the email address listed above.)

Jason Fisher, CEO, jfisher@lundco.com, 402-598-5276

b) Team

- Do you have a team? If yes, please provide the team members, including leadership, structure, roles, experience, and expertise. Include all members who will have a significant role. In this case, “team” refers to your ownership/management individuals or group and any consultants.

Yes.

The Lund Company (Lund) is an alliance member of the Cushman & Wakefield platform. Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop and live. It has been providing the Omaha market with a full suite of services including brokerage, property management, project and development services, asset management and more since 1981. It also has presence in Des Moines, Kansas City, Northwest Arkansas and St. Louis. Lund is a major Omaha employer, supporting 420 residents with sustainable jobs.

The Lund Company has a well established leadership team with a combined 100+ years of working together supporting Omaha. Lund’s leadership team is:

John Lund, Chairman:

As founder of The Lund Company in 1981, John Lund has over 40 years of comprehensive commercial real estate experience, ranging from general brokerage and asset management to development and consulting services. John has focused his energies and developed the Company into one of the leading full service commercial and investment real estate firms that markets and manages over eight million square feet of properties in a five-state region, valued at over \$1 billion. John is involved in the acquisition, disposition and exchange of commercial real estate

investment properties. He is responsible for the overall asset management of a portfolio currently comprising 30 partnerships that are valued at \$400 million.

Tanya Shapiro, President:

Tanya joined Cushman & Wakefield/The Lund Company in 2012 and has more than 20 years of leadership and commercial real estate experience with both local and national private property management organizations. As President of Cushman & Wakefield/The Lund Company, Tanya oversees the physical, operational, and financial aspects of the Company's portfolio of multi-family communities and commercial properties. Tanya's primary responsibilities are managing client accounts and assisting in the growth and development of staff, as well as the overall firm. Her role involves expanding and securing new business, managing project portfolio that meets or exceeds projections, motivating staff to provide outstanding client service, and participating in the internal management of the company.

Jason Fisher, CEO:

Jason serves as Chief Executive Officer of Cushman & Wakefield/The Lund Company, which has been among the top commercial real estate brokerage firms in the Omaha and Eastern Nebraska region for over 40 years. Jason leads over 350 professionals offering a full range of services, including brokerage, valuation and consulting, client representation, property/facility management, along with project management and development.

Starting with The Lund Company in 2004, Jason became president in 2010 and assumed the role as CEO in 2022. With Jason's innovation and commitment to customer service, the Company has seen remarkable growth with annual revenues increasing from \$4 million, in 2004, to over \$21 million currently. In addition to providing strategic leadership, establishing long-range goals, strategies, plans and policies for the Cushman & Wakefield/The Lund Company, Jason has played a critical role in many of Omaha's significant real estate projects, several of which have won prestigious, local Development Project and/or Deal of the Year awards.

Ryan Hill, Chief Financial Officer:

Ryan is responsible for overseeing all company accounting practices, including departmental and property level, and ensures compliance with accounting standards imposed by all Federal and State agencies. Ryan oversees the financial reporting and strategic planning of related party real estate portfolios, including industrial, office, retail, land and multi-family. He assists with financial analysis of all contemplated real estate acquisitions, dispositions, developments, and refinancing activities. Ryan has provided financial planning, budgeting, forecasting, reporting and the coordination of financing on about \$50 million worth of property developments that actualized for related parties.

Prior to joining the company, Ryan started his career at a full-service public accounting and consulting firm, and was later named Controller for an authority that manages the \$291 million CenturyLink Center and the Omaha Civic Auditorium. He was involved with the financial planning and reporting of over \$20 million in expansions and improvements.

Other:

Its leadership team also includes the Chief Information Officer (Tony Young) and the Executive Director of Capital Markets (Dwayne Sieck).

Project Team:

This grant proposal is to support the “Cottage Grove Townhomes” project at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, located in the qualified census tract #51, zoned R7. The project team is comprised of:

- Jason Fisher, CEO, The Lund Company - Project Lead, 40 years
- Tim Mettenbrink, Senior Strategic Advisor, The Lund Company, 40+ years
- Carisa Ames, Senior Project Manager, The Lund Company, 18+ years
- Tanya Shapiro, President, The Lund Company, 20+ years
- Alley Poyner Macchietto, Architecture Consultants

c)Organizational Chart

- Please explain your organizational chart. If applicable, please upload your organizational chart at the end of the application.

Lund has 3 primary divisions:

- Project Management and Development Services
- Property Management
- Brokerage Services

This grant proposal will be managed by the Development Services team with Jason Fisher, CEO serving as the key employee leading the project.

d)Other Completed Projects and/or Major Accomplishments –

- Please describe your organization’s other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals.

Lund has a rich history of adding to the Omaha commercial scene over its 40 years of achieving its mission, *To be a catalyst that maximizes the value of real estate to building owners, occupants, the community and the environment.* Its noteworthy accomplishments include:

- Initial development of Omaha’s Blackstone District. Developed an overall vision for this once thriving commercial corridor and led a group of investors that assembled six properties in an effort to change what had become a blighted area. Between 2007 – 2010, spearheaded efforts with community leaders to create a Business Improvement District (BID), change traffic patterns to two-way, improve street-scaping and a pedestrian experience and realize his vision for the area.
- Redevelopment of 450 Regency Parkway. Led a group of investors to purchase and rehabilitate this dilapidated building that had sat vacant for three years. The group took a

challenging floor plan with a 4-story atrium and creatively found a way to turn it into a Class A, multi-tenant office building. The first redevelopment of its kind in the area, several properties have been modified utilizing some of the design characteristics in this project. In essence, the building is brand new. A new entry façade and a completely renovated interior, which added windows wherever possible, created a very modern and transparent aesthetic.

- PayPal / Ebay Operation Centers. Phase I consisted of A 115,000 SF build-to-suit project; phase II was a 127,000 SF facility that completed PayPal's operational campus and housed 1400+ employees.
- Securities of America Headquarters. Development and capital formation for a 90,000 SF building and phase II a 68,000 SF, \$21 million project.
- 15950 West Dodge Road. Speculatively developed a 92,000 SF, \$18M, 4-story Class A office building.
- 450 Regency. Redevelopment of a vacant, Class B office building into one of Omaha's most unique and prestigious Class A buildings in the area. Project cost \$19M. Received CRE Summit Development of the Year award in 2012.
- Landmark Building. Redeveloped the existing 275,000 SF, 15-story office building and added a Marriott Autograph hotel, The Farnam, to the space. Project cost \$65M. Received CRE Summit Development of the Year award in 2022.

PROPOSAL OVERVIEW

a)Proposal Title*

Cottage Grove Townhomes

b)Total Budget* (\$)

\$4.6 million

c)LB1024 Grant Funding Request* (\$)

\$1.5 million (32.61% of total project investment)

d)Proposal Type –

- Capital project
- Service/program
- Combination of capital project and service/program
- I do not know

e)Brief Proposal Summary* (350 words or less) – Overview, location, timeline

This grant proposal is to support the “Cottage Grove Townhomes” project, redeveloping an unoccupied lot located in the qualified census tract #51, zoned R7; building 6 townhomes with 18 units in total (majority 2-bedroom) for affordable rent and providing built-in broadband access (1 Gig). The lot is at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, purchased by Lund in May 2022 for \$275,000. The .46 acre lot consists of a dilapidated, vacant house with a large undeveloped yard. It sits off Cass Street, just west of 30th Street.

Lund has talked to the City of Omaha’s department of planning to declare excess square footage on adjacent parcels at 554, 556 and 558 North 30th Street; that could be purchased adding aesthetic value, creating “green space” usage and better access to parking. The excess not needed by the city (for sidewalk and easement to Cass and 30th Streets) is expected to be able to be acquired for approximately \$30,000.

f)Timeline* –

What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, please upload your schedule at the end of the application.

Lund has completed conceptual design and forecasted budget. Upon approval of this grant proposal, Lund will engage Alley Poyner Macchietto to complete design. The schedule is as follows:

Select General Contractor - July 2023

Team Assembly & Integration - August 2023

Key Driver Estimation & Schematic Design - September 2023

Design Development - November 2023

Produce Construction Documents - December 2023

Subcontractor Bids - March 2024

SubAwards, Mobilize - June 2024

Construction - July 2024 - July 2025

Substantial Completion - July 2025

Punch List / Move-in Starts - August 2025

Complete - Date - September 2025

What percentage of your proposal can be completed by July 2026?

100% would be completed by July, 2026.

g)Funding Goals – What overarching goals does your proposal help fulfill? Select all that apply:

- **Transformational** – a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha’s function or appearance)
- **Fundamental Change** – a proposal that will continue to elevate North and south Omaha’s presence and perception within the region, significantly improving the lives of area residents through physical development
- **Long-Lasting Economic Growth** – a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha.

h)Community Needs – What community needs does your proposal help meet? Select all that apply:

- **Sustainable Community** (create or enhance housing, services, education, civic uses, recreation, etc..)
- **Multimodal Transportation** (enable connectivity through driving, biking, taking transit, walking, and rolling)
- Other Infrastructure (develop or improve broadband, business districts, roadways, sewer, etc...)
- **Quality of Life** (create or enhance natural spaces, mixed uses, parks, safety, etc...)
- Policy (develop or improve context-sensitive education, finance, health, training, zoning, etc...)
- Other

PROPOSAL NARRATIVE

Proposal Impact:

a) Proposal Description and Needs Alignment

Framing up the Challenge (sources: Urban Land Institute & Costar)

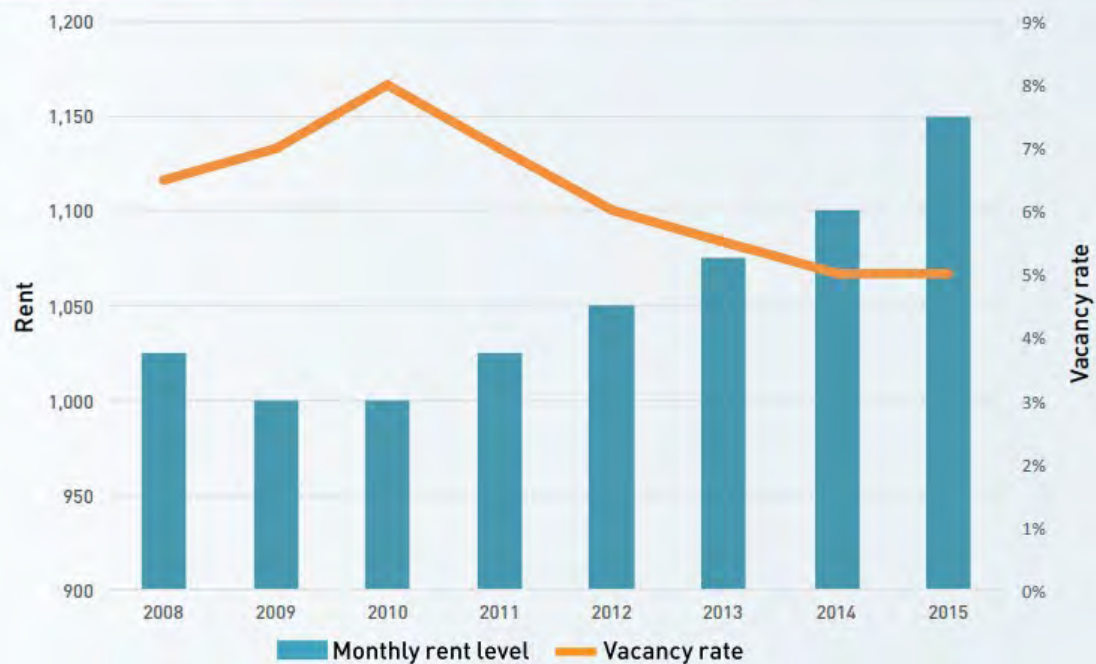
America's multifamily housing stock for "lower- and middle-income renters"—those who earn up to the area median income (AMI)—is slowly but surely disappearing. The often overlooked apartment properties that provide decent, affordable homes for millions of workers, senior citizens, and young children in households with modest incomes are in demand in all parts of the country including Omaha. These "workforce and affordable" properties are an essential element of our national infrastructure and the fabric of our local communities. They will not likely be replaced in nearly the numbers that are needed, absent unforeseen policy interventions. The continued loss of this critical if underappreciated real estate asset class, already playing out in many markets, will impose ever-greater social and economic costs on our country in the years ahead. "Preserving" the nation's existing housing for lower and middle-income renters—ensuring that it remains in good physical condition and affordable to households that most need it—must be a top priority for the real estate community, public officials, and the nation as a whole.

Lund Company is one of the highest profile real estate development companies in Omaha and the midwest region. Managing over \$1 billion in assets, and employing over 400 people managing over 8 million square feet of real estate, the Lund Company knows housing, and building, transportation mass, and scalability.

This grant proposal is to support the "Cottage Grove Townhomes" project, redeveloping an unoccupied lot located in the qualified census tract #51, zoned R7; building 6 townhomes with 18 units in total (majority 2-bedroom) for affordable rent and providing built-in broadband access (1 Gig). The lot is at 3012 Cottage Grove Avenue, Omaha, Nebraska 68131, purchased by Lund in May 2022 for \$275,000. The .46 acre lot consists of a dilapidated, vacant house with a large undeveloped yard. It sits off Cass Street, just west of 30th Street.

Lund has talked to the City of Omaha's department of planning to declare excess square footage on adjacent parcels at 554, 556 and 558 North 30th Street; that could be purchased adding aesthetic value, creating "green space" usage and better access to parking. The excess not needed by the city (for sidewalk and easement to Cass and 30th Streets) is expected to be able to be acquired for approximately \$30,000.

FIGURE 1: Estimated National Rent and Vacancy Levels



Source: Fannie Mae Multifamily Economics and Market Research Estimates.

Apartment rents have increased faster than renter incomes for the past decade at least and have outpaced inflation in some markets more recently. Looking ahead, the Urban Institute forecasts that the growth of new renters will exceed that of new homeowners over the next 25 years, creating additional “intense competition” for apartments, which will likely further increase pressure on rents.

Constraints on supply have exacerbated rental affordability problems. The costs of land, labor, and most materials for multifamily construction have spiked, according to industry participants, and are likely to remain high. According to one recent analysis, “Despite the ongoing improvement in the national economy and most local job markets, the declining amount of affordable and workforce multifamily rental housing is worrisome. The many barriers to new construction of this type of housing—higher construction costs, labor issues, and rising land prices—are likely to remain stubbornly in place, especially in the larger primary metropolitan areas.”

In addition, multifamily development of all kinds, especially properties serving lower- and middle-income renters, often faces a lengthy local regulatory approval process and community opposition.

In Omaha, we have seen significant constraints on supply of apartments with occupancy rates hovering around 95% for the last several years despite robust new construction from developers that has added more than 4,000 units per year. As a result, market rental rates have grown

between 7 and 10% annually since 2017. See the 12-month rental increase in the Downtown Omaha submarket below:



Additionally challenging has been the supply chain impact on building materials and construction costs. The cost to develop multi-family housing has increased more than 30% over the last 24 months in the area. For large scale developments, efficiencies and size can make up for some of these cost increases. However, for small urban infill projects such as Cottage Grove Apartments (our project), the impact from all the above factors can make it nearly impossible. Although more challenging, we believe that smaller, medium density, Infill projects like this are one of the most vital components to our community's workforce/affordable housing solution. Several reasons include:

- Access to public transportation
- Proximity to job opportunities
- Access to broader community services
- Omaha Public-School access and transportation

Our Project

In May of this year we acquired the property at 3012 Cottage Grove Avenue. The current property has a single family house and detached garage with lots of excess land (almost ½ acre). The house is in significant disrepair. However, our intent was to demolish the house in lieu of constructing medium density workforce housing units. Our development team worked with Alley Poyner Macchietto Architecture to explore various options for the site. Our conceptual design offerings are attached. We are proposing to build 15-18 units.



BOS SADDLECREEK TOWNHOUSES



COTTAGE GROVE TOWNHOUSES

Site Analysis | 2022-09-02 | M22 | 11

PRECEDENTS

ALLEY POYNER MACCHIETTO ARCHITECTURE

SITE ANALYSIS

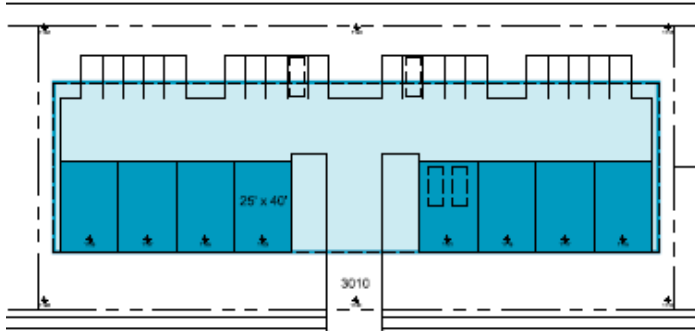
PROPERTY ADDRESS
3012 COTTAGE GROVE AVE
3010 CASS STREET

PROPERTY ZONED - R7 (PK OVERLAY)

- PERMITTED USE: RESIDENTIAL
- TOWNHOUSE
- DUPLEX
- TWO-FAMILY
- MULTI-FAMILY


- SETBACKS AND COVERAGE:
- FRONT - 25'
- INT SIDE - 7'/0'
- REAR - 25'
- 60% BUILDING COVERAGE
- 70% IMPERVIOUS COVERAGE





TEST FIT - NORTH SITE

SITE PLAN

SCALE: 1" = 30'-0" 

ALLEY POYNER MACCHIETTO ARCHITECTURE

COTTAGE GROVE TOWNHOUSES

Site Analysis | 2022-09-02 | M22 | 15

L A K E S T R E E T

Based upon our conceptual site plans, the project will be a townhouse style medium density construction. Careful consideration will be taken to ensure that the new construction appropriately meshes with the existing neighborhood. The preliminary site analysis indicates that we can fit 5-6, 3-story townhouses each containing 3 apartment units, totaling 15-18 units. A detailed proforma is included.

The Lund Company's affordable housing "Cottage Grove Project" will answer several areas of housing concerns negatively impacted by the Coronavirus pandemic. It meets the following ARPA-eligible uses of funds and aligns with the United States' Department of Treasury areas: Community and Small Business Recovery, Community Well-Being, and Community Assistance Programming:

This particular property and project will contribute to the improvement on communities impacted by the Coronavirus as defined in the (SLFRF) US Dept of Treasury Coronavirus State and Local Fiscal Recovery Funds as:

Disproportionately Impacted Households and Communities: Low- or-moderate income households or communities, households that experienced increased food or housing insecurity, and programs or services to support long-term housing security.: including development of affordable housing and permanent housing options. (pp 17-18), <https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-Overview.pdf>

Responding to COVID-19 public health emergency or its negative impacts

The Lund Company's location for this housing rental unit is directly across the street from the Boystown National Research Hospital medical clinics including Pediatric care, as well as within a 1 mile vicinity of the CHI Health Clinic located at 25th and Cuming Street and Creighton's Dental Health Clinic for health care needs. Retail shopping is located within the bus line near the property to conveniently access grocery, pharmacy, restaurants, educational institutions and more. The Omaha Light Rail Streetcar System will be traversing right along the 30th street corridor, adjacent to this property advancing transportation availability to its residents. The Lund Company will build in a 1 Gigabit broadband and public internet access to residents to be included in the rent, supporting access to technology. Beautifying the property will have a positive impact on the neighborhood as it will increase visibility of the existing neighborhood.

This affordable housing residential project will increase job workforce positions to about 70 construction employees for the duration of the project implementation. Additionally, Lund will assume property management of the property.

b) Visioning Workshop and Findings Alignment

The North Omaha vision workshop's key takeaways identified the following topics which will be addressed by the "Cottage Grove Townhomes" proposal:

- Culture and character integrated into the neighborhood

Beautifying the vacant lot will increase property values and beautify the neighborhood. Instilling new affordable housing options for North Omaha will attract several residents into the neighborhood and create opportunities for social interaction, social giving and neighborhood community building.

This residential project currently is a vacant lot ripe for development and is located in a Community Reinvestment and Opportunity Zone which will enhance Omaha's continuing effort at increasing value to its community through housing, business and community interaction.

The needs addressed by the revitalization of North Omaha will be answered in this project through community vision and buy-in, easily accessed community resources and by developing

residential affordable housing that fits within the cultural context of the neighborhood as well as the North Omaha community.

c)Priorities Alignment

This project aligns with the Nebraska Legislative LB1024 strategic priorities of being located in the Qualified Census Tract 51, is properly zoned (R7), by fostering a desirable residential transformation and will improve the residential and workforce lives of those in the North Omaha community.

d) Economic Impact

- 2-4 permanent job that will be created paying \$150,000/year
- 70 construction at average \$23/hour

- Anticipated job creation and wages associated with your proposal (temp or permanent)
This proposal will create 2-4 new permanent jobs for Lund to manage and care for the property. Total added annual payroll is estimated at \$150,000. Per a construction superintendent employed with an Omaha developer, it is estimated that this building renovation project will create a minimum 70 construction-related jobs paying an average of \$23 per hour.

- How might you align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts.

First preference for sub award consideration will be given to contractors, vendors and suppliers located in the North Omaha economic recovery census tracts.

e)Community Benefit

- Describe the community benefit that will be derived from this proposal. Example: how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community?

Adding affordable housing to the mix of homeowners, renters and other residents in the neighborhood will increase the diversity of residents including new wage earners, university students, young families with school age children and young couples looking to live inside a residential neighborhood within close proximity to several entertainment, health and university districts.

- How does the proposal contribute to community sustainability (economic, built and natural environment and quality of life)?

The Lund company will be creating newly constructed townhomes upon what is currently vacant lot tracts. Offering multiple family units (18), Lund will maximize incoming neighbors into the

townhomes while also not interfering with already intact and viable permanent historic homes. New construction will meet current environmental, energy and building codes that offer security and trust in a residential home setting in an historic district.

f)Best Practices / Innovation

- How will this incorporate best/proven practices or demonstrate innovation (example – bringing new concepts to Omaha, etc.?)

The resurgence of the townhouse/rowhouse concept isn't new, but it has seen a resurgence in popularity in the past 8 years. "Good row house site design creates usable open space in contrast to the useless narrow side yards and exposed front and back yards that are typical of single-family subdivisions, where community social mores often work to inhibit the erection of adequate fences that assure privacy.

The row house also fills an apparent vacuum in the housing market, being particularly attractive to married couples under 25 or over 55, who find that neither the typical apartment nor the usual suburban single-family detached house meets their housing requirements."

(<https://www.planning.org/pas/reports/report164.htm>)

Outcome Measurement

- What other outcomes of your proposal might you measure (improved education, creating new high-wage jobs opportunities, etc...)
- How might those outcomes be measured and by whom
- Does this act as a catalyst for co-investment / secondary investment? If yes, please explain.

Other than the stated direct impact of construction and operational job creation plus the affordable housing component of this project, no other developer measured metrics are anticipated.

h)Partnerships

- Have you partnered or will you partner with any community organizations? Please name all current or prospective partnering organizations and describe how these partners have or will participate.

N/A

- Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreement?

None

i)Displacement

- Are any businesses or residents being displaced by your proposal? If yes, explain:

No

Location:

a)Physical Location –

3012 Cottage Grove Avenue, Omaha, NE 68131

b)Qualified Census Tract – Location is in Census Tract 51

c)Additional Location Docs – Upload any of the following to the end of this app:

- Plans and detailed descriptions, including pictures and a map of the site location / surrounding areas
- Data table of uses (breakdown of how the requested funds will be used for your proposal)
- Documentation of site control (proof of ownership, option, purchase contract, or long term lease agreement)

Zoning, Design and Contracting:

a)Property Zoning – Is the property properly zoned for your proposal and/or do you have the proposal approved?

Yes, the property is zoned R7. Lund has not submitted for proposal approval; but plans to do so upon grant approval.

b)Utilities –

- Is the project connected to utilities? **YES**
- Will any utility upgrades be required? **YES**

c)Design, estimating and Bidding –

- Has design been completed?

No, however, the conceptual design has been started including a budget analysis and pro forma.

- Has a construction bid package been developed? If not, how were cost estimates determined?

No, Cost estimates have been derived from Lund's development teams' experience and pre-construction numbers from general contractors.

d)General Contractor

- Has a general contractor been selected?

Not at this time.

- If yes, was a public competitive bid process completed prior to awarding the contract? If not, why?

We will select our general contractor using a competitive bid process once design has been completed. First preference will be to a vendor in the North or South Omaha census tract.

FINANCIALS

a) Proposal Budget / Source of Uses – upload at the end of the application

b) Pro Forma – upload at the end of the application

c) Request Rationale – provide rationale for the dollar amount of your request. Can submit appraisal or listing

Cost estimates have been derived from Lund’s development teams’ experience and pre-construction numbers from general contractors.

d) Grant Funds Use – how, specifically, will LB1024s grant funds be used to support this proposal?

Grant funds will be used to complete the construction process starting with demolition of the current home, site preparation to the conclusion of construction where occupancy begins.

e) Proposal Financial Sustainability –

- If awarded LB 1024 funding, will the proposal be fiscally sustainable (not required on going funding for operations, not be dependent on future funding requests)

This proposal will provide affordable housing (18 units, average 2 bedrooms) where the tenant rents will sustain the project at an 90% occupancy rate. Rents are anticipated to be \$1,762.50/month (with Internet broadband access) on average per unit. If this grant is not received to augment construction costs; rents would then need to be \$2,262.50 on the average to make this asset improvement project feasible. By approving this grant, each tenant will save \$500 in rent per month (\$9,000 total per month); having a significant trickle-forward impact on the financial well-being of those in need of affordable housing units.

- Describe the fiscal operations of the proposal following this initial investment.

Lund has dedicated personnel starting with a Chief Financial Officer and a Property Manager (with team) that will insure the property’s fiscal well-being and future stability to be a place called “home” for many residents in need of affordable housing.

f) Funding Sources –

- Outline other funding sources including government sponsored economic incentives you have committed, have currently pending, or anticipated exploring for this proposal.

It is not anticipated that Lund will seek other incentives.

- If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? (list: entity, request, status, expected decision dates)

N/A

- Are there any funds this proposal cannot continue without?

Lund has identified the minimum amount needed of \$1,500,000 to make this project feasible for redevelopment specifically for affordable housing classification. Without these funds, the project will not continue OR will need to serve a target market that can afford the higher rent.

g)scalability –

- Is this proposal scalable or can it be completed in smaller components?

No. We will utilize our design team to finalize the design that maximizes the existing site. Based upon preliminary site plans that will be a townhouse style building with 6 townhouse units that will have 18 apartment units. The project is not scalable beyond that. However, we do believe this will spur similar construction projects in the area; serving a great community need of creating affordable housing.

- If so, describe these components and ensure that the budget reflects such component breakdowns.

N/A

h)financial commitment –

- Describe the organizational and/or personal financial commitment to the proposal.

The Lund Company commits to invest \$3,100,000 to the “Cottage Grove Project”, directly impacting the qualified North Omaha census tract #51.

ACKNOWLEDGEMENT OF COMPLIANCE, REPORTING AND TRANSPARENCY

Agree to:

- ARPA compliance acknowledgement
- ARPA Reporting and monitoring process acknowledgement
- LB1024 funding sources acknowledgement

- Public information

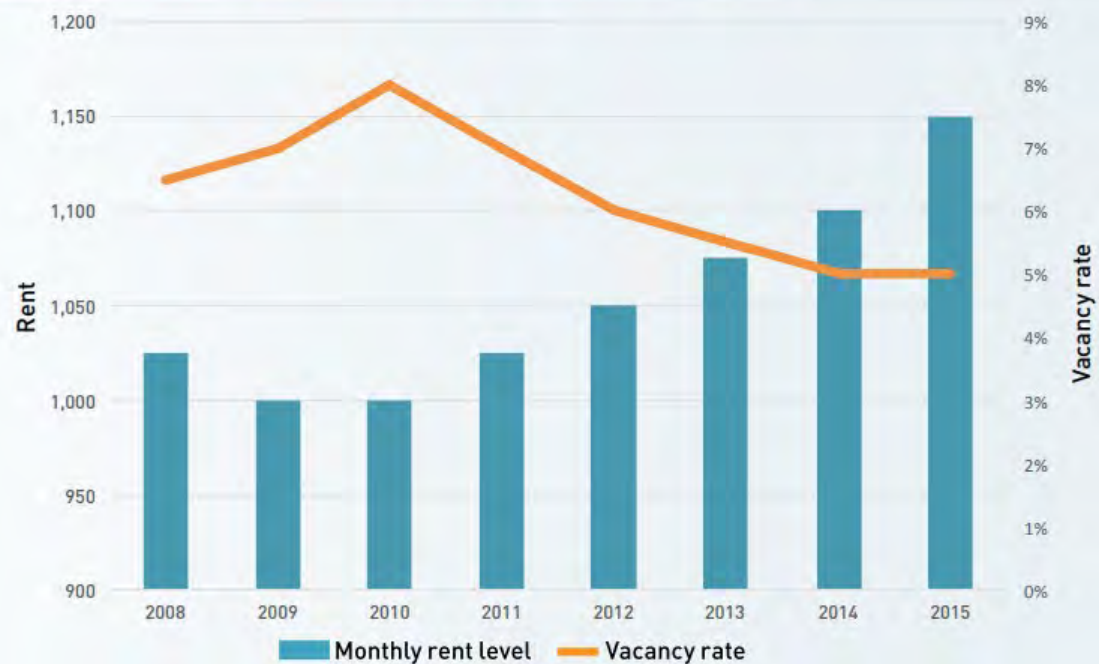
Supporting Files to help with submission:

- Organization chart
- Timeline for proposal / schedule

Other:

- Plans and detailed descriptions: pictures, Site Map, surrounding area
- Data table of uses (breakdown of how the requested funds will be used for your proposal)
- Documentation of site control (proof of ownership, option, purchase contract, or long term lease)
- Environmental assessment of subject site. Is the property a brownfield site?
- Proposal budget / sources of use
- Pro forma
- Request rational documentation

FIGURE 1: Estimated National Rent and Vacancy Levels



Source: Fannie Mae Multifamily Economics and Market Research Estimates.

Apartment rents have increased faster than renter incomes for the past decade at least and have outpaced inflation in some markets more recently. Looking ahead, the Urban Institute forecasts that the growth of new renters will exceed that of new homeowners over the next 25 years, creating additional “intense competition” for apartments, which will likely further increase pressure on rents.

9 Constraints on supply have exacerbated rental affordability problems. The costs of land, labor, and most materials for multifamily construction have spiked, according to industry participants, and are likely to remain high. According to one recent analysis, “Despite the ongoing improvement in the national economy and most local job markets, the declining amount of affordable and workforce multifamily rental housing is worrisome. The many barriers to new construction of this type of housing—higher construction costs, labor issues, and rising land prices—are likely to remain stubbornly in place, especially in the larger primary metropolitan areas.”

10 In addition, multifamily development of all kinds, especially properties serving lower- and middle-income renters, often faces a lengthy local regulatory approval process and community opposition.

11

In Omaha, we have seen significant constraints on supply of apartments with occupancy rates hovering around 95% for the last several years despite robust new construction from developers that has added more than 4,000 units per year. As a result, market rental rates have grown between 7 and 10% annually since 2017. See the 12-month rental increase in the Downtown Omaha submarket below:



Additionally challenging has been the supply chain impact on building materials and construction costs. The cost to develop multi-family housing has increased more than 30% over the last 24 months in the area. For large scale developments, efficiencies and size can make up for some of these cost increases. However, for small urban infill projects such as Cottage Grove Apartments (our project), the impact from all the above factors can make it nearly impossible. Although more challenging, we believe that smaller,

medium density, Infill projects like this are one of the most vital components to our community's workforce/affordable housing solution. Several reasons include:

- Access to public transportation
- Proximity to job opportunities
- Access to broader community services
- Omaha Public-School access and transportation

Our Project

In May of this year we acquired the property at 3012 Cottage Grove Avenue. The current property has a single family house and detached garage with lots of excess land (almost 1/2 acre). The house is in significant disrepair. However, our intent was to demolish the house in lieu of constructing medium density workforce housing units. Our development team worked with Alley Poyner Macchietto Architecture to explore various options for the site. Our conceptual design offerings are attached. We are proposing to build 15-18 units.



BOS SADDLECREEK TOWNHOUSES

PRECEDENTS

ALLEY POYNER MACCHIETTO ARCHITECTURE



COTTAGE GROVE TOWNHOUSES

Site Analysis | 2022-09-02 | M22 | 11

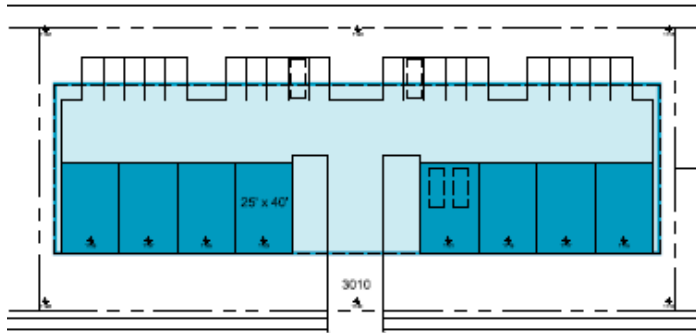
SITE ANALYSIS

PROPERTY ADDRESS
3012 COTTAGE GROVE AVE
3010 CASS STREET

PROPERTY ZONED - R7 (PK OVERLAY)

PERMITTED USE RESIDENTIAL
-TOWNHOUSE
-DUPLEX
-TWO-FAMILY
-MULTI-FAMILY


SETBACKS AND COVERAGE
-FRONT - 25'
-INT SIDE - 7/0'
-REAR - 25'
-80% BUILDING COVERAGE
-70% IMPERVIOUS COVERAGE





TEST FIT - NORTH SITE

SITE PLAN

SCALE: 1" = 30'-0" 

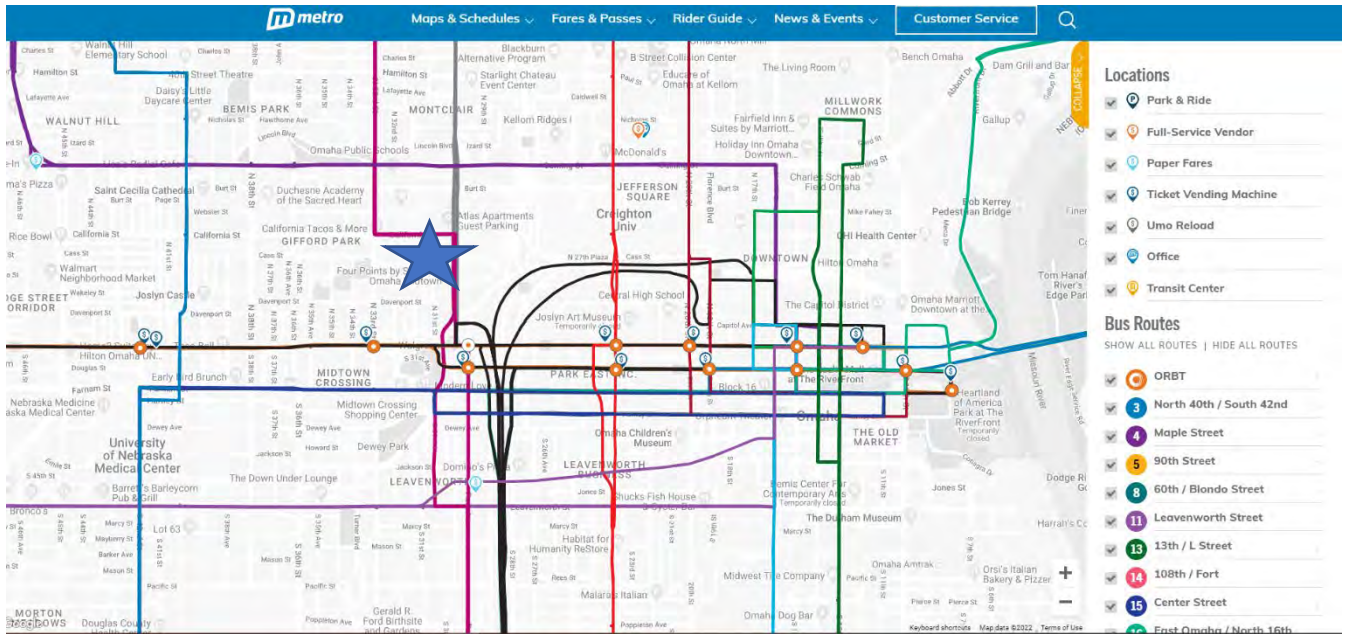
ALLEY POYNER MACCHIETTO ARCHITECTURE

L A K E S T R E E T

COTTAGE GROVE TOWNHOUSES

Site Analysis | 2022-09-02 | M22 | 15

Based upon our conceptual site plans, the project will be a townhouse style medium density construction. Careful consideration will be taken to ensure that the new construction appropriately meshes with the existing neighborhood. The preliminary site analysis indicates that we can fit 5-6, 3-story townhouses each containing 3 apartment units, totalling 15-18 units. A detailed proforma is included.



The Team – we will put this together

Financials and Proforma – working on this as well

Douglas County, Nebraska Property Record - R1941530000

Information is valid as of 2022-10-07

[Print Report](#)
[Treasurer's Tax Report](#)
Great Feature → → → [Subdivision Sales Search](#)

Taxpayer

ROESKE FAMILY INVESTMENT MNG

3005 CALIFORNIA ST
OMAHA NE 68131-0000**Property Information**

Key Number:	4153 0000 19
Account Type:	Residential
Parcel Number:	1941530000
Parcel Address:	3012 COTTAGE GROVE AV OMAHA NE 68131-0000
Abbreviated Legal Description:	PARK PLACE LOT 3 BLOCK 6 W 120 N 120 S 150 FT LT 2 & E 50 N 120 S 150 FT LT 3

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$27,500	\$139,700	\$167,200
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Sales Information

Sales Date:	2022-05-27	View Document
Deed Type:	WD	Book: 2022 Page: 055218
Price:	\$275,000	
Grantor:	FATHER FLANAGANS BOYS HOME	
Grantee:	ROESKE FAMILY INVESTMENT MANAGEMENT AND CONSULTING LLC	
Valid/Invalid:	Valid	
Exclusion Reason:		

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
0.46	20400.0	0.0	0.0	0.0	

Improvement Information**Building 1**

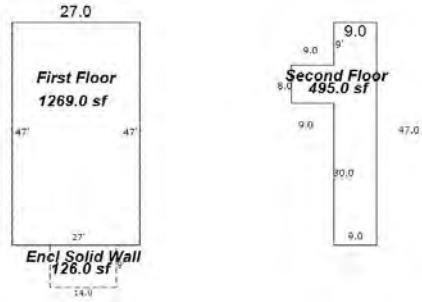
--	--



MAY 2015 DOUGLAS COUNTY ASSESSOR

[CLICK TO ENLARGE IMAGE](#)

3012 COTTAGE GROVE AV
 1 1/2 Story Fin
 Bsmnt Block 8 ft 1269.0 sf Detached Garage

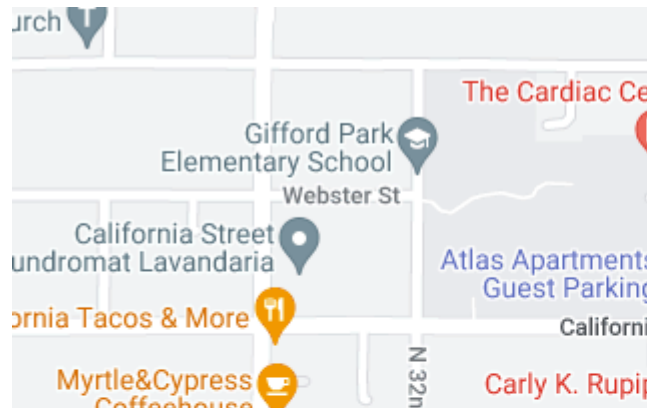


[CLICK TO ENLARGE IMAGE](#)

Square Footage:	1764.0	Percent Complete:	100.0%
Perimeter	0.0	Quality:	Average
Unit Type:		Condition:	Fair
Built As:	1 1/2 Story Fin	Condo Square Footage:	0.0
HVAC:	Central Air to Air	Rooms:	6.0
Exterior:	Frame Masonry Veneer	Units:	1.0
Interior:	Plaster	Baths:	1.0
Roof Cover:	Composition Shingle	Bedrooms:	4.0
Roof Type:	Hip	Stories:	1.5
Floorcover:	Allowance	Foundation:	Block
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1918	0	0%	1918	0

Detail Type	Detail Description	Units
Add On	Ob Paving Asphalt Park	8500.0
Appliance	Allowance	1.0
Basement	Bsmnt Block 8 ft	1269.0
Fixture	Base Fixtures	1.0
Fixture	Bath Full	1.0
Garage	Detached	480.0
Porch	Encl Solid Wall	126.0



To interact more fully with Google Maps and Street View go to this link [Google](#).

Grant Application

Row 237

Organization Name (if applicable)	JoDavid Harris
Physical Address	3656 Bedford Ave Omaha, NE 68111
Mailing Address	4622 N. 154th Street Omaha, NE 68116
Website	N/A
Social Media Accounts	N/A
Name	JoDavid Harris
Title	Owner
Email Address	groundup@hotmail.com
Phone	+1 (402) 850-9126
Team	No
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	This proposal will give me access to funds to provide affordable housing in a low income area of North Omaha.
Proposal Title	Affordable Housing
Total Budget (\$)	\$250,000.00
LB1024 Grant Funding Request (\$)	\$200,000.00
Proposal Type	Capital project
Brief Proposal Summary	I am hoping to gain funds to provide affordable housing in a low income area of North Omaha within the next three years.
Timeline	Between July 2023 and July 2026.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to

elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment By building new, quality, affordable housing, the community will be enhanced by improving the living conditions of North Omaha residents.

Visioning Workshop Findings Alignment The Visioning Workshop Summary shows that affordable housing is needed in areas of North Omaha. By providing these funds, I will be able to create new, high quality, affordable housing for residents.

Priorities Alignment This proposal aligns with LB1024's strategic priority by allocating funds to build more affordable housing in North Omaha.

Economic Impact With these funds, I will be hiring local contractors to build the affordable housing.

N/A

At least 20

N/A

By contracting the work to local construction companies within the Qualified Census Tract, we will be providing immediate opportunities for business.

Community Benefit By building high quality affordable housing in North Omaha, the community will benefit by residents putting money back into the local grocery stores and other small businesses close by.

The local economy of North Omaha will benefit by having residents who are able to afford to put money back into the community.

Best Practices/Innovation A minority business owner will be providing affordable housing within the North Omaha community.

Outcome Measurement Residents who are able to afford living in North Omaha while still being able to pay for other necessities.

These outcomes will be measured by residents who are

satisfied with their high quality housing.

No

Partnerships No

Displacement No

Displacement explanation

Physical Location 3656 Bedford Ave KENWOOD ADD LOT 90 BLOCK 0 E 1/2 LTS 88 AND 89 It is a corner lot on 36th and Bedford Ave cleared and ready for development

Qualified Census Tract Within one or more QCTs

Additional Location Documents N/A

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

Yes

General Contractor No

Request Rationale With these funds, I will build a single family house that will serve a low income family within the areas of the Qualified Census Tracts.

Grant Funds Usage The LB1024 grant funds will be used to build quality housing in the North Omaha/Qualified Census Tracts area.

Proposal Financial Sustainability Yes

The fiscal operations of this proposal will be determined based on the amount of grant money awarded. Once awarded, I will be able to give detailed data on how the money will be used.

Funding Sources	No other funding sources are being provided.
	N/A
	No
Scalability	No
	N/A
Financial Commitment	The land at 3656 Bedford Ave has already been purchased. This makes up for 5% of the LB1024 grant funding request amount.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 238

Organization Name (if applicable)	Carver Financial Innovation Center (SMB Enterprises and Barak II)
Physical Address	2416 Lake Street Omaha, Nebraska 68111
Mailing Address	Carver Financial Innovation Center P.O. Box 540592 Omaha, NE 68154
Website	www.carverlegacycenter.com
Social Media Accounts	https://www.facebook.com/profile.php?id=100064197845090
Name	Willie Barney
Title	Co-founder and Co-owner
Email Address	wbarney@reviveomaha.com
Phone	+1 (402) 290-5627
Team	Yes

SMB/Revive: Willie and Yolanda Barney launched SMB Enterprises, LLC, a media, events and communications company in 2003 and the nationally recognized Empowerment Network in 2006. They are co-founders and co-owners of the Carver Legacy Center. They both have over 25 years of business and community development experience. Willie and Yolanda own several businesses including an event & food center and national consulting firm. The Carver Legacy Center started as a vision from Willie to bring a financial institution back to the historic Carver building and reemerging 24th and Lake Arts, Culture, Entertainment and Business District. SMB is the parent company of Revive Omaha which launched the Revive Black Business Network seven years ago and has worked with over 300 Black businesses and entrepreneurs. Revive has hosted workshops, a monthly business development luncheon with keynote speakers, special events with national consultants and one of the largest and most successful Black business expos in the region. Revive also publishes the region's most comprehensive Black business guide in print and online and a highly popular North Omaha Community Guide. Revive has helped to launch and support dozens of Black-owned businesses. Barak II: Martin and Lynnell Williams are the owners of Barak II and co-founders and co-owners of the Carver Legacy Center. They are also the co-founders and co-pastors of the internationally known Ambassador Worship Center. Martin and Lynnell both have 30+ years of community and economic development experience. Martin also had a vision to own a financial institution and the Williams and Barneys joined together to launch Carver. Barak II, LLC is a real-estate, investing and development company

with real estate holdings in Nebraska and outside of the United States. Barak II has over 20 years experience incubating and launching successful small businesses, coaching them to advance from the hobby enterprise stage into thriving organizations. Barak II was instrumental in transforming a 120,000 sq. ft. mixed-use property into an entrepreneurship center. The development housed retail bays, offices, a salon, fitness center, insurance, and more currently valued at over \$20 million dollars. After extensive renovations and repurposing, the space has provided an incubation model for several startup businesses. Barak II has strong financial investments locally and internationally. American National Bank: John and Wende Kotouc are co-CEOs and co-Chairs of the Board of Directors of American National Bank. They have partnered with Willie and Yolanda Barney for over 15 years on strategic community initiatives and worked with the Williams family for over 25 years ago on community outreach efforts. American National Bank is a strong regional bank serving customers nationally with a long history of making strategic community investments. With over \$4 billion in assets and 100+ years of banking experience, American National Bank serves as a vendor to the support the Carver Legacy Center. American National Bank is also making investments in the Carver Legacy Center to support the vision, including but not limited to: equipment, staff, and deposits and loans designated as Carver Legacy. The Carver Legacy team is also committed to partnering with additional banks and institutions locally and nationally.

Organizational Chart	Willie and Yolanda Barney and Martin and Lynnell Williams are all co-owners and co-founders of the Carver Legacy Center (CLC). CLC is 100% black owned. American National Bank serves as a vendor to the CLC.
Other Completed Projects and/or Accomplishments	After three years of meetings and private planning, the Carver Legacy Center team introduced the concept to the community through an article written and published by the Omaha World-Herald in late August 2020. The response has been overwhelmingly positive. Since the announcement and grand opening on April 4, 2022, deposits have reach over \$10 million. Again, this has taken place without a large scale marketing effort and only limited outreach to “family and friends” for a soft opening. A full branding and marketing campaign is in development.
Proposal Title	Carver Legacy Center and Carver Legacy Accelerator
Total Budget (\$)	\$58,800,000.00
LB1024 Grant Funding Request (\$)	\$24,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	The Carver Legacy Accelerator would support the mission of the Carver Legacy Center and respond to needs identified since the launch of the Carver. Businesses are looking for meeting and office space and a place to receive technical assistance. The space at the original Carver building is limited. The Carver team is requesting \$10,000,000 in grant funding or \$20,000,000 in deposits to be leveraged into loans for businesses. The Carver is also requesting \$3.5 million to support the creation of the Carver Legacy Business Accelerator

on the corner of 25th and Lake. The building would be owned by the Carver Legacy Center partners, SMB Enterprises (Willie and Yolanda Barney) and Barak II (Martin and Lynnell Williams). Since the Carver team launched its website, over 200 entries have been received. African-American and North Omaha residents and business owners are looking for support to: Launch or scale a business Financial training Wealth building Home ownership Another common request received by the Carver team is for space to house a start-up business. Members of the Carver leadership team consistently field inquiries regarding the need for office and meeting space. The Carver Legacy Accelerator space will be run by SMB Enterprises/Revive and DreamBusiness in partnership with other organizations and small businesses. It will provide an opportunity for these businesses to co-locate and participate in start-up and scale-up accelerators. It will help meet specific needs identified by providing more space than what is available at the current Carver Building. The Carver team also recognizes a community need for a drive up ITM/ATM in the 24th and Lake area. Because the Carver currently does not have space for the ITM/ATM near its current building, the team has identified 2 potential locations in the vicinity. The primary location and the northwest corner of 25th and Lake. The plan for building one is a ground floor drive up ITM with office/retail. The 2nd floor will include office and meeting space. The 3rd floor will contain room for mixed-income apartments. A parking lot shared with a neighboring business will be an added amenity.

Timeline

The Carver Legacy Center was announced in August 2020 and formally hosted a grand opening on April 4, 2022. While the location was not open until the spring of 2022, the Carver was renovating the historic building, installing systems, receiving deposits and processing initial loans. Since its inception, the Carver has received over \$10,000,000 in deposits and helped to generate over \$3,000,000 in loans primarily to African-American and North Omaha businesses and residents. Moving forward, with support from the ARPA funds, the Carver would anticipate increasing funds available to businesses as early as spring of 2022. The team would also plan to install an ITM/ATM near the Carver building and finalize plans to construct a three level facility that would house incubator/retail space, offices and mixed-income housing on the third level. Initial drawings and renderings have been completed. The team is in the process of purchasing the land needed to build the new facility. Upon completion of fundraising, the team would plan to begin construction in fall of 2023.

Percentage completed by July 2025

100%

Funding Goals

Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Business Ownership: Omaha has a strong and thriving business climate and economy. Yet, African-American businesses have not garnered the same level of vitality. Only 200 African-American businesses in Omaha have employees and nationally African-American businesses account for only 1.3% of total sales. AA Acct for 1.3% of Sales 1.7% of Employees Omaha: Only 200 AA Business have emp. White Acct for 88% of Sales 86.5% of Employees Omaha: Strong business environment (Sources: National Data from Wealth Gap Report, William Darity 2018/Economic Study – US Census) Home Ownership: In the US, African-American ownership is significantly below the level of the majority community. In Omaha, the gap is even larger with African-Americans in Omaha having one of the lowest rates of home ownership in the nation at 33.1%. AA Omaha 33.1% US 41.8% North Omaha: 40% in 68111 White Omaha 70.8% US 73.1% Douglas County: 64% (Data Sources: US Census – American Community Survey 2019) Wealth: Local and national data and trends point to a crisis with Black business ownership, home ownership and wealth creation. A national study using 30 year trending data from the Federal Reserve predicts Black wealth to be zero by 2043 if something dramatic and innovative isn't done to address the large and growing gaps. 2016 2043 Wealth Projection AA \$17,156 \$0 White \$171,000 \$200,000 (Sources: Brookings Institute (2016), Prosperity Now/Institute for Policy Studies w/ exam of Fed. Reserve data (2017))

Visioning Workshop Findings Alignment While numerous efforts and programs have been launched with some individual and anecdotal successes, none have reversed the ownership and wealth trends in the United States. Long-term the percent of wealth owned by African-Americans hasn't increased significantly since the early 1900's. A slight improvement in the early 2000's was erased by the housing crisis of 2008 and 2009. When the North Omaha Village Revitalization Plan was approved unanimously by the Omaha Planning Board and City Council in July 2011, the theme was connecting the rich history of North Omaha with a thriving, sustainable future. The Carver Legacy Center is a perfect example of bringing this vision to life. The uses of the Carver Legacy Center and Carver Legacy Accelerator build on the historic legacy of the institution as the first African American/Black owned Bank in Nebraska; recognizes the historical significance of American civil rights leader, Whitney Young who advocated for home ownership and employment opportunities for African Americans; and maximizes the building as a recent venue for arts and culture related events. It will be the catalyst for the next phase of new development by creating a unique approach to financial empowerment and ownership. This new proposal creates an approach that fully utilizes the recent investments in the historic Carver building and will accelerate the momentum of the arts, culture, entertainment and business district by helping individuals and businesses to maximize their financial resources and build long term wealth.

This project supports the commercial revitalization of the historic North 24th and Lake District and meets the goals of the North Omaha Village Revitalization Plan for advancing commercial development, breathing new life into remnant historic structures in the area. It also addresses findings of local and national case studies and reports that consistently highlight the remaining gaps for African Americans and other minorities in Omaha: Income, Wages, Home Ownership and Business Ownership. Recent national studies show that closing the wealth gap will take over 100 years if innovative strategies are not created and implemented. The Carver Legacy Center is part of the solution in North Omaha. This Financial Innovation Collaborative will be a one stop location to connect residents with services, organizations and products to build financial stability, become home owners and create, launch and sustain businesses. The center will be the hub for building wealth through ownership. The collaborative approach will address the needs identified directly from Black and other minority small businesses.

Priorities Alignment It is well documented that significant barriers exist for the success of Black businesses and homeowners. Locally and nationally access to credit and capital, lack of strong social networks and insufficient operational/business acumen are the top barriers for entrepreneurship. Another barrier to success is that African-Americans tend to launch businesses in the same traditional categories and concentrate primarily in service businesses. Data shows that home ownership represents 37% of wealth. African-Americans in Omaha have one of the lowest rates of home ownership in the nation at 33.1% (ACS 2019). In North Omaha (NO), homeownership has decreased to 50% (ACS 2019). African American home ownership is lower in the Midwest than other parts of the country. Partly because of the late migration, redlining and other barriers in the 40's, 50's and 60's, African-American homeownership in Omaha started low and was also exacerbated by the building of the 75 Highway and movement of African-Americans into public housing projects. Some estimate the highway, built directly through the heart of the Black community, reduced Black homeownership by 1/3 in Omaha as homes were removed. North Omaha has not recovered. Overall wealth is difficult to measure. However, despite documented improvements with unemployment, income, poverty and other variables, African-Americans have relatively low wealth in Omaha. And, in North Omaha as major revitalization takes place, African-Americans are not positioned in industries that generate wealth. In addition, many African-Americans and North Omaha residents do not have banking accounts, savings accounts or plans to transfer property or assets to the next generation. The Carver Legacy Center and Carver Legacy Accelerator will help address entrepreneurship, business growth, job creation and wealth building.

Economic Impact The most recent census data highlighted a dramatic increase in the number of Black owned businesses in Omaha. However, only 200 of the businesses had employees. (Economic Impact Report) African Americans have high interest in starting businesses. Nationally, African-American women represent the highest % of new entrepreneurs of any race or ethnicity (KC Fed. Reserve 2018). Even with significant barriers, an exciting new group of Black entrepreneurs is emerging in Omaha. Omaha has great resources that can be aligned and targeted to address the problems and challenges. In addition, national resources are now available through Opportunity Zones and other national initiatives. The economic impact has already

started. The Carver Legacy Center has made or assisted with loans in excess of \$3 million in a very short amount of time. The businesses that have received these loans have expanded, created jobs and generated higher sales. One new client has used a \$1 million loan to renovate housing units along 16th Street. With additional grant funds or deposits that can be leveraged into loans, Carver is perfectly positioned to work with other organizations and businesses to help North Omaha businesses to flourish

TBD

TBD

The goal is \$25 per hour or higher.

The Carver Legacy Team primarily used contractors of color for work to renovate the Carver building. We plan to do the same with the development of the Carver Legacy Accelerator. In addition, it is an expectation for businesses that borrow from the Carver will also do business with diverse owners and businesses from the QCTs.

Community Benefit One of the biggest issues consistently identified by entrepreneurs is the lack of access to credit and capital. During the day, the CLC is used to connect residents and clients to financial and banking services. The Legacy Accelerators will offer space for co-working, technical assistance and meetings. The Collaborative will address these issues head on by co-locating businesses that provide consulting, training, funding and marketing expertise in these areas. The collaboration will focus on key categories including STEM, food, and other high growth industries where minority businesses are not typically engaged. Using best practices and the best local and national research, specific business opportunities have already been identified. Large customers have been identified that have the capacity to buy from the entrepreneurs and business owners that emerge through the facility. Entrepreneurial clients will also be able to utilize the Carver as an event space for launch and test marketing events. A perfect size for intimate audiences, Carver offers a great location for budding entrepreneurs to host private and public events to try new products and gain feedback from target customers before making large investments in products and inventory. It provides a fantastic venue for direct interaction with customers and potential customers in a state of the art and multi-use facility. The Carver Legacy financial model and ecosystem will be recognized as the center point for building and sustaining Black Wealth and creating economic success through community-based development in high potential, under resourced neighborhoods. The Center will start in North Omaha and expand nation-wide in collaboration with financial institutions. The Carver Legacy Center has created an innovative and collaborative Black-owned financial center focused on building Black wealth and thriving communities. The collective focus will be on business, home and community ownership. The Carver Legacy Center and Carver Legacy Accelerator will build Black and North Omaha wealth through utilizing spiritual, social and cultural capital and by increasing access to financial capital and technical expertise (intellectual capital). The team is also exploring plans to help add more parking in the neighborhood.

While numerous efforts and programs have been launched with some individual and anecdotal successes, none have reversed the ownership and wealth trends in the United States. Long-term the percent of wealth owned by African-Americans hasn't increased significantly since the early 1900's. A slight improvement in the early 2000's was erased by the housing crisis of 2008 and 2009. When the North Omaha Village Revitalization Plan was approved unanimously by the Omaha Planning Board and City Council in July 2011, the theme was connecting the rich history of North Omaha with a thriving, sustainable future. The Carver Legacy Center is a perfect example of bringing this vision to life. The uses of the Carver Legacy Center and Carver Legacy Accelerator build on the historic legacy of the institution as the first African American/Black owned Bank in Nebraska; recognizes the historical significance of American civil rights leader, Whitney Young who advocated for home ownership and employment opportunities for African Americans; and maximizes the building as a recent venue for arts and culture related events. It will be the catalyst for the next phase of new development by creating a unique approach to financial empowerment and ownership. This new proposal creates an approach that fully utilizes the recent investments in the historic Carver building and will accelerate the momentum of the arts, culture, entertainment and business district by helping individuals and businesses to maximize their financial resources and build long term wealth. This project supports the commercial revitalization of the historic North 24th and Lake District and meets the goals of the North Omaha Village Revitalization Plan for advancing commercial development, breathing new life into remnant historic structures in the area. It also addresses findings of local and national case studies and reports that consistently highlight the remaining gaps for African Americans and other minorities in Omaha: Income, Wages, Home Ownership and Business Ownership. Recent national studies show that closing the wealth gap will take over 100 years if innovative strategies are not created and implemented. The Carver Legacy Center is part of the solution in North Omaha. This Financial Innovation Collaborative will be a one stop location to connect residents with services, organizations and products to build financial stability, become home owners and create, launch and sustain businesses. The center will be the hub for building wealth through ownership. The collaborative approach will address the needs identified directly from Black and other minority small businesses.

Best Practices/Innovation

The Carver Legacy Center and Carver Legacy Accelerator brings an innovative approach to Omaha. It brings together in one place best practices from other cities. 1. Carver FINANCIAL INNOVATION CENTER: A Black-owned Banking Center The Carver Legacy Center, in partnership with American National Bank, is launching a three phased approach to establishing a Black-owned financial center. 24th & Lake will be the home site. Individuals, businesses, organizations and ministries can open "Carver Legacy" accounts and conduct business at all American National Bank locations. A major focus will be increasing Access to Credit & Capital for Black businesses and investing in home ownership. Purpose of the Loans: • Business Start Ups and Expansion • Home Purchases • New Home Construction and Home Renovations • For Profit Real Estate Development • Other: Car for Work/Education 2. Carver Legacy HUB: The new home of Revive Omaha Magazine, Revive Black Business Network and business partners. The Hub is a place for Black businesses to network,

launch, grow and expand by receiving technical assistance in the areas of accounting, technology, marketing, social media and operations. The Accelerator will focus on helping businesses go to scale, raise capital from multiple sources and connect to supplier diversity and procurement opportunities. Carver Legacy Accelerator will allow the Carver to expand space and services available to businesses. 3. Carver Legacy INCUBATOR: Pop Up Store & Incubator A place where African-American and North Omaha food entrepreneurs and small businesses can launch and introduce themselves to the market with special emphasis on the Historic Business District at 24th and Lake. The Store and Incubator will focus on products made by African-Americans. This location will partner with the Revive Center Market. 4. Carver Legacy WEALTH CENTER: Workshops and Special Events Attend special events and activities focused on business ownership, home ownership and financial empowerment. The Carver Legacy Accelerator will provide more room to implement these four strategies.

Outcome Measurement

Deposits: As outlined in the marketing strategies below, the Carver is approaching major employers, foundations, small businesses, churches, non-profits, developers and most importantly residents to establish Carver Legacy accounts. Business Loans: One of the primary goals of the Center is to improve access to credit and capital for Black-owned and minority owned businesses. Primary: Non-traditional, high growth business categories which will be located throughout the city and other industries that support the revitalization of the core neighborhoods and business districts in North Omaha Secondary: Traditional categories with brick and mortar locations in North Omaha along with e-commerce solutions Home Loans: The community of North Omaha and African-Americans have low levels of home ownership. As a key ingredient for building wealth, the Carver team is partnering with other organizations to address challenges and offer training and loans to help close gaps in this area. Primary: Initial focus for home ownership will be current renters that have the capacity and financial ability to become homeowners but haven't yet made the transition. Current trends show there are renters in the market who could be moved to homeownership with the proper guidance. Secondary: Longer term, there are individuals in the market that must overcome challenges like low credit scores to position themselves for home ownership. The Legacy Center will help these customers prepare to become homeowners and work with partners to assist with down payments, closing costs and other gaps as they are identified.

The outcomes are measured by CLC and American National Bank.

Yes. Loans and grants made to businesses will help generate new jobs and help accelerate the growth and development of the 24th and Lake District and North Omaha.

Partnerships

Yes

Revive Omaha, American National Bank, Empowerment Network, DreamBusiness, Martin Williams International, Nebraska Enterprise Fund, Family Housing Advisory Services, Omaha 100, Omaha Economic Development Corporation and others. Each partner brings their specific expertise to the table

and supports through training, finance, commercial property, development, banking services, etc.

Formal agreement with American National Bank.

Displacement No

Displacement explanation

Physical Location The physical location is 2416 Lake Street for the Carver Legacy Center. The tentative location for the Carver Legacy Accelerator with drive up ATM/ITM is 25th and Lake.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

No

Yes

Design, Estimating, and Bidding Yes

No

Architect

General Contractor No

Request Rationale The Carver Legacy Accelerator would support the mission of the Carver Legacy Center and respond to needs identified since the launch of the Carver. Businesses are looking for meeting and office space and a place to receive technical assistance. The space at the original Carver building is limited. The Carver team is requesting \$10,000,000 in grant funding or \$20,000,000 in deposits to be leveraged into loans for businesses. The Carver is also requesting \$3.5 million to support the creation of the Carver Legacy Business Accelerator on the corner of 25th and Lake.

Grant Funds Usage The grant funds for Carver Legacy Center would be used for grants or loans to businesses in the QCTs. \$3.5 million would be used to support the development of the Carver Legacy Accelerator.

Proposal Financial Sustainability	Yes
	The Carver's sustainability will come through deposits from businesses, residents, organizations, ministries and others who are committed to the vision and mission.
Funding Sources	Carver Legacy Center Deposits Grants Carver Legacy Accelerator State City Foundations Bank Equity
	TBD
	TBD
Scalability	Carver will scale based on deposits. The timeline shows step by step how the components can be implemented. The Carver Legacy Center has been renovated. The ITM/ATM can be installed while the team completes fundraising for the building of the Carver Legacy Accelerator. The work of the Carver can also be expanded to other buildings in the vicinity once space is exhausted.
	In tentative budget
Financial Commitment	Carver is leveraging \$10,000,000 in deposits. The goal is to grow to \$20,000,000 and request the Omaha Economic Recovery team to match those deposits. Carver will plan to raise over \$5,000,000 for the development of the Carver Legacy Accelerator.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses

Carver Legacy Accelerator
25TH + LAKE STREET

TEST FITS | 2022-10-07

**PROPOSED CARVER LEGACY
ACCELERATOR EXPANSION SITE NOTES**

PROPERTY ADDRESS
2430 + 2428 LAKE STREET

PROPERTY ZONED - NBD


PERMITTED USES:
-COMMERCIAL
BUSINESS SUPPORT SERVICES
FOOD SALES
GENERAL RETAIL SALES
RESTAURANT

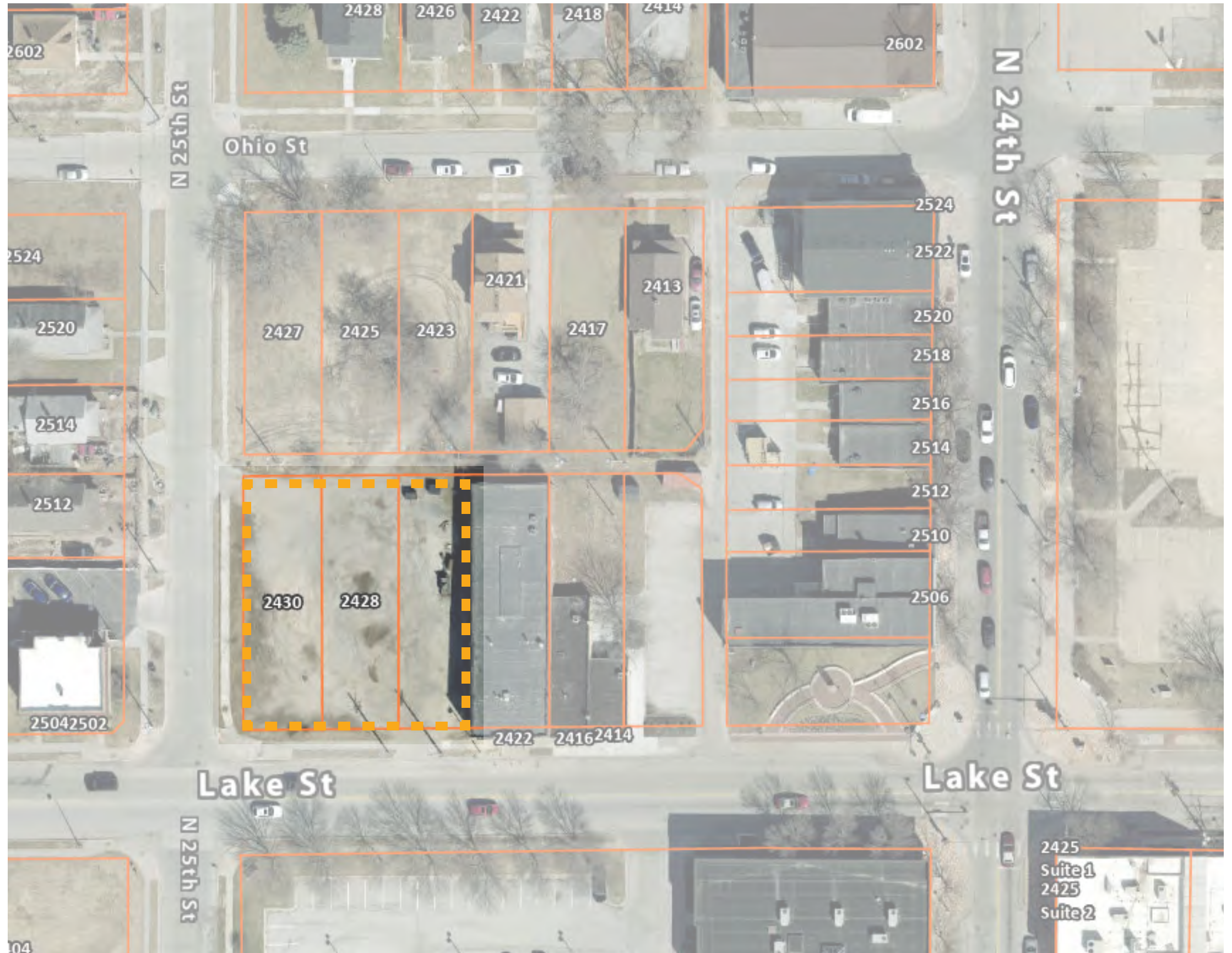
-OFFICE
GENERAL OFFICE

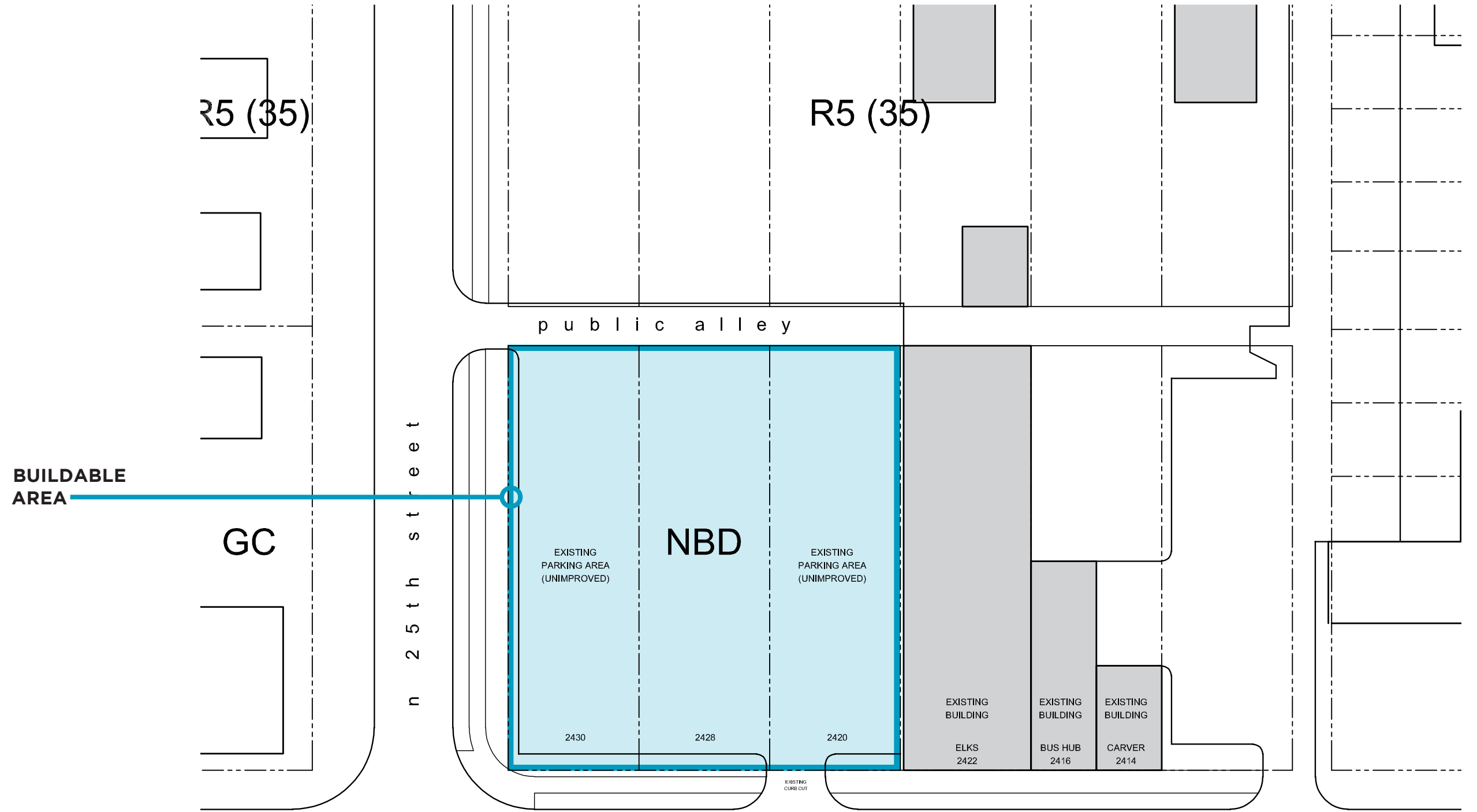
SETBACKS AND COVERAGE:
-NO REQUIREMENTS

EXISTING

SITE PLAN


SCALE: 1" = 50'-0" 






**CARVER LEGACY
ACCELERATOR
EXISTING**

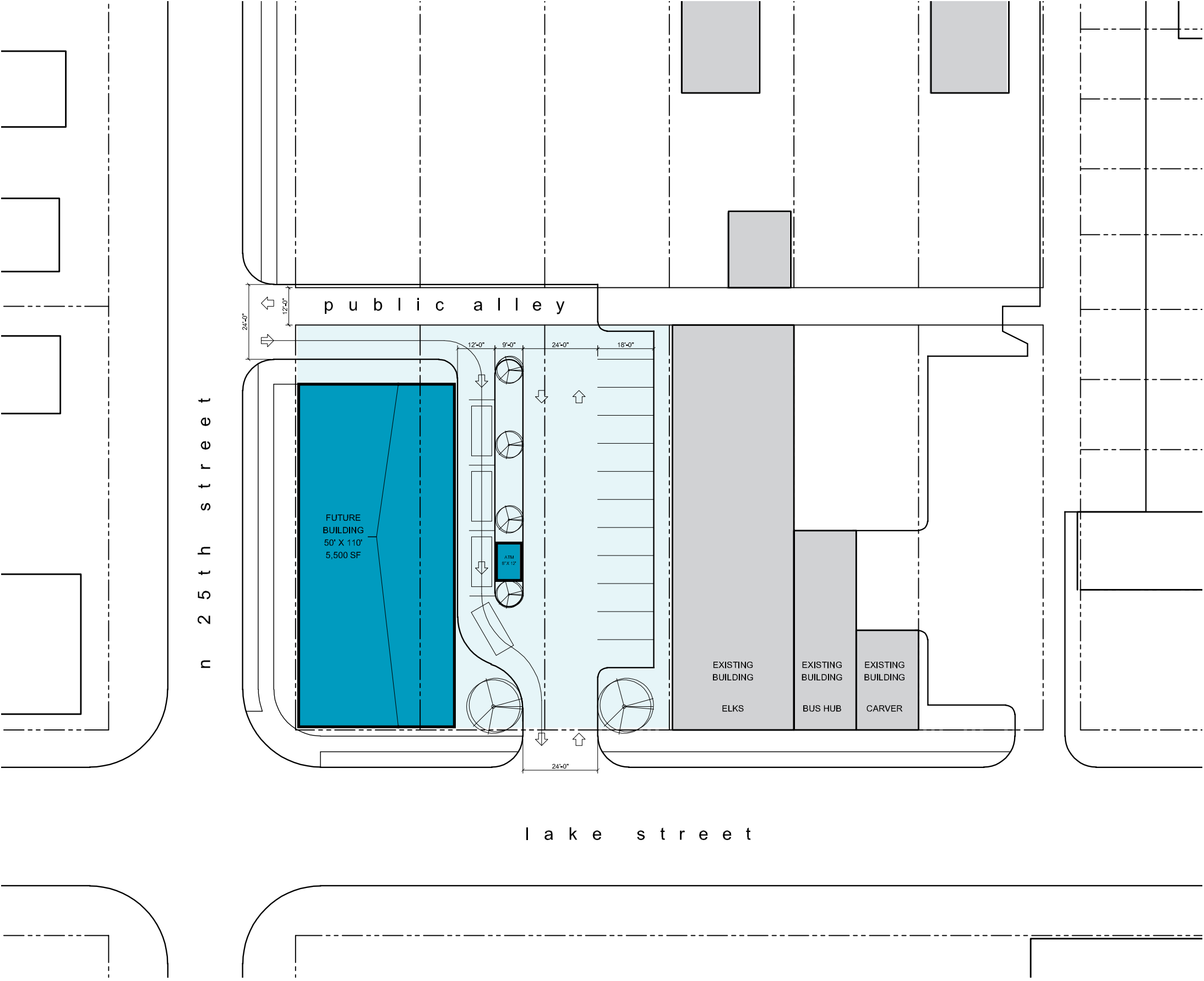
SITE PLAN

SCALE: 1" = 50'-0" 

**CARVER LEGACY
ACCELERATOR
PROPOSED**

SITE PLAN

SCALE: 1" = 50'-0" 





PRECEDENTS

ALLEY POYNER MACCHIETTO ARCHITECTURE

CARVER LEGACY ACCELERATOR

Site Plans + Test Fits | 2022-10-07 | M22 | 5

Carver Legacy Center and Carver Legacy Accelerator

Carver Legacy Center		
Carver Deposits	\$20,000,000	Currently at \$10,000,000/Next Goal is \$20,000,000
State ARPA Deposits	\$20,000,000	Match Request: Deposits to be leveraged for loans
	\$10,000,000	Grant Request to allow for grants to small businesses
Carver Legacy Accelerator		
CLC	\$4,000,000	CLC to raise funds through grants, debt and investments
State ARPA	\$4,000,000	Request from Omaha Economic Recovery Plan
ATM/ITM	\$300,000	
Utilities	\$500,000	
	\$8,800,000	

24th & Lake Historic District: Economic Impact Collaborative OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN

October 4, 2022

LB1024 Economic Recovery Act Bill (*signed into law in April 2022*) Re: Economic Recovery for North and South Omaha (Omaha, NE) Attention: Grant Proposal Review Committee

Dear Committee Members:

Over the past two decades, there have been various plans developed for 24th and Lake. These plans include, but are not limited to efforts led by the City of Omaha, Chamber of Commerce, North Omaha Village Revitalization Plan, and most recently Forever North.

Each plan has produced some steps forward. Many of the businesses, arts and culture venues and organizations at 24th and Lake have worked together to host major events and supported recent grand openings and announcements of new businesses. Other new major developments are now underway. We are prepared to build on the progress together.

The participants see this as an unprecedented opportunity to accelerate the pace of redevelopment in this historically significant area. Having convened in small and large groups, businesses and organizations have met to share project proposals, planned updates, discussed opportunities to partner and support each other to once again make 24th and Lake and North 24th a thriving business, arts, culture, entertainment and food district.

It is with tremendous pride, and gratitude we join with 24th & Lake Street businesses, organizations, ministries, landowners and community partners in making this “Declaration of Support and Cooperation Statement.” These organizations include, but are not limited those located at or near 24th & Lake, also businesses extending from the north boundary of Ohio Street, to the south boundary of Patrick Street, and other Omaha citywide business leaders that provide professional services and products in a variety of disciplines and industries.

OUR DECLARATION OF SUPPORT AND COOPERATION

“We are committed to and make this declaration to cooperate and support each other’s businesses, organizations and projects purposefully and intentionally (i.e., in word, actions, financially, etc.).

We believe that our success and longevity as a people has been and continues to be intimately dependent and inter-connected to each other. We also believe that supporting other African-American and North Omaha residents, businesses, cultural venues and other organizations isn’t an option, but is vital to the sustainability of the North Omaha Community, to the City of Omaha, our region and to our nation.

24th and Lake will be an economic engine in North Omaha and for the region by focusing on business growth, increasing tourism through arts and culture, generating job creation, creating mixed-income housing and building on the strengths of the community through an asset based and holistic approach.

We celebrate and recognize the rich history of 24th & Lake and we are committed to working together to create a thriving future.”

24th and Lake Historic District: Economic Impact Collaborative



Carver Legacy Center

Empowerment Network

Fabric Lab

Great Plains Black History Museum

Ital Vital Living

North Omaha Legacy Tours

North Omaha Music and Arts

Omaha Economic Development Corporation

Rare Bird Innovations

Revive Center Omaha/SMB Enterprises

SPARK

Styles of Evolution

The Union for Contemporary Art

Vinson Ventures & The Honeycomb Foundation

We fully anticipate 90%+ of the other businesses, cultural venues, organizations, ministries, landowners and others will join in this commitment by the end of the year. With the short window available to reach out to everyone, the group was not able to meet with all those submitting projects for the State ARPA funds. Beyond the ARPA proposals, these groups are committed to working together to make 24th and Lake a thriving district once again.

Grant Application

Row 239

Organization Name (if applicable)	Levi Carter Sherman Neighborhood Association
Physical Address	1110 East Camden Avenue
Mailing Address	Omaha, NE 68110-1264
Website	
Social Media Accounts	
Name	Joe Higgins
Title	President
Email Address	LeviCarterShermanHeighborhood@gmail.com
Phone	+1 (402) 515-5563
Team	Yes
	Joe Higgins, Nik Decker, Dan Hawkes, et al (TBD)
Organizational Chart	TBD
Other Completed Projects and/or Accomplishments	Shoreline Tree & Weed removal for USA Triathlon 2016 & 2017 KOB Adopt-A-Park Spring & Fall Omaha Clean Up
Proposal Title	OMA Airport Gateway & Levi Carter Park / Kiwanis Park Beautification Project
Total Budget (\$)	\$200,000.00
LB1024 Grant Funding Request (\$)	\$100,600.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Clear trees and brush from the Abbott Drive - Sorenson Drive to I-480 / North 30th St Interchange. Clear Dangerous trees and overgrowth weeds & trees from Park Areas and shorelines of Levi Carter & Kiwanis Park. Complete USS Omaha Submarine Project. Remove two asphalt Parking Lots opposite Eppley Airfield and the Levi Carter Lake Boat Ramp in Levi Carter Park and install Permeable Grid paving systems and Led Parking Lights. 12-18 months completion weather permitting.

Timeline	TBD
Percentage completed by July 2025	100%
Funding Goals	Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Proposal enhances appearance, safety, and will foster sense of well being and further development that will enhance local residents and visitors. I makes atransfo
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	TBD
	UNK - TBD
	TBD
	20-35 per hr
	On going maintenance contracts could provide future opportunity
Community Benefit	Besides enhancing appearance it will create a safer and better living and recreational opportunities for residents and visitors, returning this area to a destination place
	Increase outdoor recreation in a safer more functional way, with opportunity to expand offerings and Park usage.
Best Practices/Innovation	Use sustainable environmental paving system allowing improved Park access.
Outcome Measurement	UNK
	Convention and Tourism Bureau and Omaha Parks & Recreation increased usage numbers.
	Yes. Leads to ehanced Park Services and Housing development to a historically underserved 7 under utilized area

Partnerships	Yes
	KOB, Omaha Parks Foundation, Patriot Guard, City of Omaha Parks & REc, Sherwood Foundation, etc.
	Currently KOB Adopt-A-Park
Displacement	No
Displacement explanation	
Physical Location	Connecting corridor of Abbott Drive- Storz Expressway- to OMA Eppley Airfield going North and South to access Omaha.
Qualified Census Tract	Adjacent to one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	Estimated from Contractors
General Contractor	No
Request Rationale	
Grant Funds Usage	Funds used directly to scope of work
Proposal Financial Sustainability	Yes
	UNK
Funding Sources	Private Foundations and Non profit Development sources
	TBD

Need LB1024

Scalability yes

TBD based on funding

Financial Commitment Volunteers no funds

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 240

Organization Name (if applicable)	Lionhead Rentals
--	------------------

Physical Address	8827 Wyoming Street Omaha NE 68122
-------------------------	------------------------------------

Mailing Address	
------------------------	--

Website	
----------------	--

Social Media Accounts	https://www.facebook.com/lionheadrentals
------------------------------	---

Name	Donell Brown
-------------	--------------

Title	Owner
--------------	-------

Email Address	ddbrown3@gmail.com
----------------------	--------------------

Phone	+1 (402) 212-1715
--------------	-------------------

Team	No
-------------	----

Organizational Chart	Lionhead Rentals - Donell Brown - Developer - Minority Developer Field Day Development - Andrea Kathol - Owner's Rep - Women Owned Blair Freeman Construction - Ashley Kuhn – General Contractor - Minority/Women Spark - Guillermo Diaz - Community Support / Lender - Community Non-Profit
-----------------------------	--

Other Completed Projects and/or Accomplishments	<p>My major accomplishments to date are running a rental business since 2018 and learning about real estate over the years. full renovating over 7 properties and being profitable has gave me the confidence in doing new construction. The spark academy with graduating and the connections I have made there have been life changing. This project provides a way for me to further improve and impact my community with providing infill housing using the existing lot sizes which a lot of firms are not doing. I've always made my rentals available to section 8 voucher holders in north Omaha because I was tired of slumlords not providing good living conditions. As I've attended the Spark development academy, I've grown to now wanting to develop infill lots with new housing for members of the community in North Omaha. My mission is to grow to one of the largest renters to section 8 voucher holders in the city and the largest minority developer with building new housing for the community for sale in North Omaha.</p>
--	---

Proposal Title	Maurice Project - New Construction Single Family Housing
-----------------------	--

Total Budget (\$)	\$2,000,000.00
--------------------------	----------------

**LB1024 Grant
Funding Request (\$)** \$2,000,000.00

Proposal Type Capital project

Brief Proposal Summary My project will include finalizing closing on the purchasing 3 vacant lots from the City of Omaha located on 2400 North and Ohio Block. This will also include a fourth lot from the Land bank (in progress). This project will also include the renovation of the back alley with the support of the Spark Organization and the city of Omaha. This will interact with the north Omaha trail being installed in the area and have alley accessible garages. We are planning for 3-bedroom 2 bath homes. We will complete the project with a current timeline estimated to start construction in Spring of 2023 and complete within 6 months in Fall 2023. This timeframe will include the Construction of the 4 new Single-family homes simultaneously on the vacant lots to be ready for sale to members of the community for pre-sale in Summer of 2023. We will implement a buyer selection process to meet all AMI etc. requirements. I plan on working with Habitat for Humanity and Omaha 100 organizations for perspective qualifying buyers on their waiting list. This funding would allow us to offer down payment assistance and for construction funding. We are also reviewing the possibility of using missing middle funds in conjunction with Spark. This process will be a proof of concept for documenting the process for other new developers and transparency with the community about how we can improve housing in areas with infill lots. We will create a sustainable program with great design to address these narrow infill lots. If this proof of concept is successful there is additional vacant lots that will be the next phase to continue the development in this area. I would also like to use minority contractors from the Omaha chambers program REACH, minority General Contractor, Architect, etc. I want this project to benefit as many people as possible in the community. This will also be a periodic session with the community and in conjunction with City council member in the district.

Timeline The timeline is still being developed as we are still awaiting the city to close and for final surveys, plan approval, etc. We will complete the project with a current timeline estimated to start construction in Spring of 2023 and complete within 6 months in Fall 2023. This timeframe will include the Construction of the 4 new Single-family homes simultaneously on the vacant lots to be ready for sale to members of the community for pre-sale in Summer of 2023. We will implement a buyer selection process to meet all AMI etc. requirements. I plan on working with Habitat for Humanity and Omaha 100 organizations for perspective qualifying buyers on their waiting list. Close on lots – Oct 2022 Finalize funding – Oct/Nov 2022 Finalize permits, plans, etc – Nov 2022 Begin Pre Construction – Jan-Mar 2023 Construction Start – March 2023 Finalize buyers – Aug 2023 Complete Construction – Sept 2023 Finalize Closing/Project Completion – Oct 2023

Percentage completed by July 2025 99%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting

Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment My project will include finalizing closing on the purchasing 3 vacant lots from the City of Omaha located on 2400 North and Ohio Block. This will also include a fourth lot from the Land bank (in progress). This project will also include the renovation of the back alley with the support of the Spark Organization and the city of Omaha. This will interact with the north Omaha trail being installed in the area and have alley accessible garages. We are planning for 3-bedroom 2 bath homes. This will help provide a sustainable community by creating housing in the qualified census tract area. This project goes a step further in providing generational wealth and to fight gentrification with focusing on vacant lands and offering a process that buyers from the area have a chance at owning a house instead of being outbid or out of reach financially. We will complete the project with a current timeline estimated to start construction in Spring of 2023 and complete within 6 months in Fall 2023. This timeframe will include the Construction of the 4 new Single-family homes simultaneously on the vacant lots to be ready for sale to members of the community for pre-sale in Summer of 2023. We will implement a buyer selection process to meet all AMI etc. requirements. I plan on working with Habitat for Humanity and Omaha 100 organizations for perspective qualifying buyers on their waiting list. This will help drive fundamental change in the community with developing additional housing stock in this area as well in tying in the development along 24th Street and the North Omaha Trail. This funding would allow us to offer down payment assistance and for construction funding. We are also reviewing the possibility of using missing middle funds in conjunction with Spark. This process will be a proof of concept for documenting the process for other new developers and transparency with the community about how we can improve housing in areas with infill lots. We will create a sustainable program with great design to address these narrow infill lots. If this proof of concept is successful there is additional vacant lots that will be the next phase to continue the development in this area. I would also like to use minority contractors from the Omaha chambers program REACH, minority General Contractor, Architect, etc. I want this project to benefit as many people as possible in the community. This will also be a periodic session with the community and in conjunction with City council member in the district.

Visioning Workshop Findings Alignment My project addresses creating new housing options for members of the North Omaha census tract area. This speaks directly to the opportunity in developing housing using the vacant parcels of land in the area. Also, with the Omaha Chambers REACH program and other programs speaks to creating meaningful opportunities with current community members and entrepreneurial paths to better their communities. This project goes a step further in providing generational wealth

and to fight gentrification with focusing on vacant lands and offering a process that buyers from the area have a chance at owning a house instead of being outbid or out of reach financially. Also, this development will help with the 24th and Lake corridors providing a continued catalyst for change in the area with connecting to current projects in the area like the North Omaha Trail. Also being a Minority developer myself that wants to continue to grow will be a dream to keep developing the area and grow my business to provide sustainable employment for my company but all the other contractors I intend on hiring from the community.

Priorities Alignment The purpose of this proposal is to take previously vacant land and develop them in the North Omaha census tract which is identified as disproportionately impacted community. In addition, this proposal is focused on new construction of owner-occupied housing in a neighborhood and community with a demonstrated need for housing that is affordable and attractive to first-time homebuyers, middle-income families, and the emerging workforce. The North Omaha 24th street corridor is A neighborhood or community that exhibits a demonstrated commitment to growing its housing stock. The plan is to have this project completely completed in 24 months and will provide workforce housing to the community.

Economic Impact To be determined based on the construction needs for the four single family homes

To be determined based on the construction needs for the four single family homes

To be determined based on the construction needs for the four single family homes

To be determined based on the construction needs for the four single family homes

Working with Omaha Chambers REACH Program

Community Benefit My project addresses creating new housing options for members of the North Omaha census tract area. This speaks directly to the opportunity in developing housing using the vacant parcels of land in the area. Also, with the Omaha Chambers REACH program and other programs speaks to creating meaningful opportunities with current community members and entrepreneurial paths to better their communities. This project goes a step further in providing generational wealth and to fight gentrification with focusing on vacant lands and offering a process that buyers from the area have a chance at owning a house instead of being outbid or out of reach financially

speaks directly to the opportunity in developing housing using the vacant parcels of land in the area. Also, with the Omaha Chambers REACH program and other programs speaks to creating meaningful opportunities with current community members and entrepreneurial paths to better their communities. This project goes a step further in providing generational wealth and to fight gentrification with focusing on vacant lands and offering a process that buyers from the area have a chance at owning a house instead of being outbid or out of reach financially. Also, this development will help with the 24th and

Lake corridors providing a continued catalyst for change in the area with connecting to current projects in the area like the North Omaha Trail. Also being a Minority developer myself that wants to continue to grow will be a dream to keep developing the area and grow my business to provide sustainable employment for my company but all the other contractors I intend on hiring from the community.

Best Practices/Innovation My main innovation will be coming up with a sustainable model to make this project repeatable with building new construction affordable homes on vacant infill lots particularly with narrow lot widths. With working with already established organizations in this field of real estate it will help make sure the project remains on time, well documented for reporting purposes, and on budget.

Outcome Measurement Number of new construction homes created. Timing and costs

Can be measured in various ways but with open auditing and accounting of the process, progress, accounting, etc available to public for monitoring the metrics and will meet all reporting criteria

Yes, as we build these proof of concept houses the next phase will address additional vacant lots in the area. There is a potentially 50-100 lots on the north 24th street corridor this design could be used to increase housing stock.

Partnerships Yes

I will be partnering with: Spark Organization, Omaha 100, Omaha Land Bank, Habitat for Humanity, and American national bank on these projects.

I currently have Formalized partnerships with Spark and American National Bank.

Displacement No

Displacement explanation

Physical Location 2427, 2425, and 2417 Ohio Street (city owned vacant lots) and 2423 Ohio Street (Land Bank owned vacant lots) Located in QCT Tract 11

Qualified Census Tract Within one or more QCTs

Additional Location Documents Plans, Descriptions, mapping, Site control, and Environmental assessment was completed by City of omaha.

Property Zoning Yes

Is the project connected to utilities?

No

Yes

**Design, Estimating,
and Bidding**

Yes

Yes

General Contractor

No

Request Rationale

Based on Construction Estimates included I am formally making the request rationale based on these estimates. It will be used to fund construction costs, site prep, alley renovations, and all other costs associated with the construction of the homes. Also, the funds will be used to facilitate Down payment assistance needed for the perspective homeowners.

Grant Funds Usage

100% of It will be used to fund construction costs, site prep, alley renovations, and all other costs associated with the construction of the homes. Working with Spark, Omaha 100, and Habitat we will use a selection process to facilitate Down payment assistance needed for the perspective homeowner.

**Proposal Financial
Sustainability**

Yes

I will work with American national Bank to assist with proper fisical operations and reporting requirements. Also, working with a knowledgable Owner's rep who will insutite and doucment a proper fisical operation plan for the investment.

Funding Sources

Front Porch - Pending Bank financing - Pending Missing Middle Funding - TBD

November/ December 2022

Yes, Do to new construction costs we anticpate at minimum of 950K will be needed in Gap funding for the project to be sucessful.

Scalability

Due to the econmies of scale currently it can not be done in smaller sections. However, it can be scaled larger.

We will track the spending by total project and also a per house basis to develop a true unit cost to construct this project for scale

**Financial
Commitment**

I have at least 100K in owner's equity that can be committed to the project. Due to the gap I am facing I am seeking additional funding sources.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

Enviromental Assement

I was told by City an assement was done on the lots. Will have documented proof upon reciving closing douments after September 20th city council approval meeting

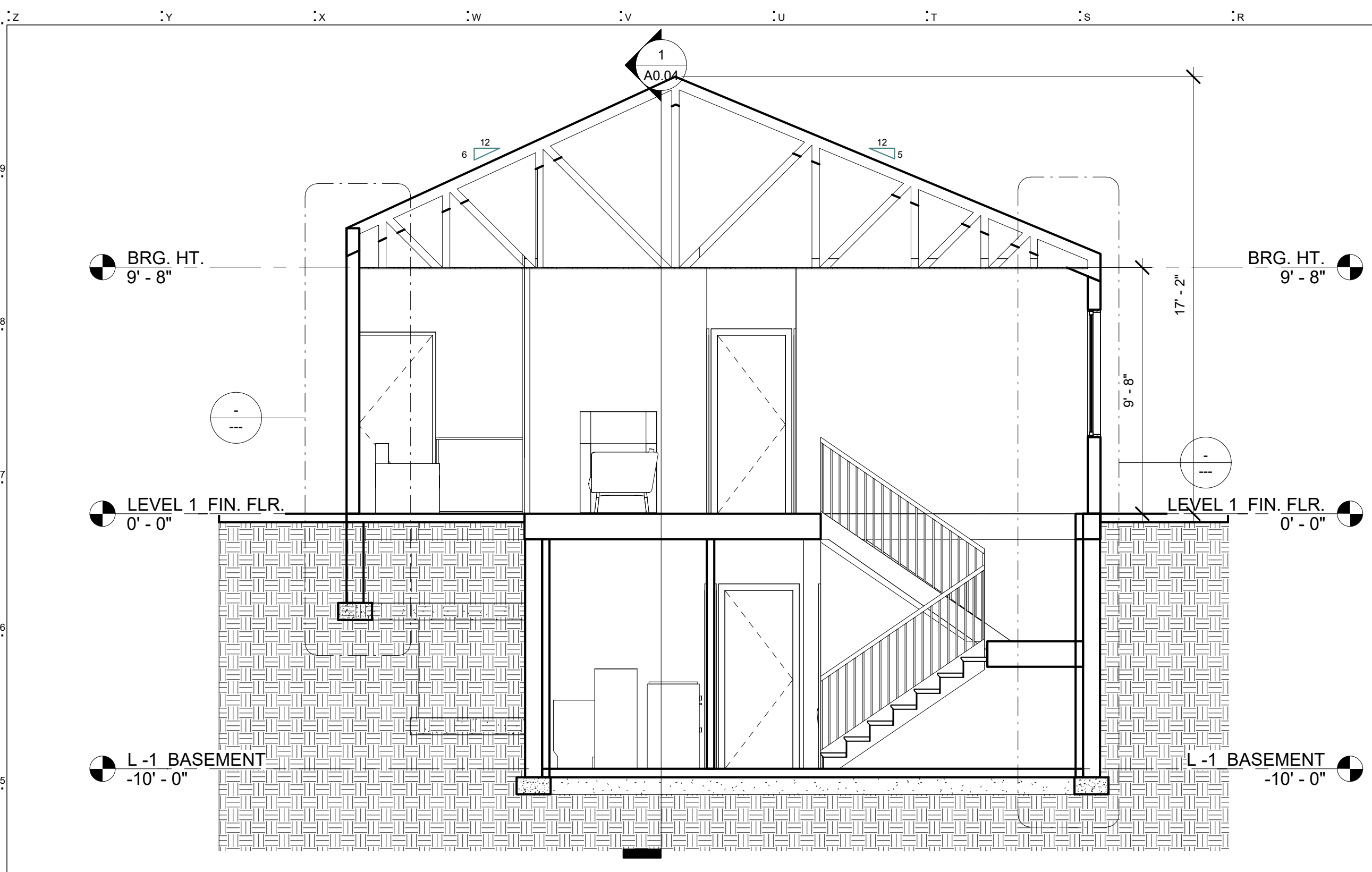
Organizational Chart – Lionhead Rentals

Owner/Manager – Donell Brown

(Contractor support Field Day Development and Blair Freeman Construction)

(Community Liaison (missing middle) – Spark)





APPLICABLE CODES
 2012 IBC [INTERNATIONAL BUILDING CODE]
 2012 IECC [INTERNATIONAL ENERGY CONSERVATION CODE]
 2012 IFGC [INTERNATIONAL FUEL GAS CODE]
 2012 IPC [INTERNATIONAL PLUMBING CODE]
 2012 IMC [INTERNATIONAL MECHANICAL CODE]
 2012 IRC [INTERNATIONAL RESIDENTIAL BUILDING CODE]
 2017 NEC [NATIONAL ELECTRIC CODE]
 2015 DCA [DESIGN FOR CODE ACCEPTANCE]
 2018 NFPA 101 - LIFE SAFETY CODE
 2009 ANSI A117.1 ACCESSIBILITY AND USABLE BUILDINGS & FACILITIES

ZONING
 RS (S)

CONSTRUCTION TYPE
 Type V, IBC Ch. 3

ALLOWABLE HEIGHTS AND AREAS:
 Occu B Allowable Height = 55' and 4 STORES ABOVE GRADE
 Occu B Allowable Area = 23,000 GSF/FL

ACTUAL HEIGHT & AREA
 ACTUAL HEIGHT = 30 FT - 1 STORY
 ACTUAL AREA = 13,000 GSF

SPRINKLER SYSTEM
 FULLY SPRINKLERED PER NFPA 13 AND IBC SECTION 903.

IBC 601 - FIRE RESISTANCE RATING REQ'DS:
 PRIMARY STRUCTURAL FRAME - OHR
 INT BEARING WALLS - OHR
 EXT BEARING WALLS - OHR
 INT PARTITION WALLS - OHR - IHR (PER OCCUPANCY)
 EXT PARTITION WALLS - OHR
 FLOOR CONSTRUCTION - OHR
 ROOF CONSTRUCTION - OHR

NOTES
 1/4" = 1'-0"

FOUNDATION WALL AND FOOTING SCHEDULE

A 10" WIDE BY 4'-0" TALL CONT. CAST-IN-PLACE CONCRETE WALL REINFORCED WITH #5 VERT. AT 20" O.C. AND #4 HORIZ. AT 24" O.C. CENTERED OVER 2'-6" WIDE BY 8" DEEP CONT. CAST-IN-PLACE CONCRETE FOOTING REINFORCED WITH #4 CONT. AT 18" O.C. (REGULAR WALLS). PROVIDE #5x4'-0" DOWEL BETWEEN FOOTING AND WALL AT EACH VERT. BAR WITH 3'-6" VERT. LEG AND 1'-0" HORIZ. LEG

B 10" WIDE BY 10'-0" TALL CONT. REVERSE BRICK LEDGE CAST-IN-PLACE CONCRETE WALL REINFORCED WITH #5 VERT. AT 20" O.C. AND #4 HORIZ. AT 24" O.C. CENTERED OVER 2'-6" WIDE BY 8" DEEP CONT. CAST-IN-PLACE CONCRETE FOOTING REINFORCED WITH #4 CONT. AT 18" O.C. AND #4 TRANS. AT 18" O.C. (REGULAR WALLS). PROVIDE #5x4'-0" DOWEL BETWEEN FOOTING AND WALL AT EACH VERT. BAR WITH 3'-6" VERT. LEG AND 1'-0" HORIZ. LEG

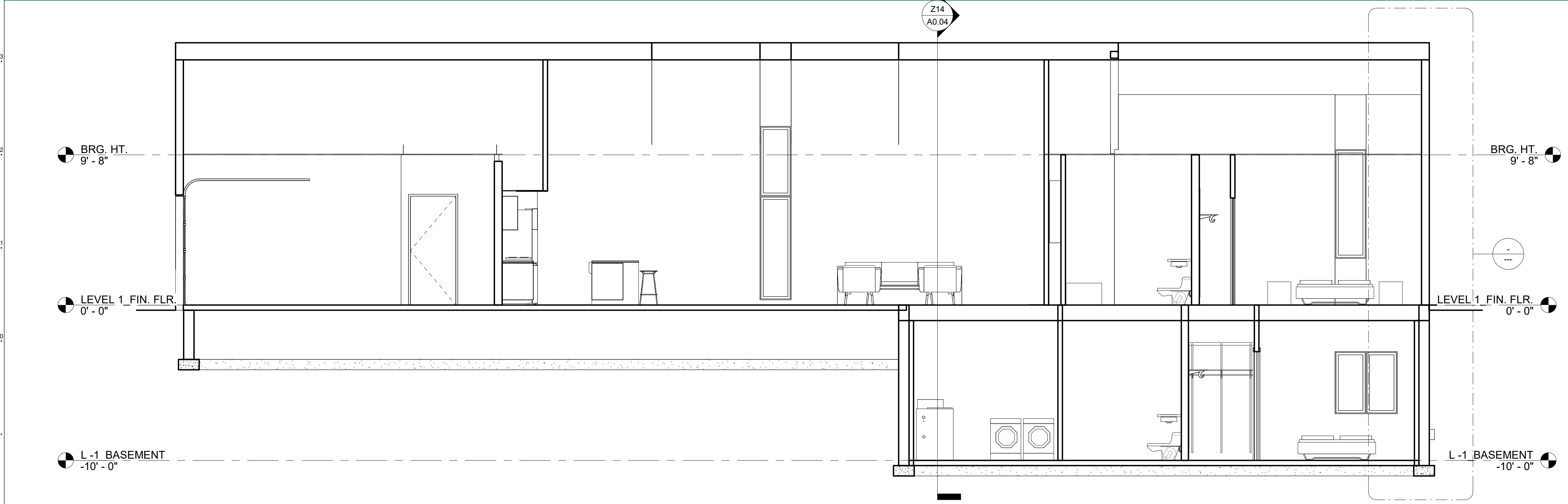
C 8" WIDE BY 10'-0" TALL CONT. CAST-IN-PLACE CONCRETE WALL REINFORCED WITH #4 HORIZ. AT 24" O.C. CENTERED OVER 1'-4" WIDE BY 8" DEEP CONT. CAST-IN-PLACE CONCRETE FOOTING REINFORCED WITH #4 CONT. AT 18" O.C. (PERIMETER FRAMED BASEMENT WALLS, GARAGE WALLS AND PORCH WALLS). PROVIDE #4x4'-0" DOWEL BETWEEN FOOTING AND WALL AT 24" O.C. WITH 4'-0" VERT. LEG AND 3" HORIZ. LEG (ALTERNATE DIRECTION OF HORIZ. LEGS)

D 10" WIDE BY 12'-0" TALL CONT. CAST-IN-PLACE CONCRETE WALL REINFORCED WITH #4 HORIZ. CENTERED OVER 1'-4" WIDE BY 8" DEEP CONT. CAST-IN-PLACE CONCRETE FOOTING REINFORCED WITH #4 CONT. AT 18" O.C. (INTERIOR FRAMED BASEMENT WALLS). PROVIDE #4x1'-4" DOWEL BETWEEN FOOTING AND WALL AT 24" O.C. WITH 11" VERT. LEG AND 3" HORIZ. LEG (ALTERNATE DIRECTION OF HORIZ. LEGS)

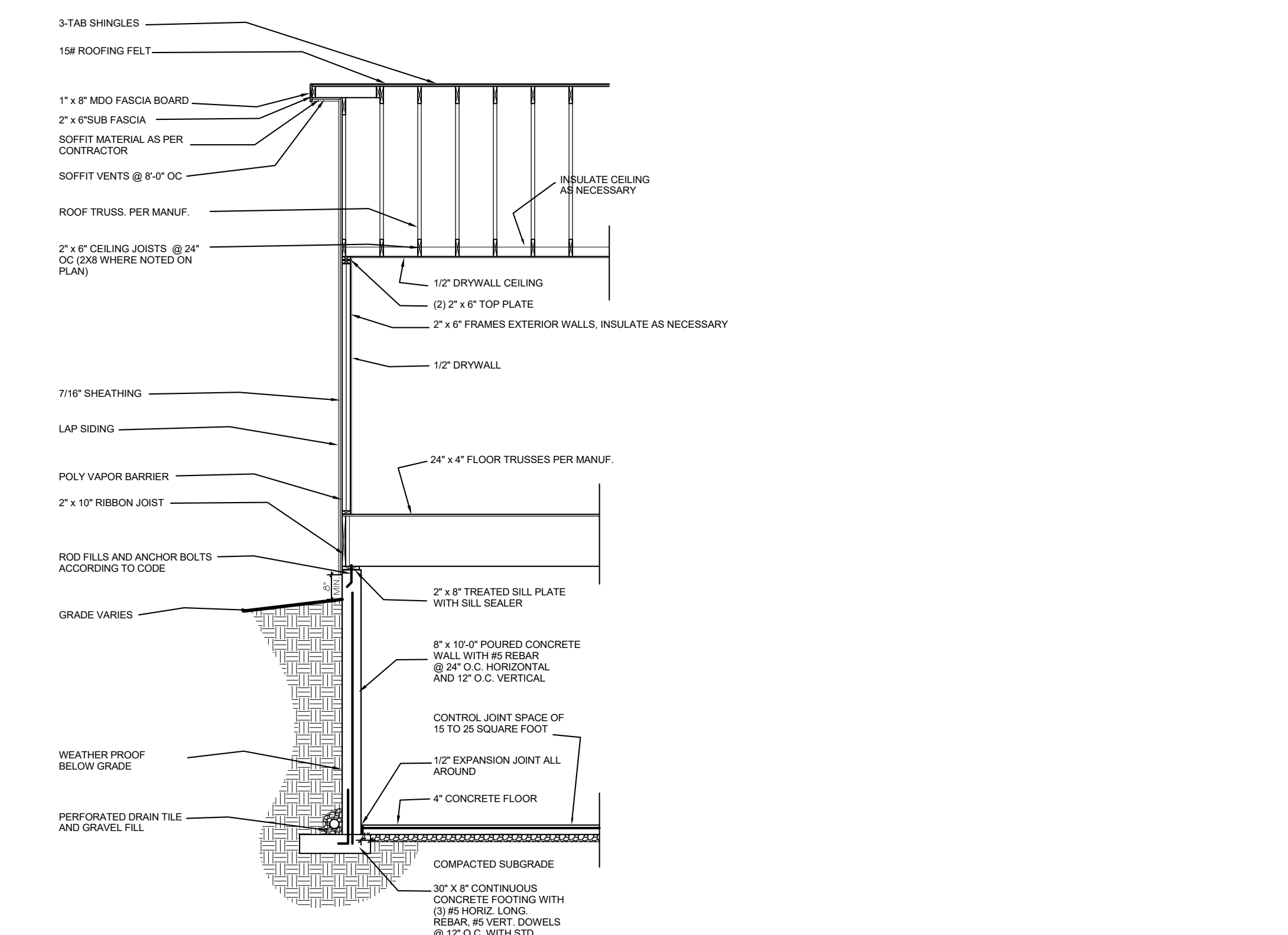
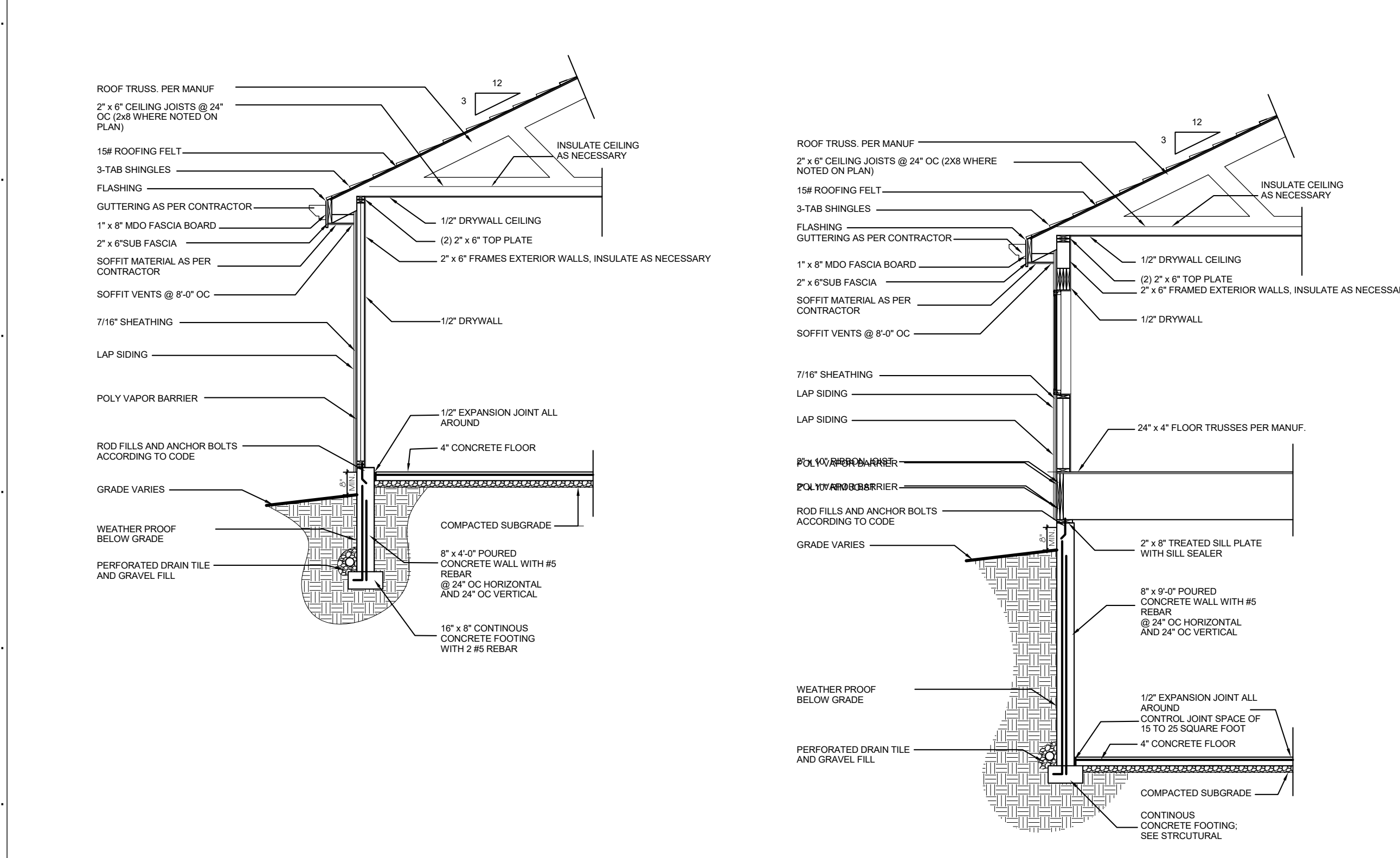
PLAN NOTES:

- TOP OF FOOTING ELEVATION - 1 B.D.
- ALL LIV. MEMBERS SHALL BE 1/8" GRADE WITH A MINIMUM FLEXURAL STRESS (FS) OF 2,250 PSI OR GREATER
- 4" THICK NORMAL WEIGHT CAST-IN-PLACE CONCRETE SLAB ON GRADE REINFORCED WITH 6x6xW1-4XW1-4 WELDED WIRE FABRIC ON 15 ML VAPOR BARRIER AND 4" GRANULAR FILL TOP OF SLAB ELEVATION IS 100'-0". UNLESS OTHERWISE NOTED, MATCH ARCHITECTURAL FINISHED FLOOR ELEVATION TO CORRESPONDING CIVIL ELEVATION (VERIFY WITH ARCHITECTURE AND CIVIL SHEETS). PROVIDE FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS TO COORDINATE WITH ARCHITECTURAL FLOOR FINISH PLAN.
- ALL LIV. MEMBERS SHALL BE 1/8" GRADE WITH A MINIMUM FLEXURAL STRESS (FS) OF 2,250 PSI OR GREATER

Z14 CROSS SECTION
 1/4" = 1'-0"



1 LONGITUDINAL SECTION
 1/4" = 1'-0"



NO.	ISSUED FOR	DATE

CONSULTANTS:

PROJECT NAME
SPARK HOUSING

B2
 LAB

ARCHITECTURE
 MULTIDISCIPLINARY DESIGN
 5. Edin Housat Street # 204
 Chicago, Illinois 60624
 T: 773.966.2000
 W: www.b2lab.com

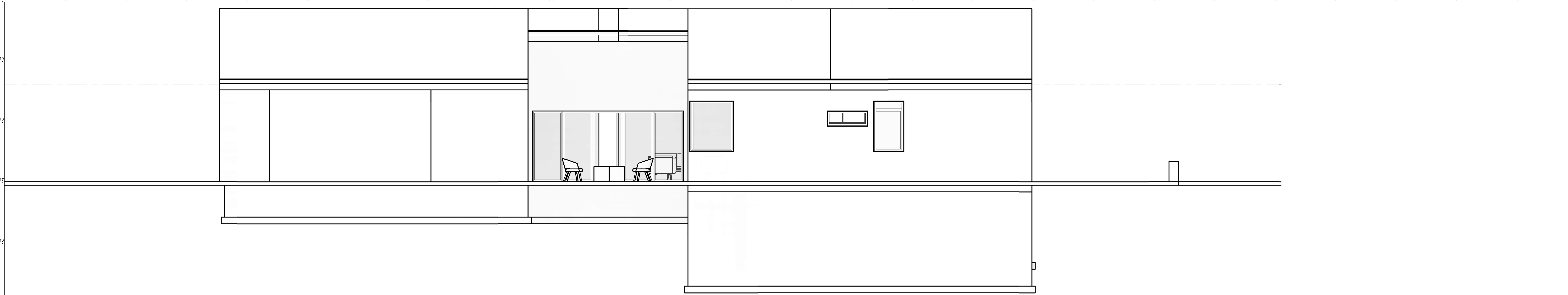
(Optional) This drawing and associated specifications is copyright © and may not be reproduced or transmitted in any form or by any means without written permission from B2LAB.

09/14/22

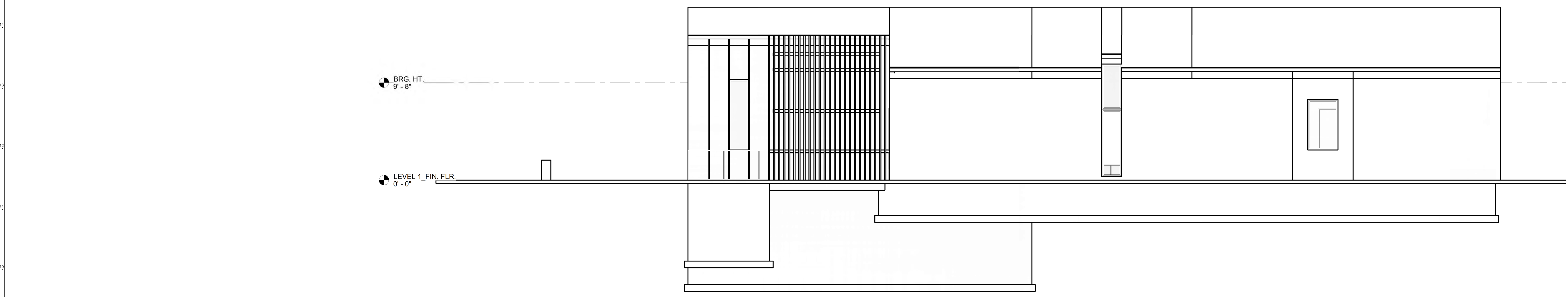
SHEET NAME
 SECTIONS & DETAILS

PROJECT NO. Project Number
 REVIEWED
 SHEET NO.

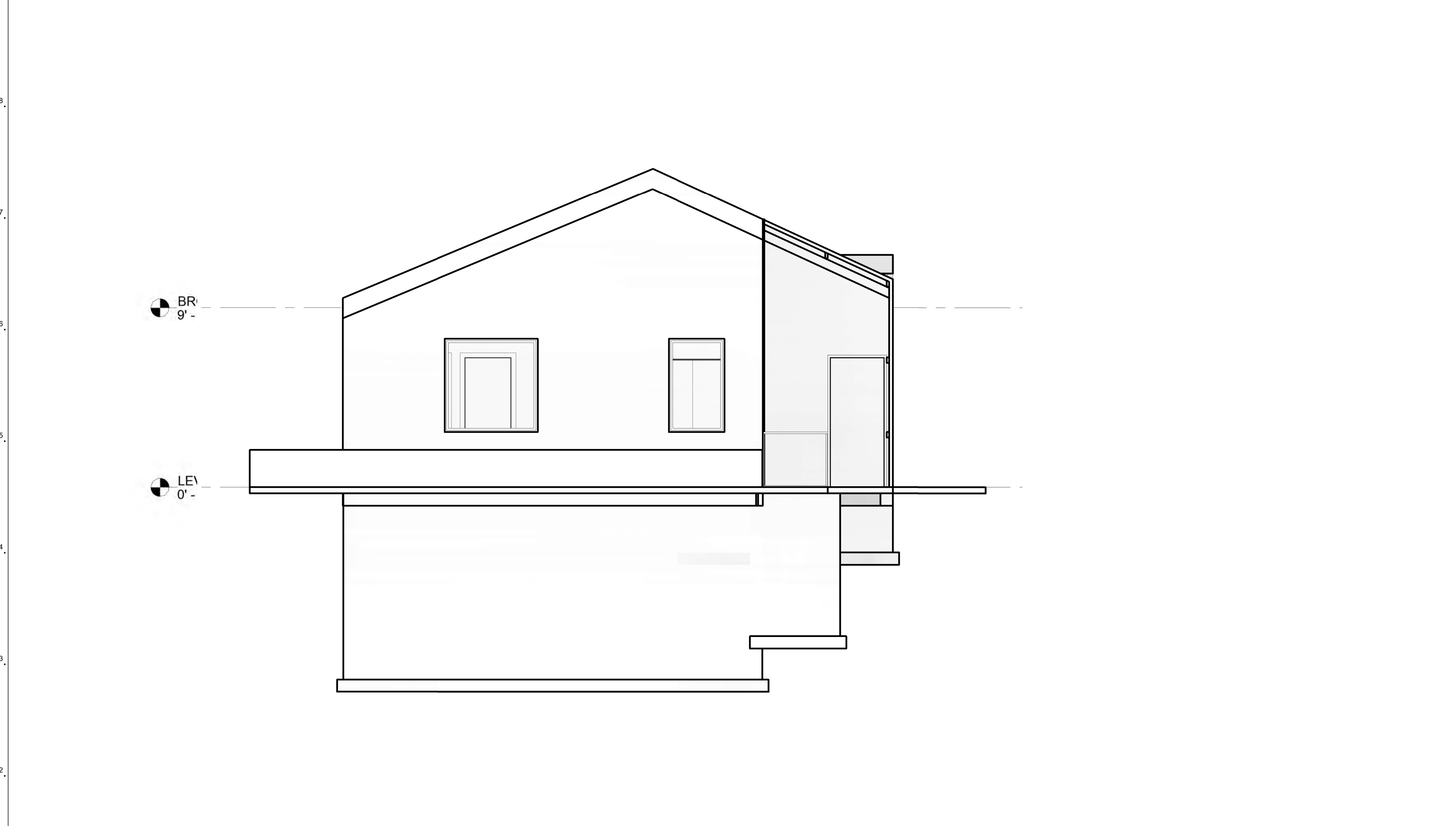
A0.04



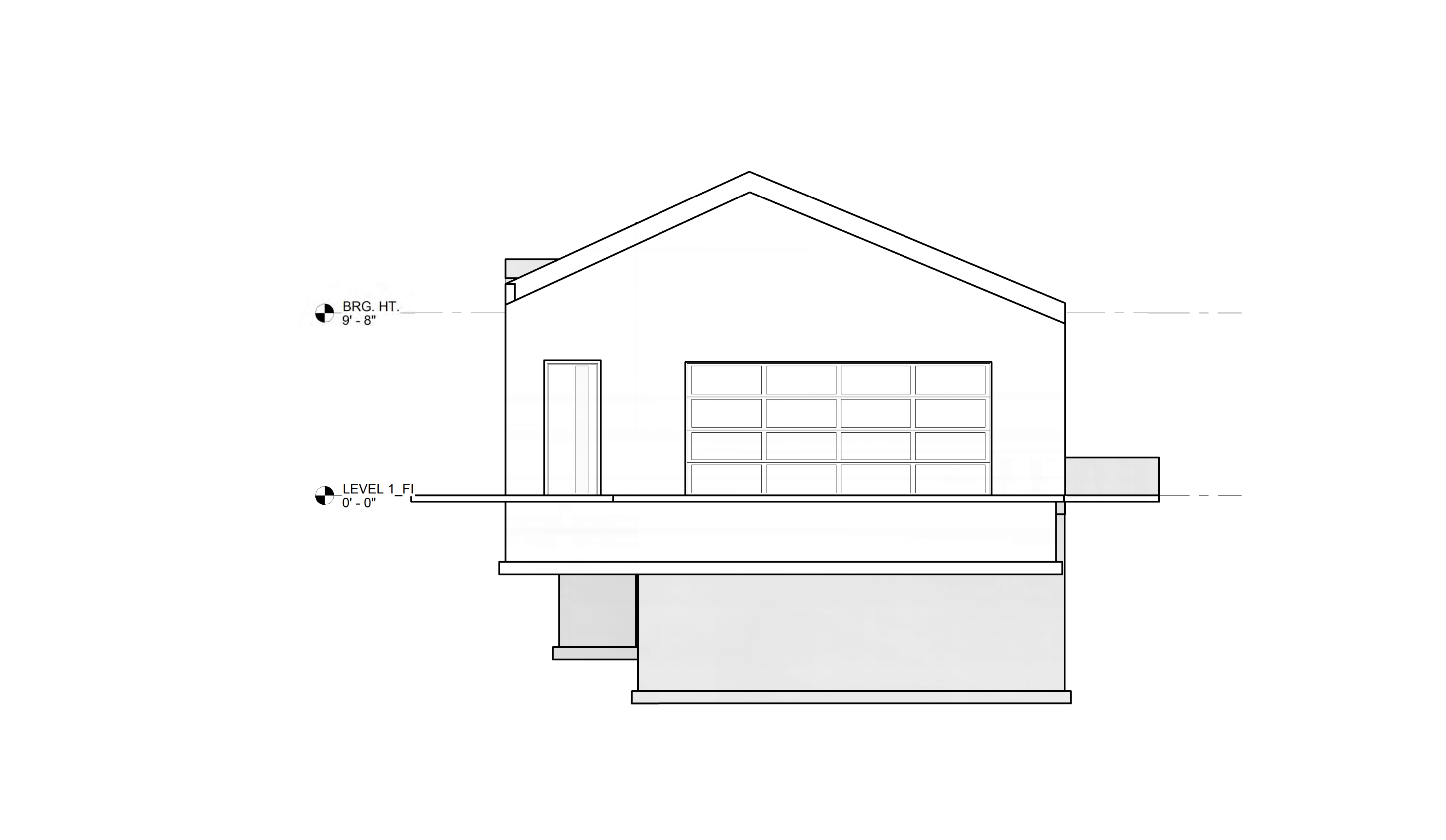
Z15 EAST ELEVATION



Z9 WEST ELEVATION



Z1 NORTH ELEVATION



M1 SOUTH ELEVATION

NO.	ISSUED FOR	DATE

CONSULTANTS:

PROJECT NAME
SPARK HOUSING



ARCHITECTURE
ARCHITECTURAL CONSULTING
Edna Heston Street # 204
Creston, Iowa 50524
1-515-284-2099
W: www.b2lab.com

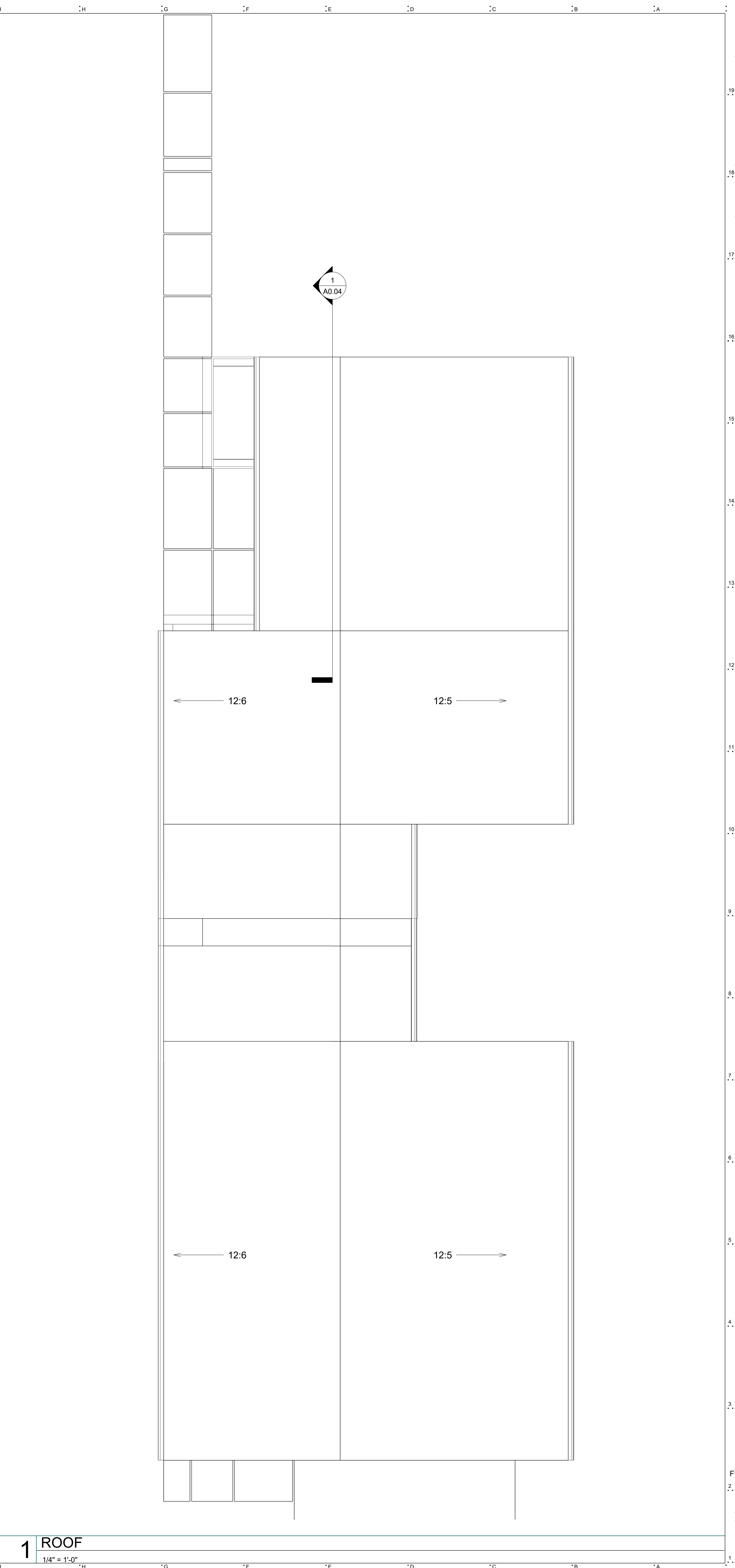
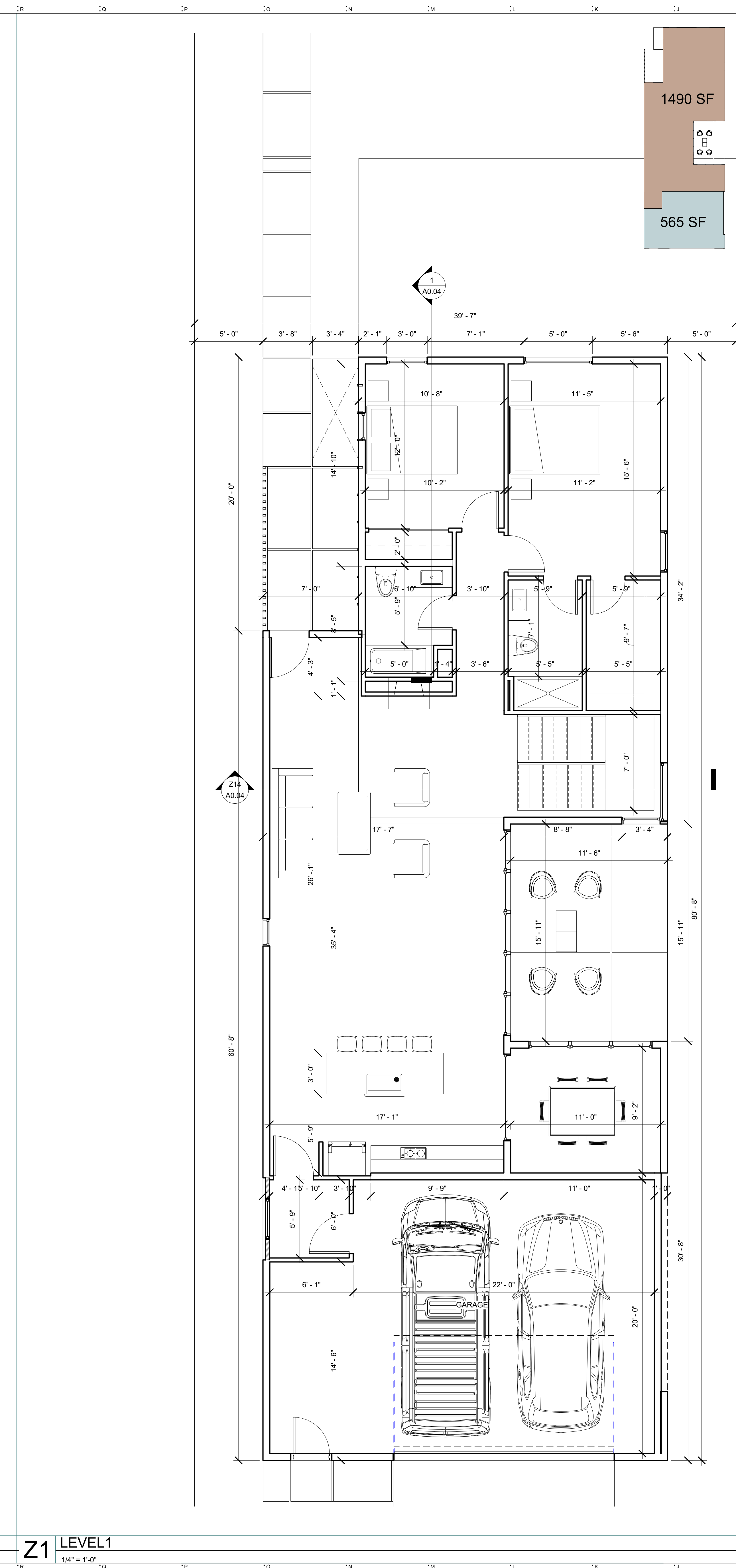
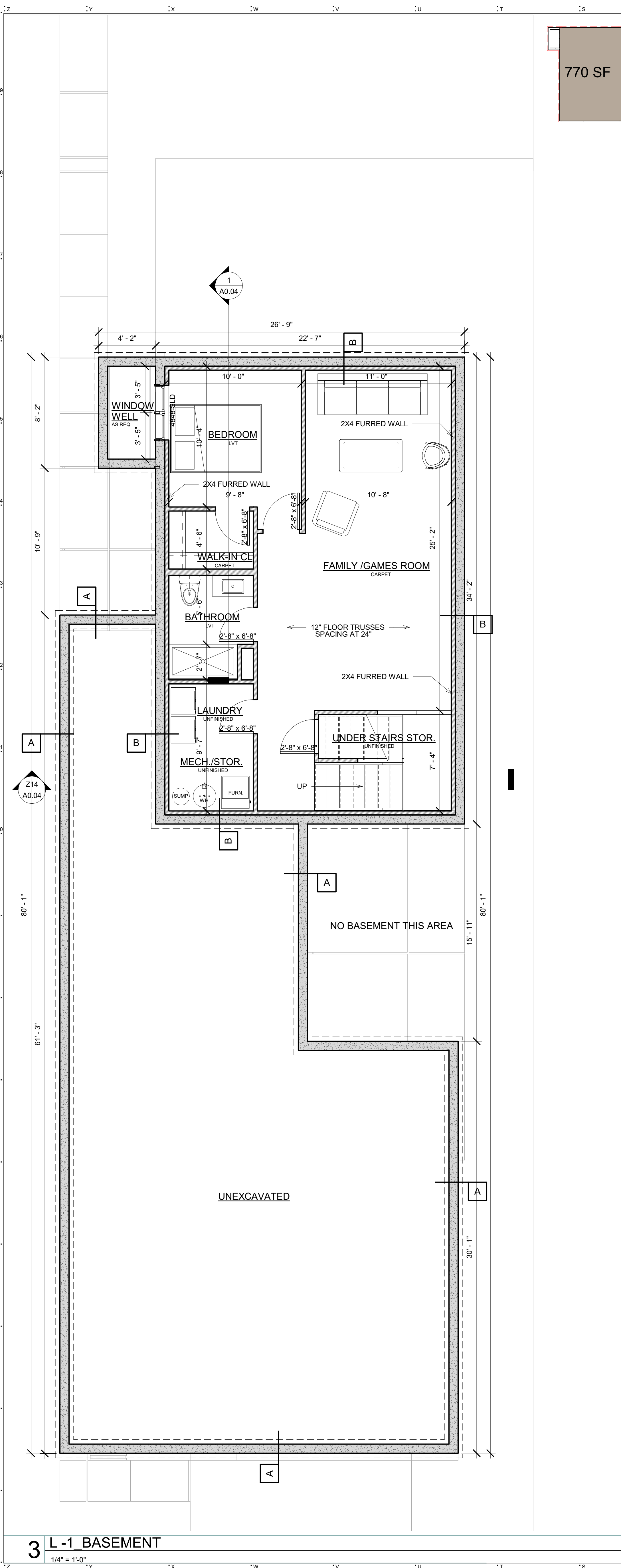
©2024, Inc. This drawing and associated specifications is copyright of B2 Lab and shall remain the property of B2 Lab. No part of these documents shall be reproduced or any form without written permission from B2 Lab.

09/14/22

SHEET NAME
ELEVATIONS

PROJECT NO. Project Number
REVIEWED:
SHEET NO.

A0.03



NO.	ISSUED FOR	DATE
1		09/14/22

CONSULTANTS:

PROJECT NAME: SPARK HOUSING

ARCHITECTURE: B2 LAB

MULTI-TECHNICAL/ARCHITECTURAL DESIGN

Edna Heuser Street # 204
 Chicago, Illinois 60624
 Tel: 312.966.2008
 W: www.b2lab.com

©2022 B2 Lab, Inc. This drawing and associated specifications are copyright of B2 Lab, Inc. and shall remain the property of B2 Lab, Inc. No part of these documents shall be reproduced in any form or by any means without written permission from B2 Lab, Inc.

09/14/22

SHEET NAME: FOUNDATION-BASEMENT-FIRST & ROOF PLANS

PROJECT NO: Project Number

REVIEWED:

SHEET NO: A0.01



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

December 2, 2021

Donell Brown
6956 North 88th Street
Omaha, NE 68122

Re: Pre-application letter
Southeast of 26th and Ohio Streets

Dear Mr. Brown:

Thank you for submitting your recent subdivision development concept proposal for review. The development review process works best when we are able to clearly communicate our expectations so you can resolve any issues identified during the review. Brief comments from the Planning, Parks and Public Works Departments are provided below. They are intended to help you receive a timely approval of your project. Additional comments may result from the specific and detailed application submittal.

1. The subject site includes property located southeast of 26th and Ohio Streets, which includes land owned by the Omaha Municipal Land Bank (OMLB) and private ownership. The overall site is approximately 41,000 square feet in size and is partially bisected by an unimproved east/west alley.
2. The property along Ohio Street is zoned R5(35)-Urban Family Residential District and is platted into seven lots (Lots 10-12, Block 3, Patrick Place and Lots 1-4, Block 2, Pope Place). The property fronting along 26th Street is zoned GC-General Commercial District and is platted into three lots (Lots 5-7, Block 2, Pope Place).
3. The land fronting Ohio Street is designated in the Future Land Use Element of the City's Master Plan as Low density residential and the land fronting 26th Street is located within a Mixed use boundary (24th and Lake Streets).
4. The proposed development plan includes construction of three duplexes with garage parking on the property fronting Ohio Street. The land along 26th Street would be developed with a 4-6 unit multiple family residential structure.
5. The proposed duplexes would require a replatting of the lots in accordance with Chapter 53 Subdivisions to create three lots of compliant size and width in the R5 district for a Duplex residential use. As proposed a waiver of lot depth would be required as part of the platting process.

The proposed multiple family residential site that is zoned GC would also need to be replatted in accordance with Chapter 53 Subdivisions using the administrative platting process to combine the three existing lots into one lot.

6. Rezoning of the R5(35) zoned property to R5 would be acceptable and would allow for a reduction of the required front yard setback from 35 feet to 25 feet. Rezoning of the GC zoned property to R7-Medium Density Multiple Family Residential District would be acceptable for the proposed multiple family residential use on the site.
7. If you wish to vacate the east/west stub alley adjacent to this portion of the site, please coordinate with the Public Works and Planning Departments regarding the necessary vacation process. You must coordinate with all other property owners adjacent to the east/west alley stub as part of the vacation process.
8. Any improvements within the public right-of-way, including the installation of on-street parking on 26th Street, must be approved through the OPW public improvement process. Coordinate with the Public Works and Planning Departments regarding the design and potential requirement to dedicate additional right-of-way to provide for the minimum required street landscaping, sidewalk width and parking stall depth.
9. Provide sidewalks along all street frontages in compliance with city code.
10. Compliance with all applicable stormwater management ordinances and policies will be required.
11. Acquisition of the property must be coordinated through the private owner and the OMLB. For acquisition of the OMLB property, please contact their office directly at 402-800-1240.
12. Coordinate with Bridget Hadley, Economic Development Manager at 402-444-5150 ext. 2006, regarding any Tax Increment Financing (TIF) questions or the TIF process.
13. If any of these residences will be rental units, registration for all residential rental units shall be filed prior to the issuance of a Certificate of Occupancy or final building code approval as required in Omaha Municipal Code Section 48-205.
14. The project must comply with all other provisions of the Zoning (Chap. 55) and Subdivision (Chap. 53) Ordinances.

The Department recommends that you meet with the property owners of record, at a minimum, within 300 feet of the site regarding your proposal prior to submitting an application to the Planning Board for any approvals.

If you have any questions or want to schedule a follow-up meeting, please contact Michael Carter, Manager, Current Planning at 402-444-5150, ext. 2057.

Sincerely,
OMAHA CITY PLANNING DEPARTMENT



David K. Fanslau
Planning Director

Pc: Joe Zadina, Lamp Rynearson, 14710 West Dodge Road, Suite 100, Omaha, NE 68154
Jamie Berglund, Spark, 1111 North 13th Street, Suite 311, Omaha, NE 68102



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

December 2, 2021

Donell Brown
6956 North 88th Street
Omaha, NE 68122

Re: Pre-application letter
East of 25th Street between Ohio and Lake Streets

Dear Mr. Brown:

Thank you for submitting your recent subdivision development concept proposal for review. The development review process works best when we are able to clearly communicate our expectations so you can resolve any issues identified during the review. Brief comments from the Planning, Parks and Public Works Departments are provided below. They are intended to help you receive a timely approval of your project. Additional comments may result from the specific and detailed application submittal.

1. The subject site includes land located on the east side of 25th Street between Ohio and Lake Streets which is owned by the City of Omaha and the Omaha Municipal Land Bank (OMLB). The overall site is approximately 25,000 square feet in size and is bisected by an unimproved east/west alley.
2. The property north of the east/west alley is zoned R5(35)-Urban Family Residential District and is platted as Lots 13-15, Block 4, Patrick Place. The property south of the alley is zoned NBD-ACI-1(PL), Neighborhood Business District with the Areas of Civic Importance Overlay District and is platted as Lots 11-12, Block 4, Patrick Place.
3. The land north of the alley is designated in the Future Land Use Element of the City's Master Plan as Low density residential and the land south of the alley is designated Office/commercial within a Mixed use boundary (24th and Lake Streets).
4. The proposed development plan includes construction of three single family residences on the three existing lots with each providing a 2-car garage accessing the alley. The land south of the alley would be developed with either multiple family residential or a mixed office/commercial and residential building. An alternative design with Townhomes north of the alley may also be acceptable.
5. Any improvements within the public right-of-way, including the alley, must be approved through the OPW public improvement process.
6. Note the existing OPPD overhead power lines in the alley. Any improvements in the alley must also be coordinated with OPPD.

7. As proposed no further subdivision is required for the single family homes on the R5(35) zoned property. The multiple family residential or mixed use project on the NBD property would need to be replatted in accordance with Chapter 53 Subdivisions using the administrative platting process to combine the two existing lots into one lot.
8. The developer indicated that due to the existing 40 foot wide lots for the proposed single family homes and the close proximity to the front property line for most of the existing homes in the neighborhood waivers to the front yard setbacks and street side yard setback may be requested. A formal Site Plan Review request should be considered to determine if any additional zoning waivers are necessary. Upon submittal of a waiver application to the Zoning Board of Appeals city staff will review the request to determine if the city can support the waivers as requested.
9. Provide sidewalks along all street frontages in compliance with city code.
10. Compliance with all applicable stormwater management ordinances and policies will be required.
11. Acquisition of the property must be coordinated through the City of Omaha and the OMLB. Contact Autumn Evans regarding acquisition of the land owned by the City of Omaha. For acquisition of the OMLB property, please contact their office directly at 402-800-1240.
12. Coordinate with Bridget Hadley, Economic Development Manager at 402-444-5150 ext. 2006, regarding any Tax Increment Financing (TIF) questions or the TIF process.
13. If any of these residences will be rental units, registration for all residential rental units shall be filed prior to the issuance of a Certificate of Occupancy or final building code approval as required in Omaha Municipal Code Section 48-205.
14. The project must comply with all other provisions of the Zoning (Chap. 55) and Subdivision (Chap. 53) Ordinances.

The Department recommends that you meet with the property owners of record, at a minimum, within 300 feet of the site regarding your proposal prior to submitting an application to the Planning Board for any approvals.

If you have any questions or want to schedule a follow-up meeting, please contact Michael Carter, Manager, Current Planning at 402-444-5150, ext. 2057.

Sincerely,
OMAHA CITY PLANNING DEPARTMENT



David K. Fanslau
EE Planning Director

Pc: Joe Zadina, Lamp Rynearson, 14710 West Dodge Road, Suite 100, Omaha, NE 68154
Jamie Berglund, Spark, 1111 North 13th Street, Suite 311, Omaha, NE 68102

RESOLUTION NO. _____

City Clerk Office Use Only:

Publication Date (if applicable): _____

Agenda Date: _____

Department: _____

Submitter: _____

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the City of Omaha and Donnell Brown wish to enter into the attached Real Estate Purchase Agreement (“Agreement”) for the sale and transfer of three parcels of land to Donnell Brown, located at 2427, 2425, and 2417 Ohio Street, as legally described on the attached Exhibit “A” (“Real Property”), in consideration of the sum of One Dollar (\$1.00); and,

WHEREAS, the Real Property, is located within a Community Redevelopment Area and is subject to the objectives of the redevelopment plan; and,

WHEREAS, Neb. Rev. Stat. §18-2118 of the Nebraska Community Development Law provides that real property located within an approved Community Redevelopment Area may be transferred or sold for fair value, taking into account giving consideration to the objectives, uses and purposes required by such plans for the prevention of the recurrence of substandard and blighted areas; and,

WHEREAS, on May 4, 2022, the Planning Board of the City of Omaha, upon the recommendation of the Planning Department, recommended approval of the transfer and sale of the Real Property; and,

WHEREAS, it is in the best interest of the City of Omaha and the residents thereof to enter into an Agreement with Donnell Brown for the sale of the Real Property.

RESOLUTION NO. _____

PAGE _____

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, as recommended by the Mayor, the attached Real Estate Purchase Agreement between the City of Omaha and Donnell Brown, for the sale of three City-owned parcels of property; to provide that notwithstanding any provisions of the Omaha Municipal Code to the contrary and upon completion of the conditions in the attached Agreement, the Mayor of the City of Omaha is hereby authorized to execute and deliver a Special Warranty Deed, and the City Clerk to attest the same, to Donnell Brown to convey the real property described therein and City Staff are authorized to execute any other such documents necessary or appropriate to complete the sale of the real property described in the attached Agreement, which real property is generally known as 2427, 2425, and 2417 Ohio Street, in consideration of the sum of One and 00/100 Dollars (\$1.00); and no expenses associated with the transfer of these properties.

APPROVED AS TO FORM:

 9/6/2022
ASSISTANT CITY ATTORNEY DATE

Adopted: _____

Attest: _____
City Clerk

Approved: _____
Mayor

REAL ESTATE PURCHASE AGREEMENT

Donell Brown, a Single Person

("Buyer") and **CITY OF OMAHA**, a Municipal Corporation in the State of Nebraska, ("Seller"), hereby agree as follows

1. **Certain Definitions.** For purposes of this Agreement, the following terms are defined:

- a. "Closing" shall mean the closing and consummation of the transaction described in this Agreement.
- b. "Closing Date" shall mean the date of the Closing.
- c. "Property" shall mean that certain real estate, and the improvements thereon, legally described as:

See Attachment Exhibit "A"

- d. "Purchase Price" shall mean One Dollar and No/100 Dollars (\$ 1.00).
- e. "Title Company" shall mean N/A Title Company, _____, Omaha, NE
- f. "Project" shall mean all buildings, structures, parking areas, landscaping, and other improvements attached or erected on the land and as identified on Exhibit "B".
- g. "Substantial Completion" shall mean the issuance of certificate of occupancy.

2. **Purchase and Sale.** Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, the Property for the Purchase Price, subject to fulfillment of the conditions contained herein.

3. **Representations of Seller.** Seller hereby represents and warrants to Buyer, which warranties and representations shall be true as of, and shall survive, the Closing, as follows:

- a. Seller is a Municipal Corporation of the State of Nebraska organized and existing under the laws of the State of Nebraska.

- b. Seller, subject to approval by the City Council of Omaha, Nebraska, has the authority to enter into this Agreement and perform its duties and obligations hereunder,
- c. Seller has good, marketable, fee simple title to the Property subject to the established and existing covenants, conditions, restrictions and easements on said Property.
- d. To Seller's knowledge: (i) no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group or organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9601-9657, as amended) have been generated, treated, stored, released or disposed of, or otherwise placed, deposited in or located on the Property in violation of applicable laws, nor has any activity been undertaken on the Property that would cause or contribute to (aa) the Property to become a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. § 6901 et seq., or any similar state laws or local ordinances, (bb) a release or threatened release in violation of applicable law, or toxic or hazardous wastes or substances, pollutants or contaminants, from the Property within the meaning of, or otherwise bring the Property within the ambit of, CERCLA, or any applicable similar state laws or local ordinances, or (cc) the discharge of any pollutants or effluents in to any water source or system, the dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., or the Clean Air Act, 42 U.S.C. § 7401 et seq., or any applicable similar state laws or local ordinances; (ii) there are no substances or conditions in or on the Property that support a claim or cause of action under RCRA, CERCLA or any other applicable federal, state or local environmental statutes, regulations, ordinances or other environmental regulatory requirements; and (iii) no above ground or underground tanks are located in or about the Property or have been located under, in or about the Property and have subsequently been removed or filled.

4. **Seller Conditions.** Notwithstanding anything in this Agreement to the contrary, Seller's obligation to proceed to Closing shall be subject to the following conditions:

- a. This Purchase Agreement must be approved by the City Council and the Mayor of the City of Omaha.
- b. Buyer shall observe and perform all of Buyer's covenants and agreements contained herein.
- c. This Purchase Agreement, is contingent upon Buyer securing financing or other means sufficient to construct the Project.
- d. The Buyer shall commence construction or renovation of the Project within twelve (12) months of Closing. Commencement of construction or renovation shall mean the construction of footings and foundations or work pursuant to an approved building permit. Substantial Completion shall be within thirty-six (36) months of closing.

5. **Title Commitment and Inspection.** Buyer shall promptly obtain from Title Company a title insurance commitment (the "Title Commitment") to issue a policy of title insurance in the amount of the Purchase Price (the "Title Insurance Policy") insuring that as of the recording of the Special Warranty Deed good and marketable fee simple title to the Property is vested in Buyer subject only to the Permitted Exceptions. Within ten (10) days after the later of Buyer's receipt of the Title Commitment or the full execution of this Agreement by all parties, Buyer shall give written notice to Seller of any matters disclosed in the Title Commitment which Buyer finds objectionable in its reasonable discretion. Seller shall thereafter use its best efforts to correct and/or cure all such objectionable matters prior to the Closing Date. In the event Seller fails to correct and/or cure all of the objectionable matters prior to the Closing Date, Buyer may either elect to terminate this Agreement by written notice to Seller, whereupon this Agreement shall be deemed to be null and void, or may waive its objections as to the uncured title matters and complete the Closing. Any matters disclosed in the Title Commitment and not objected to by Buyer are herein called the "Permitted Exceptions."

The City shall make the property available for inspection by the Buyer, Buyer's agent, employees, and contractors for a period of thirty (30) days from the execution of this Agreement, and Buyer may, at Buyer's sole risk and expense, undertake a complete inspection and survey of the Property as Buyer deems appropriate, including but not limited to, the performance of soil and environmental tests, a review of applicable zoning laws, covenants, and restrictions, and other necessary investigations to determine to Buyer's satisfaction that the Property can be used for the construction and operation thereon of the proposed business with accessory office space. If as a result of Buyer's inspection, Buyer finds any condition related to the property which Buyer finds not to be satisfactory, Buyer may elect to terminate this Agreement by written notice to Seller, whereupon this Agreement shall be deemed to be null and void.

6. **Buyer Conditions.** Notwithstanding anything in this Agreement to the contrary, Buyer's obligation to proceed to Closing shall be subject to the satisfaction of the following conditions:

- a. Seller's representations and warranties shall be true and accurate as of the Closing Date.
- b. Seller shall have cured and/or corrected all matters in the Title Commitment found objectionable by Buyer.
- c. Seller shall have observed and performed all of Seller's covenants and agreements contained herein.

7. **Adjustments.** The following shall be apportioned, prorated and/or adjusted between Buyer and Seller on the Closing Date (the "Adjustments"):

- a. All real estate taxes becoming delinquent in the year of Closing (if any) shall be prorated between Buyer and Seller to the Closing Date.
- b. The Seller shall pay all documentary transfer taxes (if any) and shall pay all recording fees.
- c. The Buyer shall pay the cost of the Title Commitment in the amount of the purchase price (and the title insurance policy issued pursuant thereto).

- d. Buyer and Seller shall pay equally all other usual and customary closing costs and fees.
8. **Closing Date.** The Closing Date shall be on or before 10/11/2022 or within 30 days from date of approval of sale by the Omaha City Council, or such other date as Buyer and Seller may mutually agree. All conditions contained herein must be met prior to closing.
9. **Deed Restrictions.** The following Deed Restrictions shall be included in the definition of Permitted Exceptions:
- a. Voluntary demolition of the improvements upon the Property is prohibited.
 - b. Buyer shall not sell, transfer, or otherwise convey the Property prior to Substantial Completion of the Project
 - c. The CITY OF OMAHA must approve any alterations to the façade of the improvements upon the Property.
 - d. Any work requiring a building permit requires CITY OF OMAHA review.
 - e. In the event Buyer does not commence construction of the Project within twelve (12) months of the Closing Date, the Buyer shall reconvey the Property to the Seller for the Purchase Price.
10. **Closing.** The Closing may, at Seller's discretion, be conducted through the offices of Title Company. Title Company shall be responsible for the collection and disbursement of the Purchase Price, including the payment of any liens or encumbrances against the Property.
11. **Closing Date Transactions.** On the Closing Date, the following transactions shall occur:
- a. Seller shall convey the Property to Buyer by Special Warranty Deed, free and clear of all liens, claims and encumbrances except the Permitted Exceptions subject to the restrictions set out in the Special Warranty Deed.
 - b. Seller shall execute such affidavits as Title Company may require in connection with the issuance of the Title Insurance Policy.
 - c. Buyer shall pay the Purchase Price (after application of the Adjustments) to Seller by certified or cashier's check or otherwise in immediately available funds.

d. Without limiting the foregoing, Seller and Buyer agree to execute and deliver such further instruments or documents and take such further acts as may reasonably be required in order to fully effect the sale of the Property to Buyer.

12. **Eminent Domain.** If, prior to the Closing, all or any portion of the Property shall be taken by eminent domain, Seller shall promptly give notice thereof to Buyer, and Buyer shall have the right to either waive the event and proceed to effect the Closing or to not waive such event and cause this Agreement to terminate. If there shall be a taking and Buyer shall elect not to terminate this Agreement but instead to effect the Closing, the Purchase Price shall not be reduced, but Seller shall assign to Buyer all of Seller's rights to all proceeds and awards with respect to such taking.

13. **Notices.** All notices and other communications which either party is required or desires to send pursuant to the terms of this Agreement shall be in writing and shall be sent by either certified United States mail, postage prepaid, return receipt requested, or delivered personally. Notices and communications shall be deemed to have been given on the day so mailed or on the date when personally delivered. Such notices and communications shall be addressed to the parties as follows:

IF TO SELLER: Mr. Dave Fanslau, Planning Director
City of Omaha, Planning Department
1819 Farnam Street, Suite 1111
Omaha, NE 68183

Lasha D. Goodwin

City of Omaha, Planning Department
1819 Farnam Street,
Omaha, NE 68183
cityproperty@cityofomaha.org
402-444-5150

IF TO BUYER:

Donell Brown

8827 Wyoming ST
Omaha, NE 68122
lionheadrentals@gmail.com
(402) 212-1715

L. D. J.
Dell

14. **Applicable Law.** Parties to this Agreement shall conform to all existing and applicable city ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
15. **Interest to the City.** Pursuant to Section 8.05 of the Home Rule Charter, no elected official or any officer or employee of the City of Omaha shall have a financial interest, direct or indirect, in any City of Omaha contract. Any violation of this section with the knowledge of the person or corporation contracting with the City of Omaha shall render the contract voidable by the Mayor or Council.
16. **Modification.** This Agreement contains the entire agreement of the parties. No representations were made or relied upon by either party other than those that are expressly set forth herein. No agent, employee or other representative of either party is empowered to alter any of the terms herein unless done in writing and signed by an authorized officer of the respective parties, pursuant to Omaha Municipal Code Section 10-142. The Mayor may, without City Council approval, approve minor administrative amendments to this Agreement.
17. **Assignment.** The parties may not assign its rights or obligations under this Agreement without the express prior written consent of the other party; such consent not to be unreasonably withheld. Seller acknowledges that Buyer may be acquiring the Property to

effect a Tax-Free Exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, and as a result Buyer shall have the right to assign its rights and obligations under this Agreement to a qualified intermediary of Buyer's choice for the purpose of completing such an exchange; provided, however, such assignment or exchange shall not delay the Closing or cause additional expense to Seller. Seller agrees to reasonably cooperate with Buyer and such qualified intermediary in a manner necessary to complete the exchange and to provide such documents and consents to Buyer relating thereto as may be consistent with the terms and conditions of this Agreement. Buyer shall indemnify, defend and hold Seller harmless for any costs, damages or other liabilities or obligations relating to this Agreement.

18. **Strict Compliance.** All provisions of this Agreement and each and every document that shall be attached shall be strictly complied with as written, and no substitution or change shall be made except upon written direction from authorized representatives of the parties.

19. **Partial Invalidity.** If any term, covenant, or condition of this Agreement or the application thereof to any part, person, or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition shall be valid and shall be enforced to the full extent permitted by law.

20. **Binding Effect.** This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

21. **Non-discrimination and Statement of No Personal Financial Interest of City Officials:**
 - a. Neither myself nor the City shall, in the performance of this Agreement, discriminate or permit discrimination against any person with regard to race, religion, color, sex, age, national origin, familial status, handicap status, gender identification or sexual orientation.

 - b. Pursuant to Section 8.05 of the Home Rule Charter of the City of Omaha, no elected official or any officer or employee of the City shall have a financial interest, direct or indirect, in any City Agreement. Any violation of that Section with the

knowledge of the party contracting with the City shall render the Agreement voidable.

- c. Parties to this Agreement shall conform with all existing and applicable City ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the term and the performance under this Agreement.

22. Special Provisions:

- a. This Offer is subject to a Resolution approved by the City of Omaha City Council approving the purchase of this property.

23. Reporting Requirements:

- a. In exchange for accepting ownership of the properties Buyer agrees to construct a single-family residential house on each of the Premises identified in Attachment "A" and to sell the houses to persons who will own and occupy the purchased house.
- b. Buyer also agrees to provide to Seller information about the household demographics of each of the first buyers of any of the houses. Information for each house sold will include, the following: Name(s) of the Homebuyer(s), Property Address, Household Income as a percent of Median Family Income (MFI) as calculated by the U.S. Department of Housing and Urban Development, U.S. Citizen Attestation, Household Size, Sex of the Head of Household, Name and Age of each Household Member, Disability Status of any Household Member, and Documentation of Affirmative Marketing of the properties.

DATED this 30th day of August, 2022.

BUYER:

Donell Brown

By: [Signature]

Its: OWNER

STATE OF NEBRASKA)

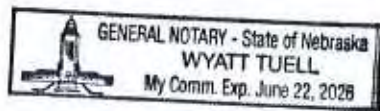
)SS
COUNTY OF DOUGLAS)

On this 31 day of August, 2022, before me, a Notary Public, in and for said County, personally came the above named: Donell Brown Single Person, who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:

[Signature]
NOTARY PUBLIC

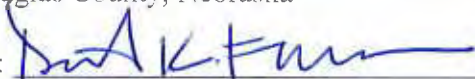


[THIS SPACE INTENTIONALLY LEFT BLANK]

SELLER:

THE CITY OF OMAHA, NEBRASKA PLANNING DEPARTMENT

CITY OF OMAHA, a Municipal Corporation in
Douglas County, Nebraska

By: 
David K. Fanslau, Planning Director


STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 31 day of August, 2022, before me, a Notary Public in and for said County, personally came **David K. Fanslau, Planning Director**, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Municipal Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:




NOTARY PUBLIC

APPROVED AS TO FORM:

 9/10/2022
ASSISTANT CITY ATTORNEY DATE

Exhibit "A"

Purchase Agreement

Donell Brown

(Buyer)

and

City of Omaha (Seller)

Addresses and Legal Descriptions of Premises

2417 Ohio Street, Omaha, NE 68110

Lot SEVENTEEN (17), Block Four (4), Patrick Place, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska. (Commonly known as 2417 Ohio Street)

2425 Ohio Street, Omaha, NE 68110

Lot 14, Block 4, Patrick Place, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska. (Commonly known as 2425 Ohio Street)

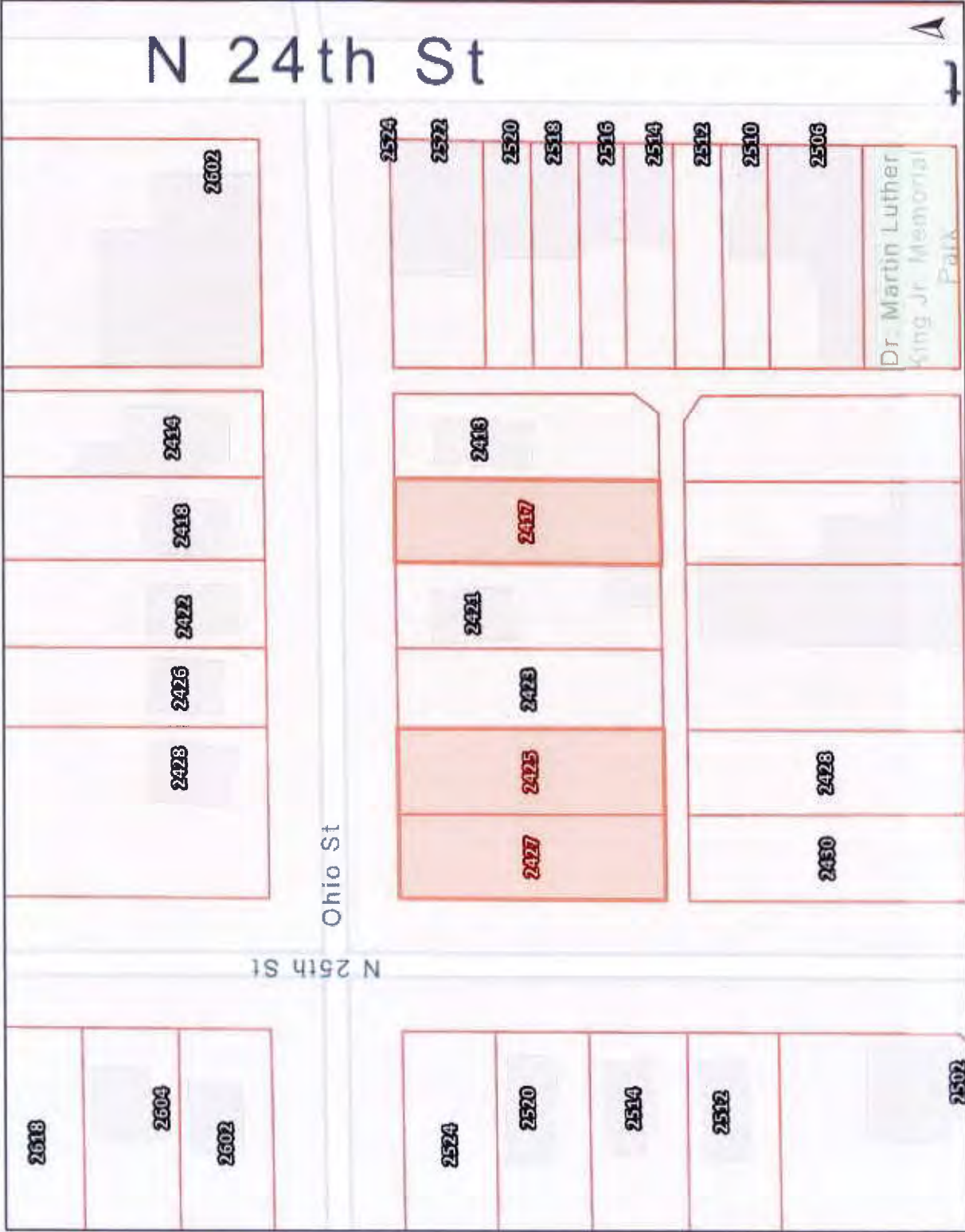
2427 Ohio Street, Omaha, NE 68110

Lot 13, Block 4, Patrick Place, An Addition to the City of Omaha, As Surveyed, Platted and Recorded in Douglas County, Nebraska. (Commonly known as 2425 Ohio Street)

Exhibit "B"



2427, 2425, & 2417 Ohio ST



This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

Printed from dogis.org:
08/30/2022 15:37:43



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1003
Omaha, Nebraska 68183
(402) 444-5371
Telefax (402) 546-0714

David K. Fanslau
Director

September 20, 2022

C3-22-145

Honorable President

and Members of the City Council,

The attached Resolution approves a purchase and sale agreement by and between the City of Omaha and Donnell Brown, for the sale of three parcels of property owned by the City pursuant the Community Development Law. The property subject to the purchase and sale agreement is located at 2427, 2425, and 2417 Ohio Street.

CASE DESCRIPTION: The City of Omaha plans to dispose of this property to Donnell Brown. The property owner has indicated the intent to build single-family homes on the properties.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request on May 4, 2022. A full summary of the proceedings is attached.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Planning Department, 6-0.

Respectfully submitted,

Referred to City Council for Consideration:



David K. Fanslau *wk*
Planning Director Date



Mayor's Office *THW*
Date

Pln1857jp



City of Omaha
 Planning Department
 1819 Farnam Street
 Suite 1100
 Omaha, NE 68183
 402-444-5150
 Planning.CityofOmaha.org

Date:	April 27, 2022		
Case Number:	C3-22-145		
Applicant:	Planning Department on behalf of the City of Omaha		
Request:	Approval of the disposition of City-owned property to an interested party		
Location:	2427, 2425, and 2417 Ohio Street		
I. GENERAL INFORMATION:			
Purpose:	The disposition of three parcels, totaling approximately 0.33 acres.		
Existing Use(s):	Vacant	Existing Zoning:	R5 (35)
Adjacent Land Use(s):		Adjacent Zoning	
North:	Residential	North:	R5 (35) Urban Family Residential District
South:	Commercial	South:	NBD Neighborhood Business District, NBD-ACI-1(PL) NBD Neighborhood Business District in the Area of Civic Importance Overlay
East:	Residential	East:	R5 Urban Family Residential District
West:	Residential	West:	R5 (35) Urban Family Residential District
Future Land Use Designation(s):	Low Density Residential		
Applicable Regulations:	The disposition as requested must comply with Neb. Rev. Stat. §14-101, along with all other applicable regulations.		

No building permits will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.

II. SPECIAL INFORMATION:	
Site Characteristics:	The subject site is comprised of three lots (PATRICK PLACE LOT 17 BLOCK 4 40 X 130, LOT 14 BLOCK 4 40 X 130, LOT 13 BLOCK 4 40 X 130) that are located at 2427, 2425, and 2417 Ohio Street. These parcels are approximately 0.33 acres and are currently vacant.
Development Proposal:	The City of Omaha plans to dispose of this property to Donnell Brown. The property owner has indicated the intent to build single-family homes on the properties.
OPPD:	OPPD has distribution equipment on/near the property. Coordinate with OPPD on removal/relocation if necessary.
Land Use and Planning:	It is the policy of the City to surplus and dispose of unneeded public property. Any new development will need to comply with the R5 (35) Urban Family Residential District.

III. ANALYSIS:

The sale of real property to a specific party at the request of said party is subject to the following:

1. Interested purchaser must submit an application in writing to the Planning Director indicating the legal description of property they intend to purchase and a statement of that intent.
2. The Mayor, or any designee such as the Planning Director, shall appoint a real estate appraiser to appraise the property designated by the purchaser.
3. The designated appraiser shall report the results of their appraisal to the city council.
4. A resolution authorizing the sale of the designated property to the purchaser may be approved by the City Council for such a purchase price that is no less than the appraised value.
5. The Mayor is authorized to execute the deed, as approved by the council.

The Planning Department recommends the approval of the disposition of this property.

IV. RECOMMENDATIONS:

Approval.

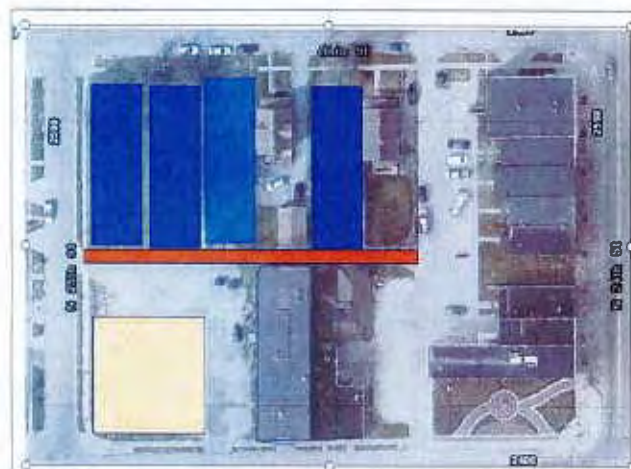
V. ATTACHMENTS:

Site Plan



Single Family Homes (to Sell) 1500-2000 SQ FT 3 Bed (2.5 Bath) 2 Car Garage Design (Three to Four Units)

- 3 lots all (40x130) are owned by the city (highlighted above) other lot is owned by land bank (in discussion of acquiring)
 - Had Pre app meeting with Planning Department and attached Phase I, II, and III guidance.
- A narrow lot design 40 Ft will ask for front easement exception to bring houses closer to street front (See drawings)
 - Looking to pre-sale all units already had discussions with Omaha 100 and Habitat for Humanity.
 - Will begin Selection process for Owner’s Rep and General Contractor in April 2022.
- Funding is mostly secured with Security national bank and Spark Capital.
 - Estimated home costs currently 225-250K (final estimates by May)
 - If funding is available, will work with city and organizations in area to reconstruct the alley way to allow for rear house access.
- Timeline begin construction in Spring 2022 and complete by winter 2022 (SFH)
 - Looking to acquire lots from city to begin construction as soon as possible.



Neighborhood revitalization CBDG funds if available for any grading, landscaping etc

- Discuss Alley plans with public works, Planning for easement
- Opposite City Lots for Mixed Use Building and paving, rehabbing parking area, etc
- Will look to acquire additional land from City, RH land management, Habitat, etc for the surrounding blocks in the area for the next phases.

6.	C3-22-145 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the disposition of City-owned property to an interested party
		LOCATION:	2427, 2425, and 2417 Ohio Street

At the Planning Board meeting held May 4, 2022, Eric Englund, Assistant Director, stated that City Planning and Public Works had received a request from an interested party, Donnell Brown, who would like to build single-family homes on the vacant lots.

There were no opponents.

Eric Englund stated that staff recommends approval.

Mr. Rosacker motioned for approval. Mr. Morris seconded the motion which carried 6-0.

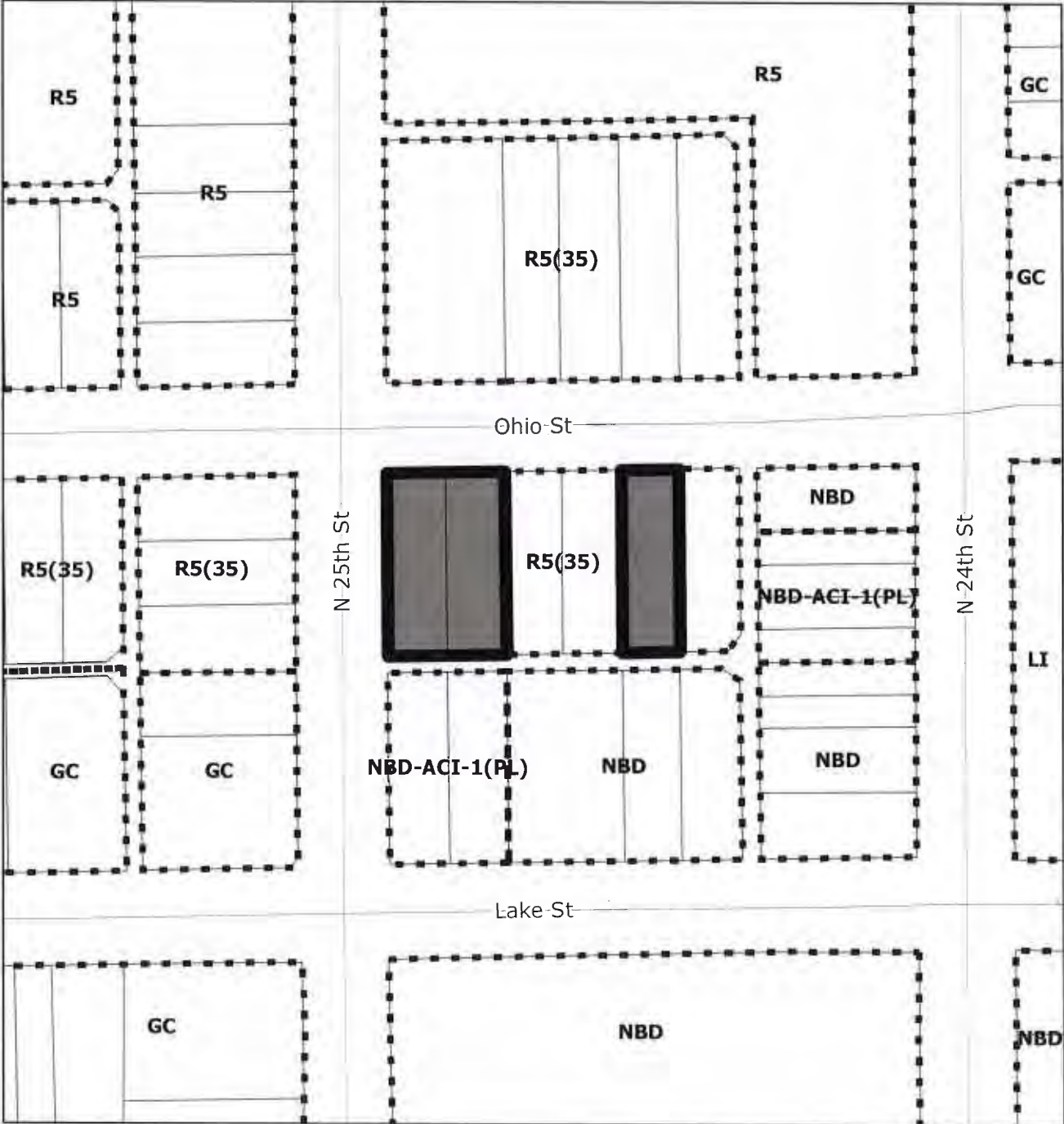
CASE: C3-22-145

APPLICANT: Planning Department on behalf of the City of Omaha

REQUEST: Approval of the disposition of City-owned property to an interested party

LOCATION: 2427, 2425, and 2417 Ohio Street

SUBJECT AREA IS SHADED - MAY 2022





Spark Housing
Schematic Design Estimate - 10.7.2022

Division	Description	Total
01	General Requirements	\$ 20,468.00
02	Sitework/Demolition	\$ 5,414.00
03	Concrete	\$ 40,020.00
06	Woods	\$ 72,455.00
07	Thermal & Moisture Protection	\$ 38,693.00
08	Doors & Windows	\$ 36,850.00
09	Cabinets & Countertops	\$ 13,040.00
09	Finishes	\$ 59,714.00
22	Plumbing	\$ 29,380.00
23	Heating, Ventilating, and Air conditioning (HVAC)	\$ 15,820.00
26	Electrical	\$ 15,820.00
Contingency (5%)		\$ 17,384.00
Construction Fee		\$ 34,767.00
Total Construction		\$ 399,825.00

Assumptions & Clarifications



The estimate is based on the following preliminary set of pricing documents titled Spark Housing Residence by B2 Lab dated August 4, 2022. The following assumptions and clarifications are listed below:

The following items are excluded from the Construction Estimate:

- Survey and layout.
- Removal and/or relocation of unforeseen underground utilities, unsuitable soils, and/or obstructions.
- OPPD site electrical construction installation and hookup costs.
- MUD gas construction installation and hookup costs.
- Removal of hazardous materials, Asbestos, and/or Lead Abatement.
- Appliances.
- Window coverings.
- Winter conditions or snow removal.
- Site security fencing or cameras.
- Builder's Risk to be provided by owner.
- Contractor Performance and/or Payment Bond.

General:

- Estimate is based on a 6-month schedule.
- Material pricing may fluctuate based upon construction start date.
- Contingency is included based on schematic design.

Site:

- Tree removal by owner.
- Sod, landscaping, sprinkler system are NOT included.

Concrete:

- Driveway allowance - \$3,520
 - No site plan provided, assuming a 440 SF drive.
- Alley to be provided by others.

Wood:

- Outdoor sitting space – Material allowance \$4/SF = \$1,830
- Wood slates at entry are NOT included. Additional details needed to provide an allowance.

Thermal and moisture protection:

- Assumed 2" batt insulation.
- Assumed 3-tab shingles.
- Assumed lap siding.

Assumptions & Clarifications

Doors, hardware & windows:

- Door material allowance:
 - Exterior doors - \$500/ea
 - Interior doors - \$150/ea
 - Garage door - \$2,500/ea
 - Shower door - \$800
- Window material allowance:
 - (3) 4' window - \$550/ea
 - (2) 2' window - \$450/ea
 - (3) 3' window - \$500/ea
 - (1) 5' window - \$600/ea
- Window system allowance
 - Glass at side balcony and entry - \$13,000

Cabinets & countertops:

- Vanities - \$1,000/ea
- Quartz countertop - \$8,540

Flooring: See attached floor plan for flooring assumptions

- Carpet - \$4/SF material
- LVT - \$3/SF material
- Tile - \$10/SF material

Bathroom accessories:

- Accessories - \$2,405

Plumbing:

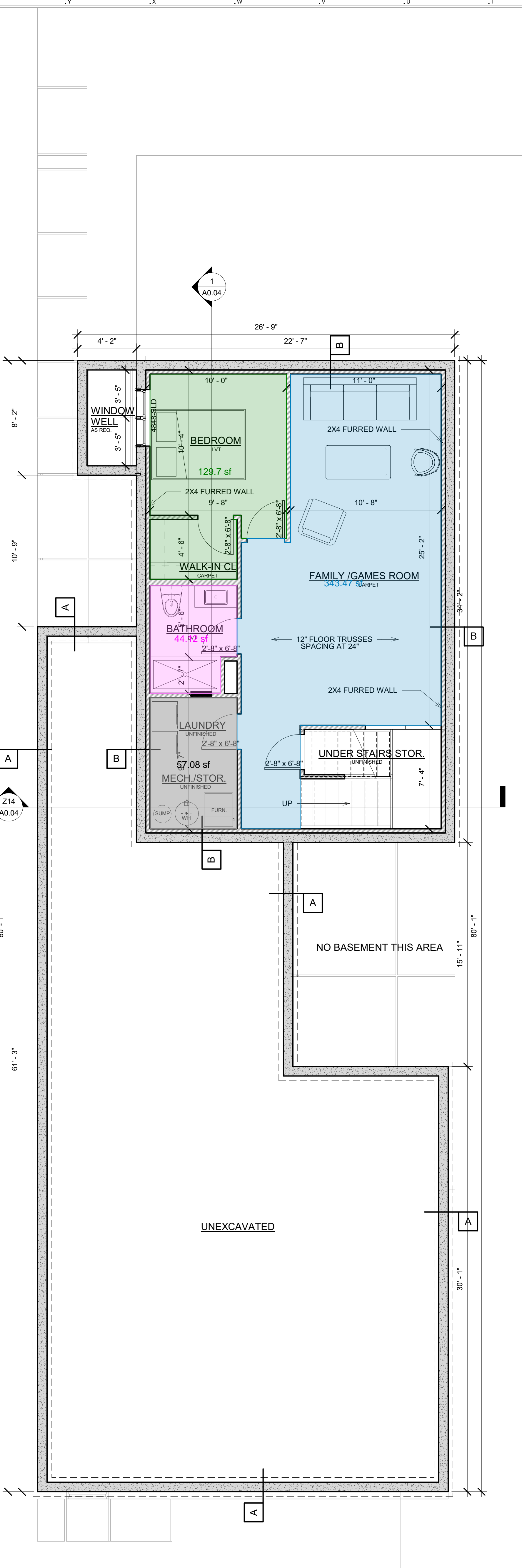
- Allowance until full plumbing plan is provided - \$13/SF

Mechanical:

- Allowance until full mechanical plan is provided - \$7/SF

Electrical:

- Allowance until full electrical plan is provided - \$7/SF



3 L-1 BASEMENT
1/4" = 1'-0"

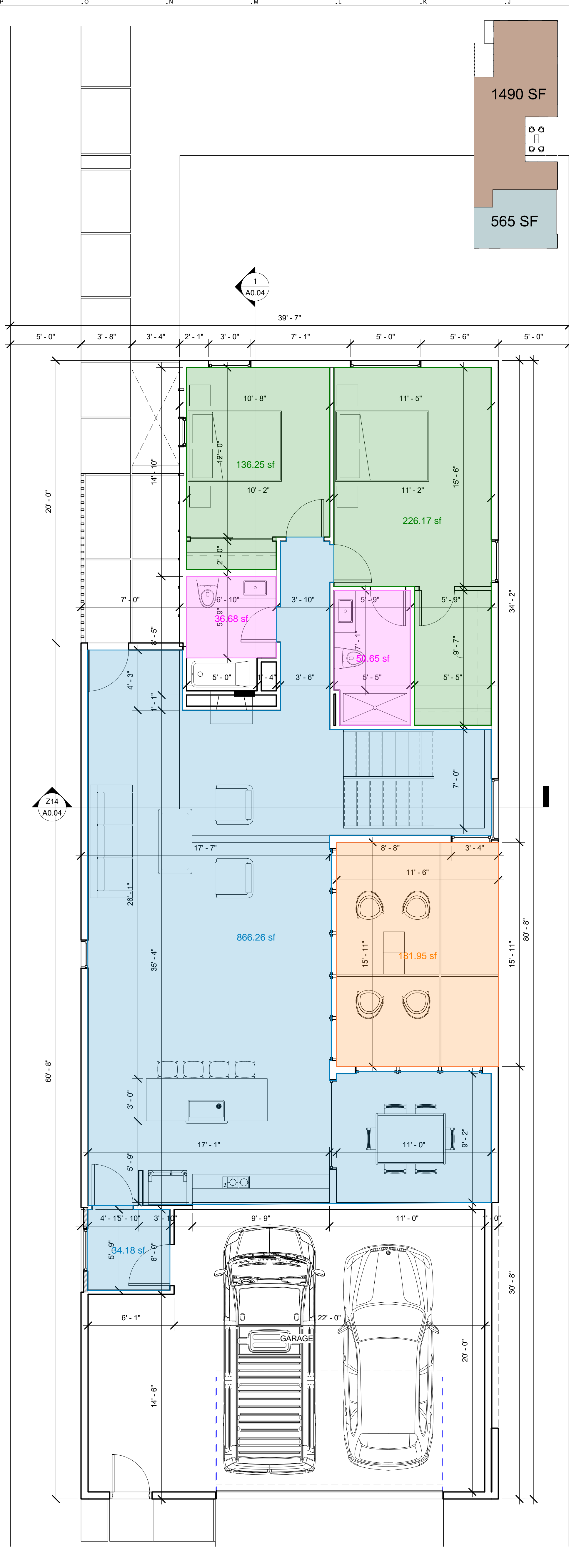
770 SF

LVT - 1248 SF

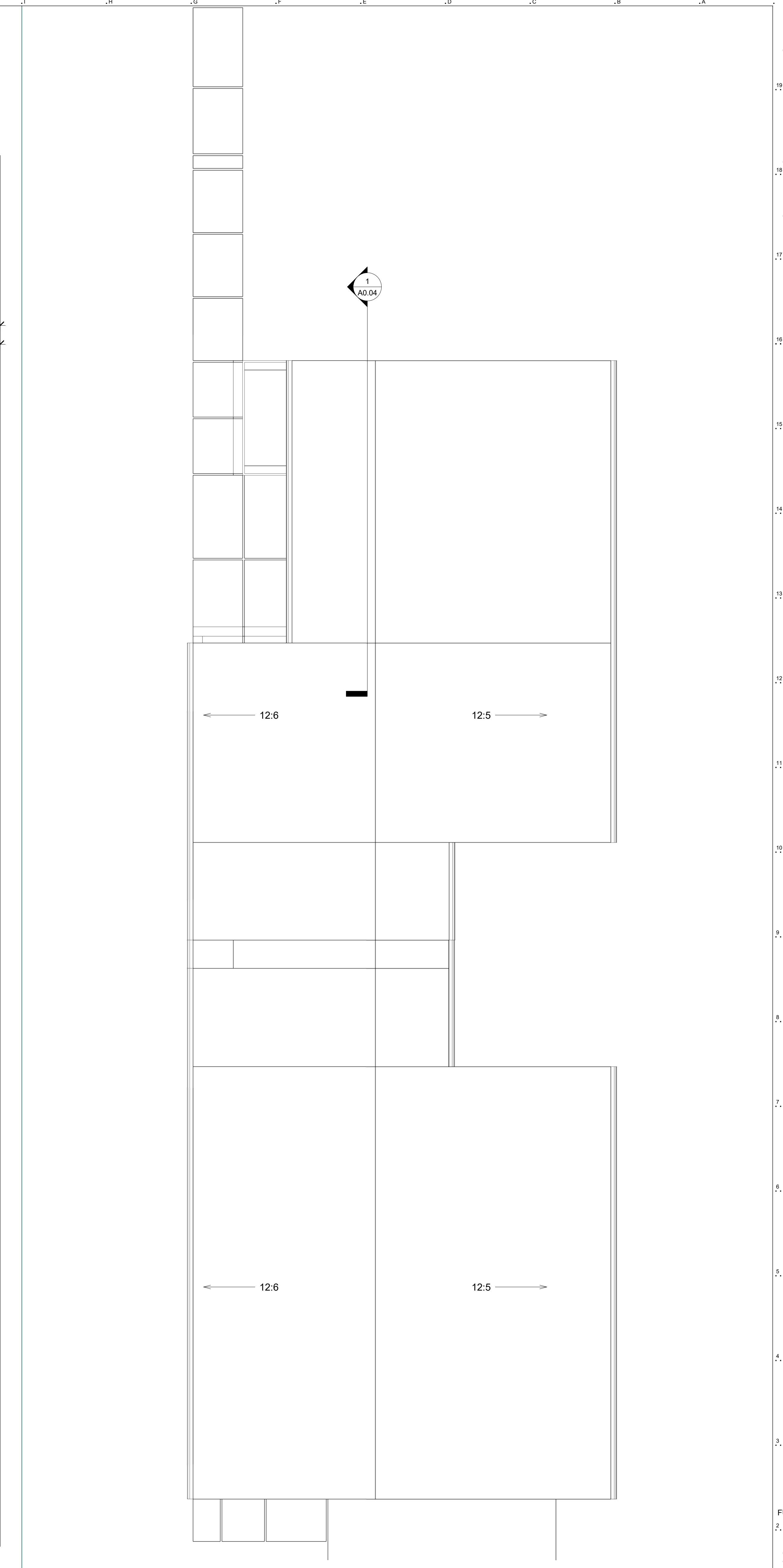
Carpet - 494 SF

Tile - 132 SF

Wood - 183 SF



Z1 LEVEL1
1/4" = 1'-0"



1 ROOF
1/4" = 1'-0"

DATE	
NO.	ISSUED FOR
DATE	
NO.	ISSUED FOR
DATE	
NO.	ISSUED FOR

CONSULTANTS:

PROJECT NAME: **SPARK HOUSING**

B2 LAB

ARCHITECTURE:
MULTI-TECHNICAL/INTEGRARY DESIGN
Edna Heston Street # 204
Crescent, Singapore 050124
Tel: 65 986 2098
W: www.b2lab.com

©2022 B2, Inc. This drawing and associated specifications are copyright of B2 and shall remain the property of B2 and no part of these documents shall be reproduced in any form without written permission from B2.

09/14/22

SHEET NAME: **FOUNDATION-BASEMENT-FIRST & ROOF PLANS**

PROJECT NO: Project Number

REVIEWED:

SHEET NO: **A0.01**

The National Development Council Home Ownership Spread Sheet

NOTE

These spread sheets have been created by the National Development Council (NDC) and are designed to be used in conjunction with NDC's housing development finance training courses. The spread sheets are also helpful to individuals who are analyzing and structuring real world housing development projects. People who use the spread sheets in real life, however, are advised to use them with care. The spread sheets are analytical tools, and as such, they do not necessarily provide answers or solutions. In addition, the spread sheets cannot possibly include or address the myriad interpretations of tax credit eligible project costs and local regulations and financing programs. Therefore, it is the housing development practitioner's responsibility to interpret the information provided by the spread sheets and use the information to make the best possible decisions.

NDC does not warrant to any owner or developer how the Internal Revenue Service will interpret the IRS Code Section 42. Users should consult their own legal and tax advisors.

THE NATIONAL DEVELOPMENT COUNCIL

Training Division: 927 Dudley Road, Edgewood, KY 41017, (859) 578-4850, (859) 578-4860 (fax)

New York Office: 708 Third Avenue, Suite 710, New York, NY 10017, (212) 682-1106, (212) 682-5611 (fax)

**SINGLE-FAMILY HOUSING DEVELOPMENT
Development Budget**

Project: Maurice Project

Key
White spaces indicate data entry

DEVELOPMENT BUDGET

ITEM	Cost	% Total
ACQUISITION		
Building Acquisition	0	0%
Land Acquisition	1	0%
UNIT CONSTRUCTION (see below)	1,602,900	81%
OTHER CONSTRUCTION		
Landscaping	25,000	1%
Permits	5,000	0%
Clearance and Demolition	30,000	2%
Utility Connections & Tap Fees	10,000	1%
Contingency	100,000	5%
INFRASTRUCTURE		
Streets and Sidewalks	10,000	1%
Water and Sewer	10,000	1%
Stormwater & Drainage	10,000	1%
Impact Fees	1,000	0%
PROFESSIONAL FEES		
Site Planning	5,000	0%
Architecture & Engineering	5,000	0%
Real Estate Attorney	8,000	0%
Consultant	20,000	1%
Survey	10,000	1%
Market Study	5,000	0%
Environmental	5,000	0%
Organization Expense	1,000	0%
FINANCE COSTS		
Construction Loan Interest	0	0%
Construction Origination	20,000	1%
Appraisal	4,000	0%
Construction Insurance	5,000	0%
Property Taxes	1,000	0%
SOFT COSTS		
Marketing	5,000	0%
Other		0%
DEVELOPER FEE	80,000	4%
TOTAL DEVELOPMENT COST	1,977,901	

Construction/Rehab. Costs

Model Number	Sq. Ft.	Cost/Sq. Ft.	Unit Cost	# Units	Total	Sales Price
1	2,055	195	400,725	4	1,602,900	275,000
2	0	0	0	0	0	0
3			0	0	0	
4			0	0	0	
5			0	0	0	
6			0	0	0	
7			0	0	0	
Average			400,725	4	1,602,900	275,000

PROFIT AND LOSS STATEMENT

Project:

Key
White spaces indicate data entry

REVENUE

	# Units	Price	Total
Sale of Housing Units	4	\$ 275,000	\$ 1,100,000
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Sale of Housing Units	0	\$ -	\$ -
Total	4	\$ 275,000	\$ 1,100,000
<u>Less Selling Costs</u>	4%	Percent	\$ 44,000
TOTAL REVENUE			\$ 1,056,000

COSTS

Property Acquisition	\$ 1
Unit Construction	\$ 1,602,900
Other Construction	\$ 170,000
Infrastructure	\$ 31,000
Professional Fees	\$ 59,000
Finance Costs	\$ 30,000
Soft Costs	\$ 5,000
Developer Fee	\$ 80,000
TOTAL	\$ 1,977,901

TOTAL REVENUE	\$ 1,056,000
+ TOTAL GRANTS	\$ -
- TOTAL COSTS	\$ (1,977,901)
= PROFIT (LOSS)	\$ (921,901)

PROJECTED PROFIT <input type="text" value="0%"/> Percent	\$ -
- ACTUAL PROFIT	\$ (921,901)
= DEVELOPERS SUBSIDY	\$ 921,901

HOME BUYER MORTGAGE ANALYSIS

Project:
 Buyer:

Key
White spaces indicate data entry

House Information

Purchase Price
 Appraised Value

Bank Requirements

Bank Ratio Front End
 Back End
 Annual Interest Rate
 Loan Term (Years)
 Constant Annual Percent
 Loan to Value
 Closing Costs

Family Information

Annual Income \$0.00 Monthly Income
 Annual Taxes \$0.00 Monthly Taxes
 Annual Insurance \$0.00 Monthly Insurance
 Total Credit Card Debt

Debt Capacity

Monthly Income x Front Ratio	\$ -	Debt Service for Loan Using LVR	\$0.00
- Taxes	\$ -	+ Monthly Taxes	\$0.00
- Insurance	\$ -	+ Monthly Insurance	\$0.00
- Other Monthly Housing Cost	<input type="text" value="\$ -"/>	= Monthly Mortgage Payment	\$0.00
= Max. Monthly Debt Service-Front	\$ -		

Monthly Income x Back Ratio
 - Taxes
 - Insurance
 - Other Monthly Housing Cost
 - Loan Payments
 - Credit Card Payments
 - Other Monthly Obligation
 = Max. Monthly Debt Service-Back

Maximum Monthly Debt Service
 Maximum Loan Using Front/Back

Maximum Loan Using LVR

Maximum Loan

Permanent Mortgage

Purchase Price
 Loan Amount
 Equity Needed
 Closing Costs
 Cash Available from Buyer

Home Buyer Subsidy