



**CONTACT: Ed Cochran, executive director, North Omaha Development Project
(402) 233-7152**

Long School Townhomes Complete, Ribbon-Cutting Ahead - Project Aimed at Residential, Commercial Growth

OMAHA, Neb., Nov. 12, 2009 – NeighborWorks Omaha (formerly known as New Community Development Corporation), the North Omaha Development Project and the city of Omaha are celebrating the completion of 10 “Live-and-Work Townhomes” in North Omaha’s Long School neighborhood. A ribbon-cutting ceremony will be held at 9 a.m. on Tuesday, Nov. 17, at 2026 N. 24th St.

“The Long School townhomes strike an impressive profile on the 24th Street corridor and are another example of the economic investment taking place in North Omaha,” said Ed Cochran, executive director of the North Omaha Development Project.

Located minutes from Creighton University, downtown Omaha and the airport, the townhomes are situated in the Long School Redevelopment Target Area (Patrick Ave. to Blondo St., 24th to 25th streets). NeighborWorks Omaha was in charge of the almost \$2 million project.

“When the city approached NeighborWorks Omaha about doing the project, we were very eager to be part of it. It’s designed to prompt residential and commercial growth in the community,” said NeighborWorks Omaha Housing Director Gloria Kellum.

NeighborWorks Omaha President and CEO Ken Lyons added, “The concept enhances the community aesthetically while adding economic stability as well. This effort, coupled with the efforts of the Greater Omaha Chamber’s North Omaha Development Project, is changing the face of North Omaha for the better. The Live-and-Work Townhomes are a continuation of NeighborWorks Omaha’s mission to develop a ‘new community’ by rekindling pride in our neighborhoods and igniting investments in the community.”

The city of Omaha supplied \$1.3 million in construction financing for the project, the remaining \$600,000 in financing came from Horizon Bank. The tri-level, three bedroom townhomes boast 1,590 square feet. The first level is designed as a workspace.

“The project offers an opportunity for local entrepreneurs to live in the community and have their business in that same community. In this case, it would happen to be in their home, hence the name Live-and-Work Townhomes,” said Kellum.

The townhomes are intended for low-to-moderate income buyers. The units list for \$168,000, but the city is offering deferred payment loans of up to \$60,000 to help defray costs.

“The key to revitalizing neighborhoods is sustainable economic development. The Live-and-Work Townhome residents bring new household income and create new economic activity in the Long School neighborhood”, said James Thele, assistant director of the Omaha Planning Department.

The public is invited to tour townhome #5 at 2026 N. 24th St. It is open from 8:30 a.m. to 5 p.m. Monday - Thursday and 8:30 a.m. to 2 p.m. on Fridays. For more information, go to www.ncdcomaha.org.

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The North Omaha Development Project is a commitment of the Greater Omaha Chamber, African American business leaders, the North Omaha community, corporate leaders and elected officials to develop a strategy that would result in significant business investments in North Omaha. The North Omaha Development Project plan is the culmination of a yearlong study process that capitalized on the area's greatest assets – the people of the community and the rich heritage.

This plan builds upon the economic rebirth already taking place throughout North Omaha. Located just north of Omaha's downtown, the North Omaha study area is bordered by Sorensen Parkway on the north, Cuming Street on the south, 16th Street on the east and 52nd Street on the west.

North Omaha Development Project
1301 Harney St. Omaha, NE 68102-1804
Phone (402) 233-7152 Fax (402) 346-7050