

## NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT

### NEW NEIGHBORHOODS II

New Neighborhoods II is an economic development initiative with planning, community development and housing components. It is designed to assist communities that have are having trouble meeting the demand for local housing that is created by employers that are expanding their workforce and creating new jobs. It is important that the local economic development corporation or similar entity, play a lead role in the project initiation, development and implementation, and the community as well as the local employers be willing to invest in this initiative. Communities must have a comprehensive plan and be an Economic Development Certified Community to apply.

The project will include Department of Economic Development (DED) assistance to determine needs, plan for, and develop Planned Unit Developments in up to three Nebraska communities that have a pent-up demand for workforce housing. The Department will be looking for projects that are mixed-income (not limited to low and moderate income homebuyers), mixed-use (include more than housing) and must have a green space component in one defined project area. The chosen communities will have identified more than one parcel of land on which to develop, but should not be committed to a particular parcel. Projects may be multi-phased and span several years.

**Funding:** DED has committed up to \$1,000,000 per community in Nebraska Affordable Housing Trust Funds and CDBG revolving loan funds to the initiative. It is further anticipated that some New Neighborhoods financing will be from resources other than those mentioned. The DED staff will work to facilitate local investment and the coordination of federal, state, local, and private resources to meet the need of the community rather than develop projects that fit the DED funding sources. Communities selected may use up to \$30,000 of the funds available for their communities for pre-development costs.

**Evaluation Criteria:** Applications will be selected based on: (1) the extent to which the project will meet the goals the department is seeking such as: (a) workforce housing (b) community investment (c) mixed use (d) green space requirements; and (2) the probability of producing the proposed results. The Checklist for Communities, Clarifying Questions and Answers, and On-site Interviews will all be considered by the review team in making these decisions. Applications will be ranked based on the above referenced criteria with geographic distribution as a consideration. In the case of a tie the following factors will be considered: (1) variance in community characteristics (2) history of working with the department cooperatively on other Economic Development efforts (3) readiness to proceed and (4) the presence of an operational downtown/business organization or redevelopment authority. Projects not selected for the New Neighborhoods Initiative will be notified in writing and also will be given suggestions for further development of their project to potentially access resources in future years.

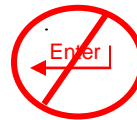
**Timeline:** The intention is to have an accelerated review and selection process in order to begin construction in as many of the three communities as possible by the Spring of 2009 and have a model for incorporating the concept into the 2010 Housing and Community Development Annual Action Plan programs.

**Important dates and deadlines for applicants**

<b>August 29, 2008</b>	<b>Pre- Applications due (e-mailed to <a href="mailto:bob.doty@nebraska.gov">bob.doty@nebraska.gov</a> and <a href="mailto:lara.huskey@nebraska.gov">lara.huskey@nebraska.gov</a>)</b>
<b>September 5, 2008</b>	Review team sends Clarifying Questions to applicants
<b>September 19, 2008</b>	<b>Applicant submits Clarifying Answers to DED</b>
<b>September 26, 2008</b>	DED notifies the top applicants that they have been selected for personal on-site interviews
<b>October 6 through October 17, 2008</b>	<b>Personal on-site interviews and community presentations</b>
<b>October 31, 2008</b>	Up to three communities notified of selection as New Neighborhoods Initiative participants

**WHEN COMPLETING APPLICATION, TAB THROUGH THE FIELDS**

**DO NOT USE THE ENTER KEY**



**APPLICATIONS MUST BE E-MAILED TO DED BY AUGUST 29, 2008 AT 5:00 PM CDT  
NO EXCEPTIONS!**

**TAB through the fields, DO NOT USE THE ENTER KEY!**

**PRE-APPLICATION MUST BE SUBMITTED BY AUGUST 29, 2008 AT 5:00 PM CDT  
e-mail to [bob.doty@nebraska.gov](mailto:bob.doty@nebraska.gov) and [lara.huskey@nebraska.gov](mailto:lara.huskey@nebraska.gov)**

DED	
Village, Town or City	
	00000-0000
STREET ADDRESS	ZIP

Contact Person / Title:

Telephone:

Fax:

Person preparing the application:

Telephone:

Email:

**Please complete the following information to the best of your knowledge at this stage of the project conceptualization.**

**Project Location:**

Within the City Limits of (Name of City)

Located outside the city but within the zoning jurisdiction (describe):

Located in county (not in incorporated areas.)

Zoning Action Required?  Yes  No Project in 100 yr. floodplain?  Yes  No

If zoning action is required, please attach an explanation.

Attach a legal description of the project's location.

**Primary Employer(s): List please –**

- A. Size of workforce 5 years ago:
- B. Size of workforce today:
- C. Projected size of the workforce in 2011:
- D. Document and recent or projected job growth:

Are the primary employers in the community committed to participating in a housing project?

Yes  No

**Project Participation Identification.  
Financial Institution(s)**

Name:  
Address:

\_\_\_\_\_ 00000-0000  
(City) (State) (Zip)

Contact Person / Title:  
Telephone:  
Email:

\_\_\_\_\_

**Other Local, State or Federal Financing Sources (use last page if more space is needed)**

Agency Name:  
Address:

\_\_\_\_\_ 00000-0000  
(City) (State) (Zip)

Contact Person Title:  
Telephone:  
Email:

\_\_\_\_\_

**Participating Economic Development Entity**

Agency Name:  
Address:

\_\_\_\_\_ 00000-0000  
(City) (State) (Zip)

Contact Person / Title:  
Telephone:  
Email:

\_\_\_\_\_

**Participating Developer**

Name:  
Address:

\_\_\_\_\_ 00000-0000  
(City) (State) (Zip)

Contact Person / Title:  
Telephone:  
Email:

\_\_\_\_\_

**Narrative description of the proposed development:** (Limit to area below and next page please!)

Begin your narrative here:

Continue on next page:

Narrative Continued:

A large, empty rectangular box with a thin black border, occupying most of the page. It is intended for the continuation of a narrative.

**Check list for communities:**

Please answer the following questions. You may use additional space on the final page for short narrative comments that exceed the space provided.

1.  Yes  No We have a current comprehensive plan with land use planning. If yes, when was that plan last updated?
2.  Yes  No Our community has excess capacity in the public works infrastructure (water, wastewater, electricity and communication): Describe
3. Briefly describe the availability of land for development?
4. How many new single family dwellings have been built in your community in each of the last 5 years? 2002      2003      2004      2005      2006
4. How many of those were built as rental units? 2002      2003      2004  
2005      2006
5. How do you propose to meet a requirement for permitting and building inspection?
6. Describe your community's relationship with an economic development corporation or district:
7. Briefly describe any build ready site that you may have current access to, and the details of the ownership and capacity of that site:
8. Is there a developer/builder in your community with capacity to build multiple units annually?  
 Yes  No If yes, how many units could they build?      If no, how do you propose to address this issue?
9. Who in the community is willing to assume the risk and take out the construction loans?
10. Briefly describe the extent of unmet demand for housing because of a growing economy?
11. Who is/are the employer(s) that are expanding their workforce?
12.  Yes  No Is that expanding workforce unable to find adequate housing in your community because of a housing shortage? Briefly describe (No anecdotes please):
13.  Yes  No Are there existing housing units for sale that are going unsold? If so, why are they not selling? Briefly describe the real estate market and barriers to resale.
14. Is there an active Real Estate Broker in your community?  Yes  No If yes:  
Name:  
Address:  

00000-0000

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(City)(State)(Zip)
15.  Yes  No We are a Certified Economic Development Community.
16.  Yes  No We are a Lied Main Street Community.
17.  Yes  No We are a NCIP community.
18. What is the price range of the houses that are going unsold? \$000,000 - \$000,000

19. What is the average length of time these houses have been on the market?      months

20. What is the average sale price of houses in the community. \$000,000 - \$000,000

**Additional Comments:**

**Please identify the question to which you are adding additional descriptive text.**