

January 2015

**2014 Major
Accomplishments:**

- 2 business loans approved
- 1 community needs assessment completed
- 4 single-family homes built
- 1 rental duplex built
- 7 rental units rehabilitated
- 692 properties inspected for nuisance violations
- Housing Rehabilitation
- Down Payment Assistance

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**Improving Communities ♦ Expanding Business
Enhancing Housing ♦ Enriching Education**

Letter from the Chairs

On January 17, 2014, the Central Nebraska Economic Development District (CNEDD) and Central Nebraska Housing Developers (CNHD) forged a partnership to deliver quality community and economic development programs on a holistic approach for the Central Nebraska region. Together, with our partnering counties and communities, we are enhancing and protecting our rich way of life.

Today, we are beginning to see a trend of young families moving back to Rural Nebraska communities. That is exciting news to all of us. Of course, we wouldn't be here today without the dedication and tireless efforts of many of you in Central Nebraska. But it's true we still have a lot of work ahead of us.

Through partnerships, we all have a tremendous opportunity to educate our youth, retain and recruit a quality workforce, expand business opportunities, improve our communities and protect and build quality housing for our families.

Central Nebraska is the greatest place to work and raise a family, and our passion is protecting that heritage. Won't you join us in strengthening Central Nebraska for our children's future?

*Nikki Johnston, O'Neill, CNEDD Chair
Kristin Olson, Ainsworth, CNHD Chair*

The Director's Corner

As we begin the New Year, we reflect on how far we've come in 2014 and Thank You for your commitment to making Central Nebraska the greatest place to live, work and play. I can't tell you how honored I am to have the opportunity to serve this great region, rich with hard working people like you who love the land and their community like they were their child.

I want you to know that the CNEDD and CNHD leaders and staff are equally dedicated to protecting Central Nebraska's great heritage, and making this region an even greater place to live.

This was a tremendous year, focused on how we can benefit counties and communities well into the future. It has been a year of transformation and building, and we are proud of how far we've come.

In 2014, we finalized our 5-year Comprehensive Economic Development Strategy, gathered local input to develop programs and services you need to enhance your communities, and have worked to enhance partnerships from the past.



**Judy Petersen, Chambers
CNEDD/CNHD Executive Director**



“Housing is one of the biggest challenges for the sustainability of Rural Communities”
Jim Brennan,
Tri-County Bank

Business & Industry/Workforce—Expanding opportunities in Central Nebraska

If you live and work in a small town, you know that rural communities are struggling to retain and grow businesses that keep families living in your community.

Every day, we hear about someone who dreams of starting a new business, or expanding their existing business, or selling their business.

But, oftentimes these business dreams do not become a reality when entrepreneurs are unsure how to start and where to go for help.

Here’s how we can help!!

2014 Accomplishments—

- Referred 5 business entrepreneurs to loan opportunities (3 successful loans)
- Promotion of “Business Plan Basics Training” in Ord, Nebraska
- Technical Assistance provided for 3 REAP loans for businesses in the CNEDD region.
- Referral of business loan opportunities to citizens requesting assistance

2015 Plans—CNEDD is working to create and promote the following assistance programs for new and existing businesses in 2015:

- *Business Entrepreneurial Trainings*—through hosting or promotion, in numerous communities. For example, starting a business, business plan basics, marketing
- *Business Loan Programs*—Referral, creation and promotion of loans available in the region
- *Business Succession Opportunities*

Housing—Enhancing the availability of safe, affordable, quality housing

Rural Nebraska communities have experienced a downturn in the number of new homes constructed, and the Central Nebraska Housing Developers are working to change that. Check out our accomplishments in 2014:

New construction of workforce housing began in 2012, and continued in 2014 for the following communities:

- Bassett
- Burwell
- Ord
- Sargent
- Stuart

Each community has built homes for sale, with down payment assistance available for homebuyers.

New construction of rental units in 2014:

- Stuart

Rental Unit Rehabilitation:

- Wolbach
- Ainsworth
- Chambers

Rehabilitation of Owner-Occupied Housing Units:

- Anselmo
- Ansley
- Aurora
- Broken Bow
- Burwell
- Central City
- Chambers
- Ewing
- Long Pine
- O’Neill
- Ord
- Sargent

Down Payment Assistance:

- Bassett
- Broken Bow
- Ord
- Stuart

Community Housing Development Assistance:

The Central Nebraska Housing Developers are available to assist communities to develop local housing programs.

Give us a call to see how we can help make your dream of improving housing a reality.

Community Housing Program Donations:

Through the CNHD’s non-profit status, citizens may be able to donate to housing development programs through our IRS-designated 501(c)3 non-profit status, and receive a tax deduction for their donation.



Community/Economic Development—Improving the quality of life in our communities

What does community mean to you? There are as many definitions of what community means as there are people in a community.

Did you know that community development IS economic development? By continuing to improve its infrastructure, amenities and opportunities, a community is building economic wealth.

Businesses and people are successful in communities who work to make improvements, which enhances the tax base for continued success.

2014 CNEDD Accomplishments

- Grant writing assistance for 4 community grants (outdoor recreation, planning, and housing)
- Promotion of available Child Care Grants
- Community Needs Assessment for Housing
- Nuisance Code Enforcement Services in 4 communities

The CNEDD staff are certified to administer federal CDBG grants, and can assist communities in identifying financial resources for numerous community needs projects.

How Can We Help?

- Identify past community successes to build on
- Provide basic strategic planning to prioritize needs
- Identify funding resources
- Development of project requirements
- Grant Writing
- Grant Administration

Call us today—we're here to help!

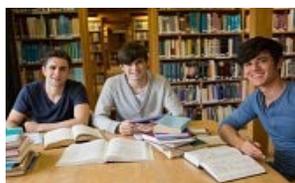
Demolishing vacant, substandard properties increases redevelopment opportunities, which lead to increased taxes for the community.

Education—Enhancing opportunities that retain youth and build strong communities

Quality education in the Central Nebraska region currently comes in many forms, including:

- Quality K-12 education programs
- Expanding early education programs
- Community Colleges
- Leadership Classes
- School/Business Programs

CNEDD is committed not only to partner with these successful programs, but also to host and promote other educational programs in the region as well.



2015 Plans

- Host and promote business/entrepreneurial education in various communities throughout the region
- Identify career training gaps for future delivery
- Expand opportunities for school/business educational programs

Education is for improving the lives of others and for leaving your community and world better than you found it.

Marion Wright Edelman

Tourism—Increase recreational amenities for Rural Nebraskans and visitors

The Central Nebraska region is home to the scenic Sandhills, Nebraska's own National Forest, numerous recreational water reservoirs, historical museums, and spectacular golf courses, just to name a few.

CNEDD is working to increase tourism and recreation to provide a positive impact for communities and residents.

Grants and business loans may be available to create, promote or enhance tourism and recreational amenities.

Did you know...

- Travelers spent almost \$4 billion in Nebraska during 2010 on trips away from home?

- Annual spending in Nebraska on recreational travels has increased by \$2.3 billion since 1990.
- Each dollar spent by tourists in Nebraska is re-spent in the state to produce an additional \$1.70 in business and income?



Outlook for 2015

Central Nebraska Economic Development District /Central Nebraska Housing Developers

- Hosting and promotion of business entrepreneur workshops and opportunities throughout the region
- Creation and promotion of business loan programs
- Identification and sharing information on funding resources for community projects through local, regional, state and federal organizations
- Providing planning and technical assistance for business, housing, community
- Providing nuisance enforcement services to communities
- Grant writing for community, business and housing
- Development of new website and marketing for region (including jobs and businesses for sale)
- Expansion of educational opportunities
- Expansion of partnerships

CNEDD Membership

Counties:

- Blaine
- Cherry
- Custer
- Keya Paha
- Rock
- Sherman
- Valley
- Wheeler

Communities:

- City of Atkinson
- City of Bassett
- Village of Butte
- Village of Chambers
- Village of Cody
- Village of Emmet
- Village of Ericson
- Village of Greeley
- Village of Johnstown
- City of Long Pine
- City of O'Neill
- City of Spalding
- Village of Spencer
- Village of Springview
- Village of Stuart
- City of Valentine
- Village of Wolbach

To become a member of the Central Nebraska Economic Development District, call 402-340-0106 or visit our website at www.cnedd.org

Who We Are

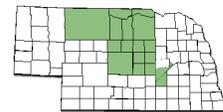
Central Nebraska Economic Development District

Provides business, community, and economic development services to the following counties: Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Holt, Keya Paha, Loup, Rock, Sherman, Valley and Wheeler



Central Nebraska Housing Developers

Provides housing development services to the following counties: Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Hamilton, Holt, Howard, Keya Paha, Loup, Merrick, Rock, Sherman, Valley and Wheeler



CNHD is a 501(c)3 Non-Profit Organization. All contributions are tax deductible to the extent allowed by law.

Contact us at: P.O. Box 201, Chambers, NE 68725
Phone: 402-340-0106

CNEDD Website: www.cnedd.org
CNHD Website: www.cnhdhome.org



CNEDD is a member of the Nebraska Regional Council of Officials—www.nrocne.com