

Central Nebraska Housing Developers

Serving 17 Central Nebraska Counties, including:
Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Hamilton, Holt, Howard,
Keya Paha, Loup, Merrick, Rock, Sherman, Valley and Wheeler



December 2011—Newsletter

Community Toolbox Now Available

The Central Nebraska Housing Developers website now contains information that will help communities and counties develop local housing and economic development plans to enhance their ability to invest in themselves.

Visit the CNHD website at www.cnhdhome.org and click on the “Assistance,” “For Communities,” or “Need Community Assistance” buttons for the following information:

- **Local Option Municipal Development Act** – This act authorizes incorporated cities and villages to collect and appropriate tax dollars (sales and/or property tax), approved by the local voters, for economic development purposes (including housing). Communities in the Central Nebraska region who currently have approved plans are: Atkinson, Burwell, Ord, St. Paul, and Valentine
- **Tax Increment Financing (TIF)** – Designed to finance public costs associated with a private development project. Essentially, the property tax increases resulting from a development project are targeted to pay the public investment required by a project. A basic TIF outline is included on the site, as well as links to more detailed information. To receive contact information for TIF experts, contact Judy Petersen at 402-340-0106.
- **Policy Templates** – State and Federal funding sources require that counties and communities adopt certain policies and plans, to be eligible for grants and loans. Templates of these policies and plans are provided to assist communities and counties to easily meet these requirements. For more information about these policies, contact Judy Petersen at 402-340-0106.
- **Fair Housing** – Check out our new “Fair Housing” button to receive the most current Fair Housing information. If you or someone you know feels their fair housing rights have been violated, you can contact the Housing and Urban Development Office in Kansas City for assistance.

NEW YEAR—2012

Our wish for each of you is for 2012 to be a prosperous year of growth for your families and communities. We look forward to working with you again in 2012 to enhance and improve housing in Central Nebraska. Merry Christmas and Happy New Year!!!

Improving Housing
Increasing Homeownership
Investing in the Future

BOARD OF DIRECTORS

Mike Feeken, St. Paul, Chair
Nikki Johnston, O’Neill
Craig Brewster, Butte
John Madsen, Stuart
Norene Fitzgerald-Kidder, Sargent

STAFF

Judy Petersen, Executive Director
Vacant, Grants/Finance Coordinator
Melissa Krysl, Marketing Specialist

SPONSORS

GOLD

Tri-County Bank
Mesner Development Co.
Butte State Bank

BRONZE

St. Paul Development Corp
Hanna:Keelan Associates
Silver Creek Insurance Agency

(Donations are tax-deductible)

PARTNERS

Nebraska Dept of Economic
Development
NIFA
Nebraska Housing Developers
Association
USDA Rural Development
City of O’Neill City of Ord

Contact Us:

Central Nebraska Housing
Developers
P.O. Box 201 Chambers, NE 68725
Phone: 402-340-0106
Email: judy@cnhdhome.org
Web: www.cnhdhome.org