



# Transformation of a Neighborhood:

North Omaha and The Highlander  
Redevelopment Area

Nebraska Investment Finance Authority





# What others saw

- Former public housing development
  - 182 low income families
- 1960's, riots, increased concentration of poverty
- Plague of drugs, murders, gang activity
- Low-income families lived in hopelessness
- Very poor health and education trends





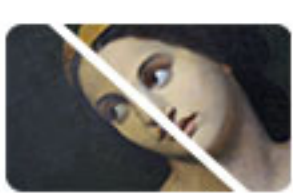
# Empowerment Network

- Founded in 2006
- Supported by
  - Omaha City Council
  - Omaha Planning Board
  - Omaha Economic Development Corporation
  - Nebraska Investment Finance Authority
  - Sherwood Foundation
- Over 79 partner organizations



# 7 Areas of Focus

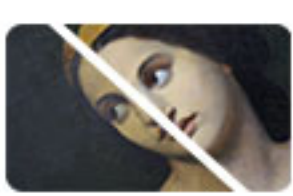
- Personal Challenge and Collective Works
  - Each individual doing their part and working collaboratively
- Revitalize Strategic Corridors
  - Entrepreneurship, contracting and business districts
- Employment and Job Training
  - Create jobs and sustainable, higher wage employment
- Education and Youth Development
  - Cradle to Career
- Create Homeowners and Thriving Neighborhoods
  - Housing, Neighborhoods and Transportation
- Safety and Justice
  - Safety, violence prevention and justice reform
- Create Strong and Healthy Families
  - Access to health care and healthy foods



# The Mechanism

## NIFA funded - Community driven

- Partnership with Empowerment Network
- Long term master plan funded by NIFA
- Strong, non political leadership
- Attention to health, education, safety and housing
- Multi-generational buy-in, in advance
- Close measured collaboration with city, police, educators, health providers and job creators
- 8,500 Inputs from the general public



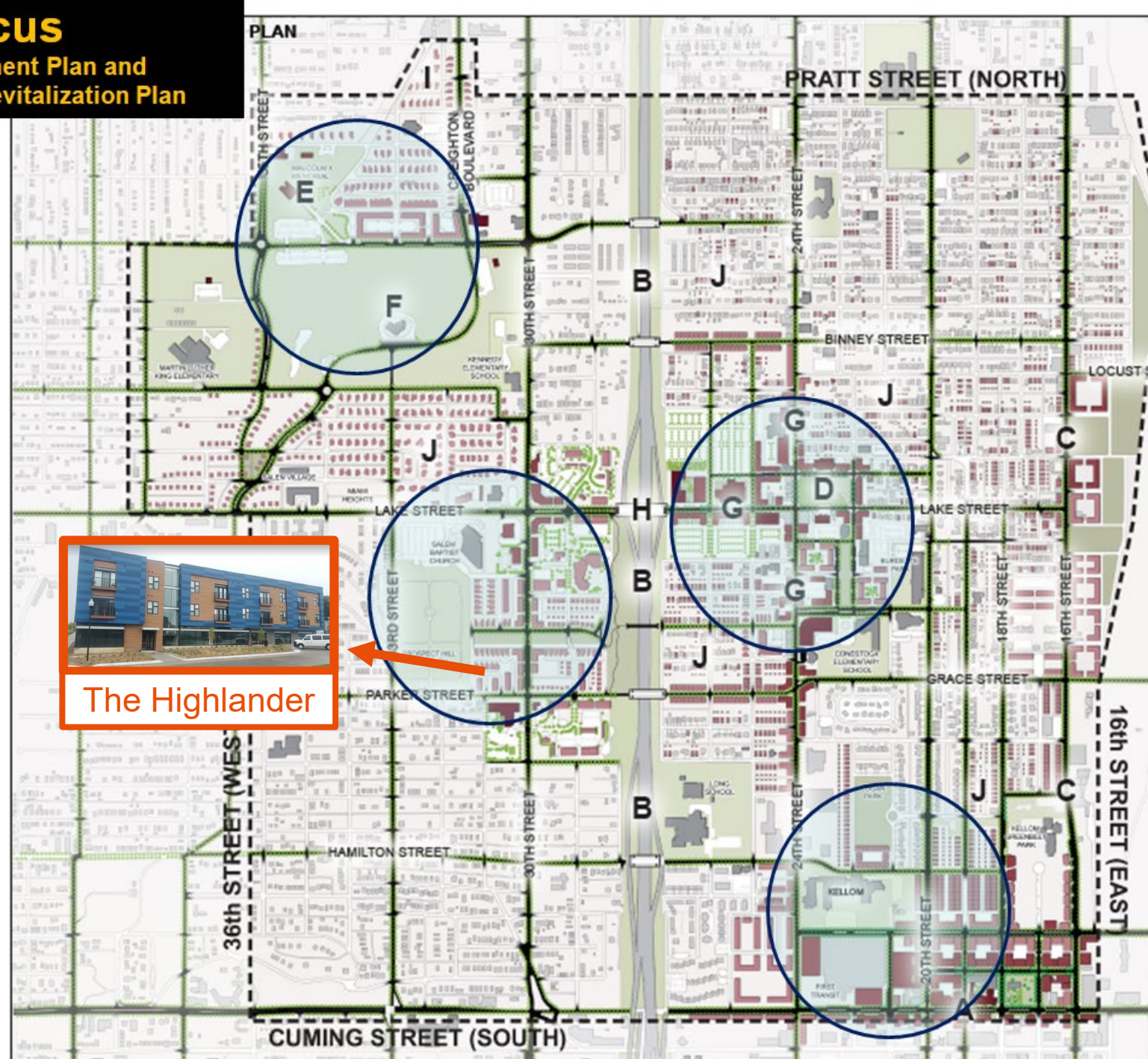
# When you look beneath the surface

- 400 square block project area
- 34 acres of vacant land
- Historic north Omaha
- Scenic views
- Close to airport and downtown
- Proximate to 2 interstates
- Nested between 2 colleges
- 50% undeveloped
- Billion dollar sewer project under way

# Nodes of Focus

## North Omaha Development Plan and North Omaha Village Revitalization Plan

- A. Create a new front door to North Omaha at Cuming Street.
- B. Embrace the North Freeway corridor as new entrance to North Omaha.
- C. Develop 16th Street as a new green edge and open space amenity.
- D. Create a new heart for North Omaha at 24/Lake Street
- E. Celebrate the Malcolm X Memorial Birthplace and International Center as a nationally-significant destination.
- F. Celebrate Adams Park as major neighborhood amenity.
- G. Create a new cultural spine along Lake Street and 24th Street.
- H. Enhancing existing bridge connections between East and West Village.
- I. Connect north to 30/ Ames-Metro South commercial district, Fort Omaha, and Prospect Hill Cemetery.
- J. Build new affordable and market rate infill housing with a diversity of housing types



The Highlander





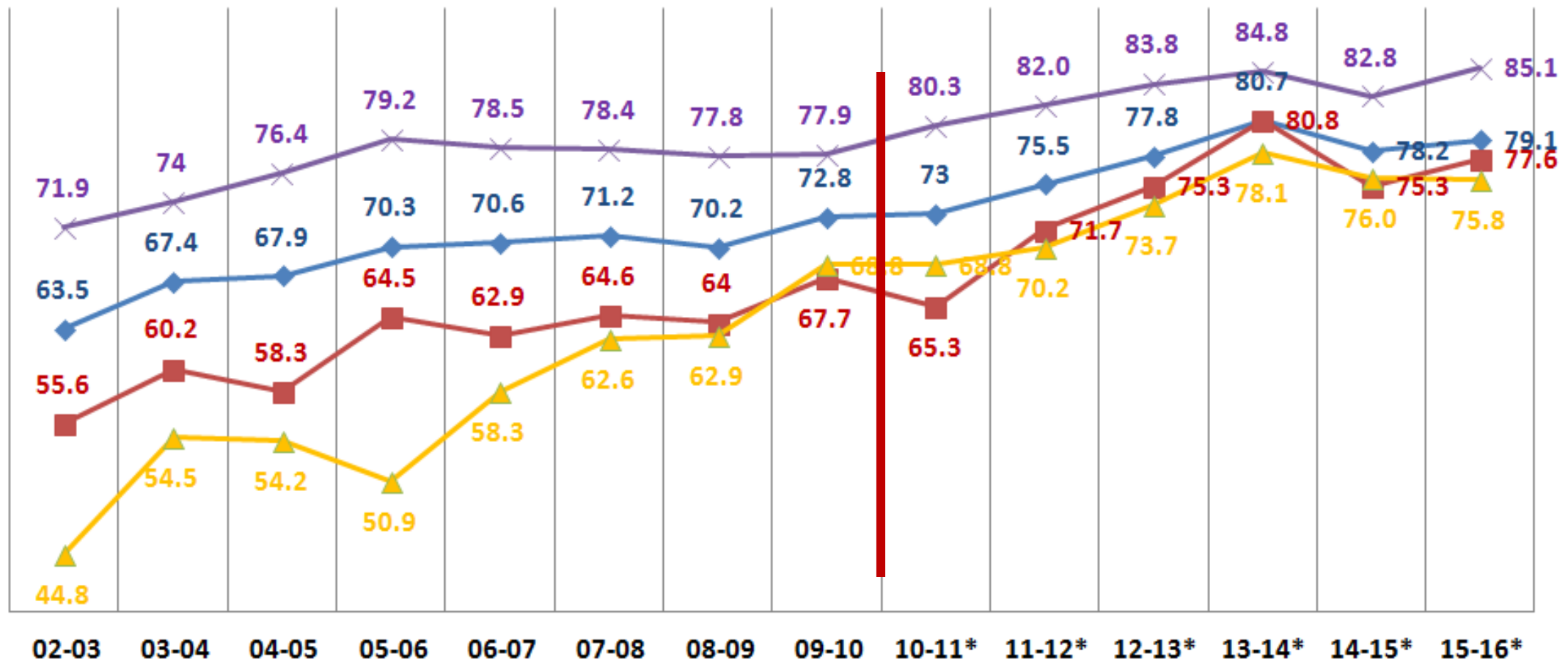
# Other Measurable Impacts - Improved

- Education outcomes
- Employment – adult and youth
- Safety
- Home ownership – in progress
- New housing production – 75North

# Increase High School Grad Rate 62% to 81% for African-Americans

## OPS Graduation Rates by Race and Ethnicity

◆ All   ■ African-American   ▲ Hispanic   ✕ White (Not Hisp)

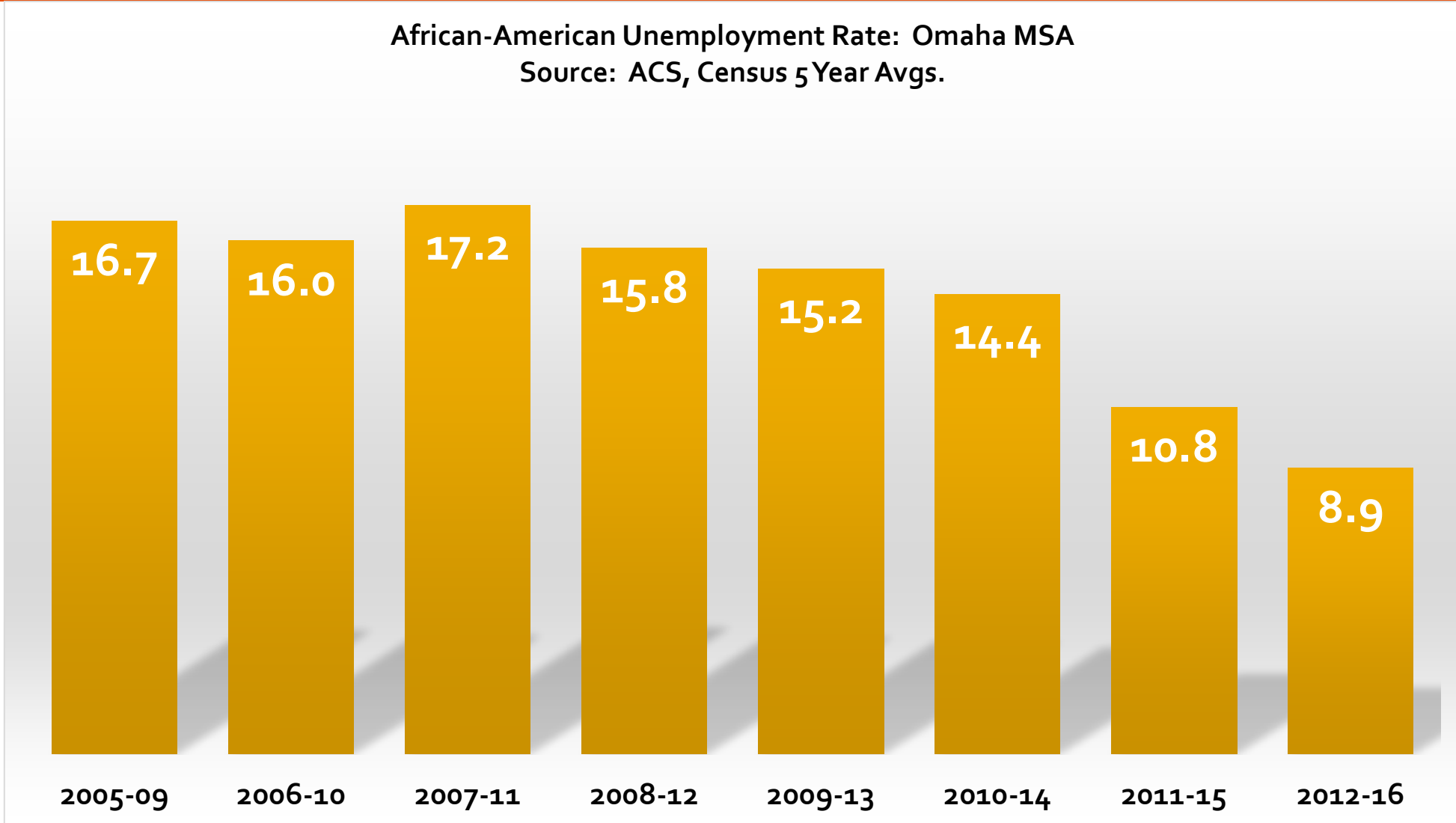


Source: Omaha Public Schools and State Dept. of Education

# Reduce Unemployment

## African-American Unemployment Rate Omaha MSA

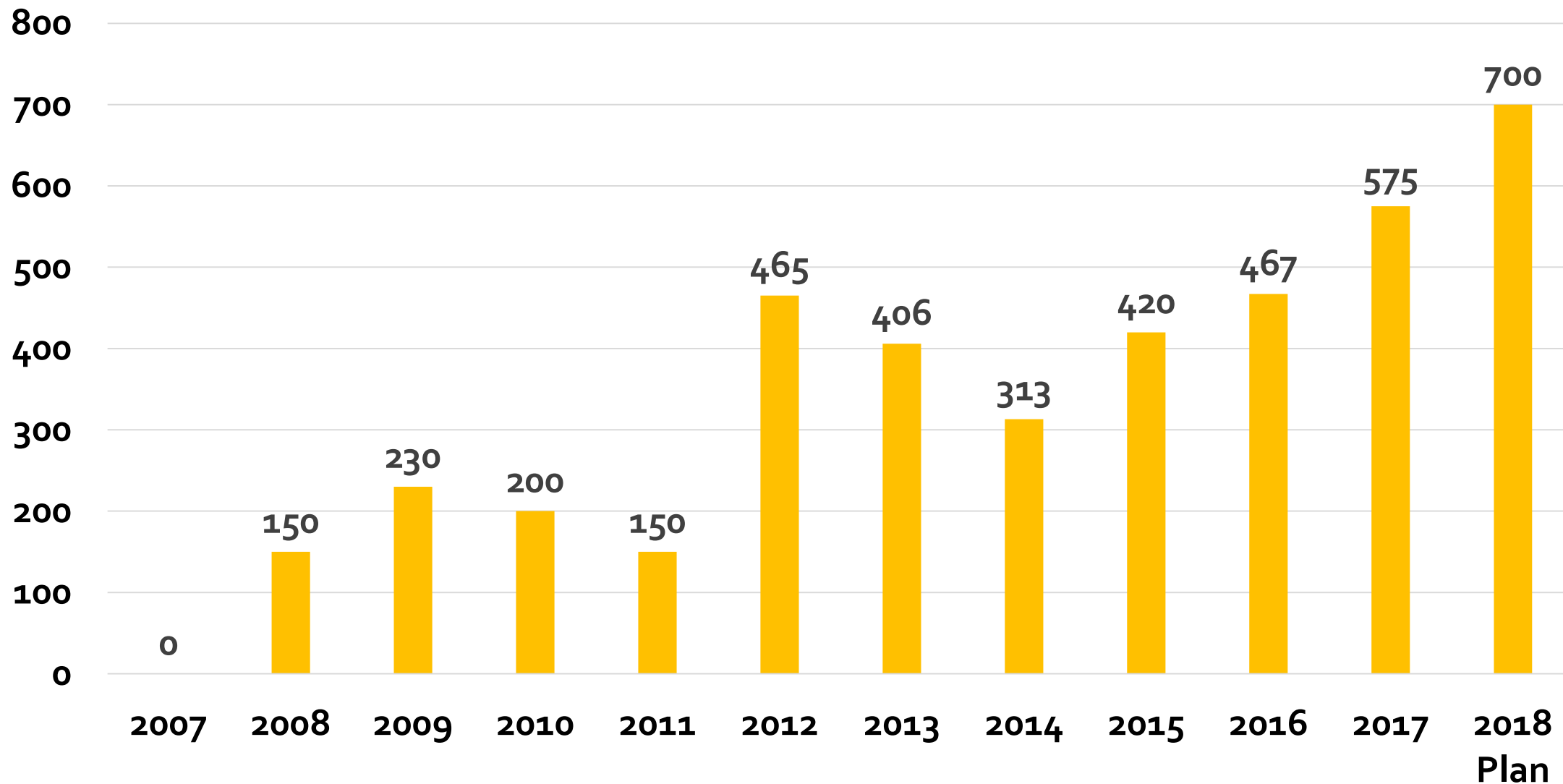
African-American Unemployment Rate: Omaha MSA  
Source: ACS, Census 5 Year Avgs.



# Decrease Violent Crime

## Step-Up Omaha! Youth Employment Program

Growth of Step-Up Omaha! Positions Created

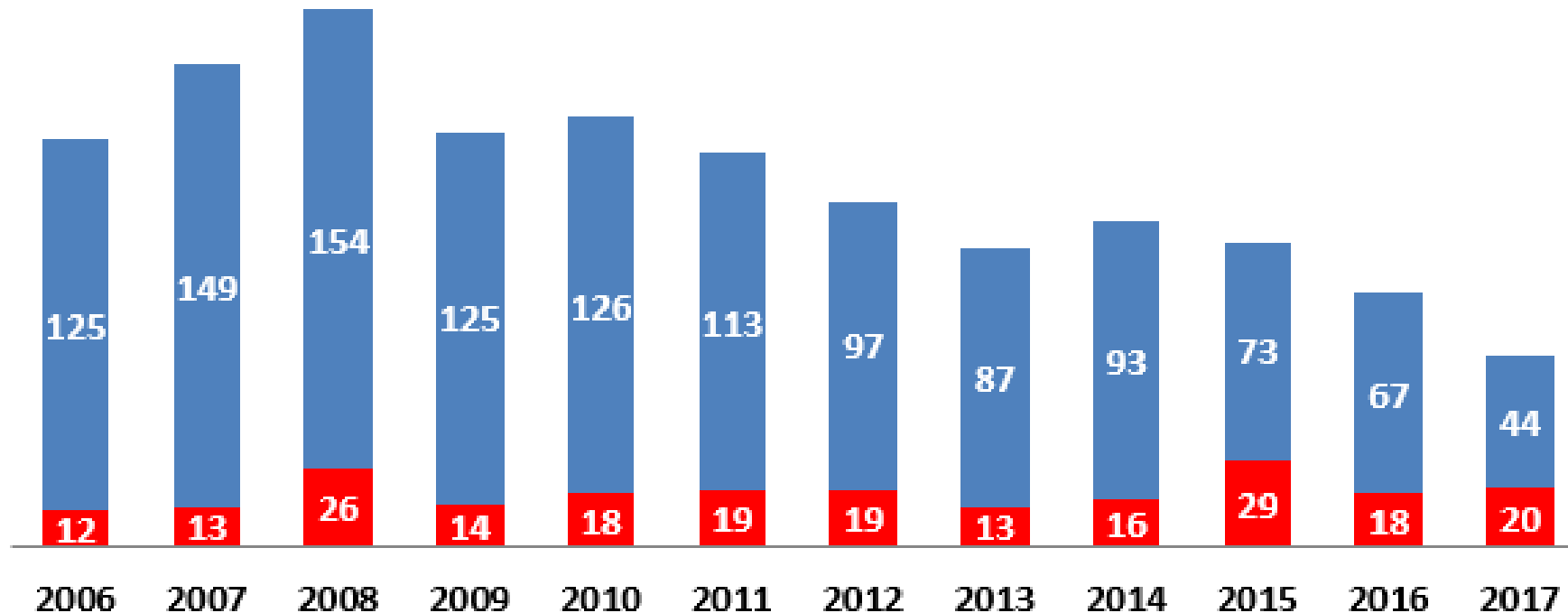


# Decrease Violent Crime Northeast Omaha Gun Violence

## Northeast Precinct: Homicides & Gun Assault Victims

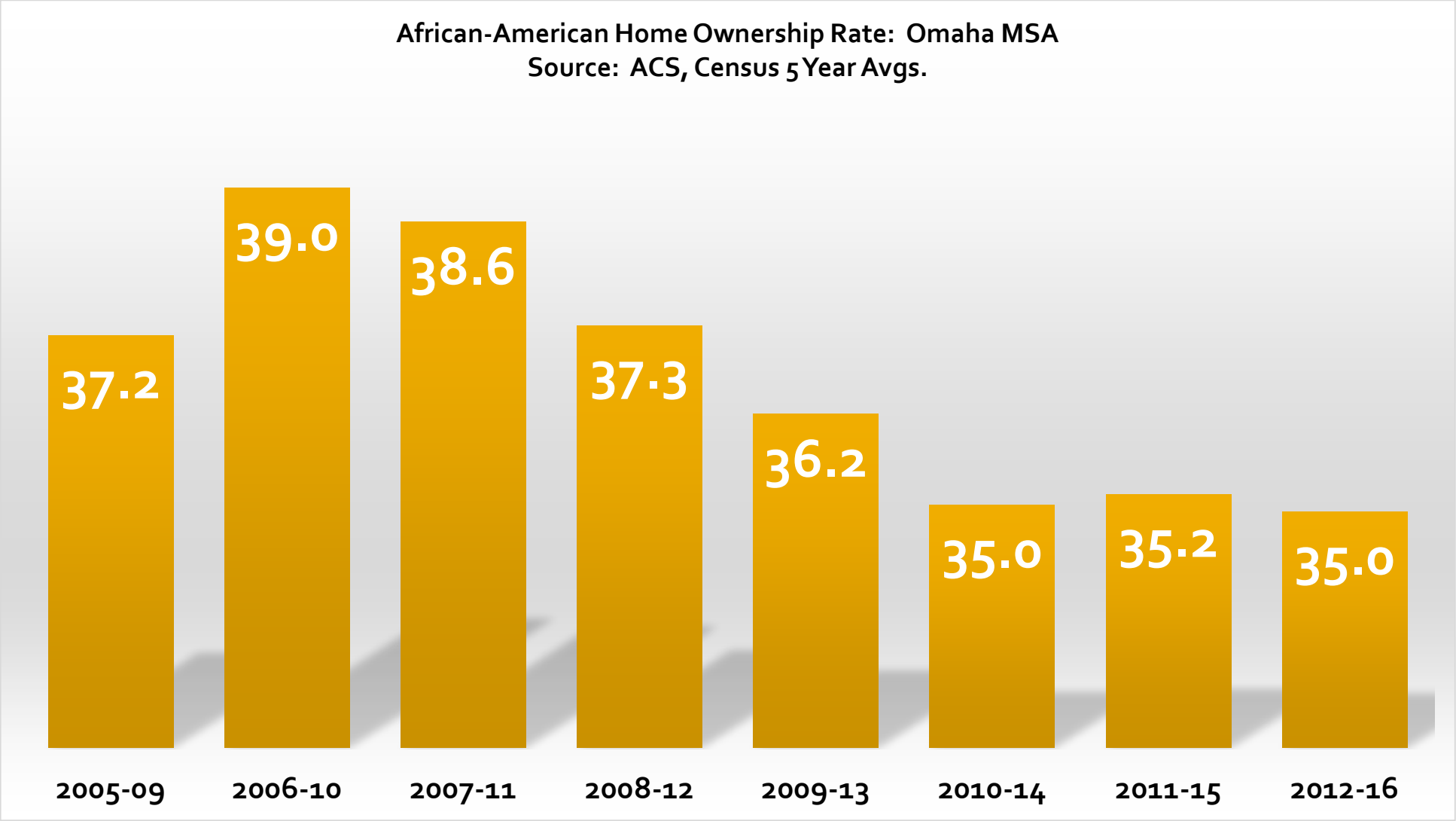
Source: OPD Preliminary 2006-2017

■ Homicides ■ Gun Assault Victims



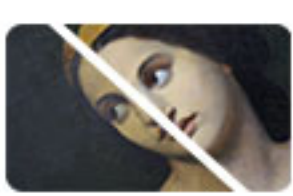
# Increase Home Ownership

## African-American Home Ownership in Omaha



2017-2018 State of North Omaha and State of African-Americans Report  
Data Source: American Community Survey, 5 Year Reports 2005-2009 to 2012-2016  
Compiled and Prepared by: David Drozd – Research Coordinator – UNO and Willie Barney – Empowerment Network





# 75North

- Founded in 2011, 501(c)(3)
- One purpose – facilitate the revitalization of healthy, sustainable, mixed-income community and break the cycle of poverty and community deterioration
- Supported by
  - Purpose Built Communities
  - Sherwood Foundation
- Partner and co-developer Brinshore Development, LLC







# The Highlander - Housing Phase One

- 101 units
  - Row houses
  - Townhomes
  - Walk-up style apartments (1, 2 & 3 bedroom)
- 100% occupied
- \$20 million
  - Tax-exempt bonds
  - LIHTC
  - NIFA
- Attractive rental rates



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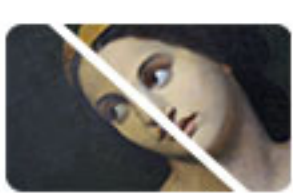
# The Highlander - Housing Phase Two

- Proposed senior housing
- 60 affordable & market rate units
- Intergenerational support & activities



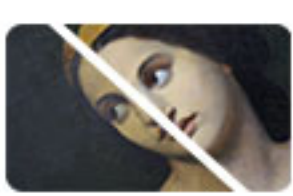
# Accelerator Community Center

- 65,000 square feet multi-purpose facility
- Whispering Roots urban farm
  - Innovative agricultural techniques
  - S.T.E.M. education
- Coffee house
- 3 micro kitchens
  - Anchored by nationally recognized restaurant, Big Mama's Kitchen
- 2 area colleges have satellite offices & classroom space
  - Career, nutrition & stress management counseling available
- Free fitness classes



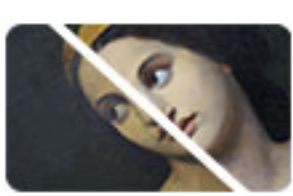
# Community Partnerships – Program Outcomes

- Howard Kennedy Elementary School
  - Purpose Built Communities' school cradle-to-grave model
  - S.T.E.M.
  - Bridging services and communication to the neighborhood
- Charles Drew Health Center
  - Medical, dental and pharmacy
  - Farmer's market
  - Father's for a Lifetime
  - Healthy Families
  - Omaha Healthy Start
  - WIC programs



# The beauty revealed

- Changed culture and perception
- Dynamic mixed-use development
- Space designed to celebrate area and residents
- Encourage fellowship and connections



# What's Next

- 20 more years of collaboration
- Major employers – reducing risk and complexity
- Non-traditional entrepreneurship training
- Improved safety and security
- Improved health and education outcomes

Send for our annual report!  
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# Partial List of Organizations working toward North Omaha Revitalization Goals as of 5/2018

## Employment



## Education



## Entrepreneurship



## Housing, Neighborhoods & Transportation



## Violence Prevention & Justice



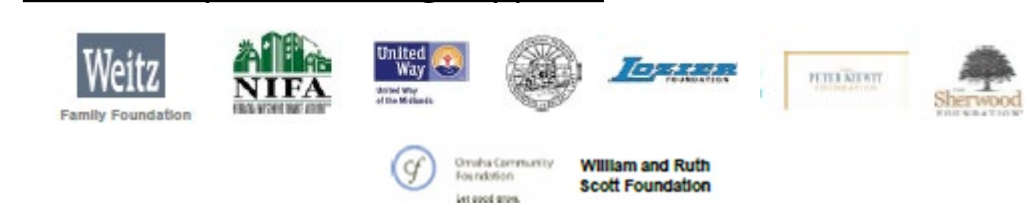
## Health and Healthy Families



## Arts, Culture & Media



## Philanthropic & Funding Supports



## Collaboration & Capacity-Building

