

Annual Comprehensive Economic Development Strategy (CEDS) And Progress Report

Grantee: South Central Economic Development District, Inc.

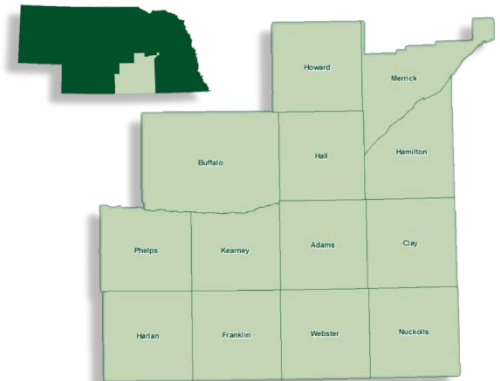
Project Number: EDA16DEN30020014

Period covered by the report: January 1, 2018 to December 31, 2018

Section 1: Adjustments:

South Central Economic Development District, Inc. (SCEDD) Board of Directors and the Comprehensive Economic Development Strategy (CEDS) Strategy Committee adopted the 2014-2018 CEDS plan in the 2012. No formal adjustments were made to the CEDS 2014-2018 CEDS plan in the past fiscal year. However, staff has listed progress of the plan objectives below.

SCEDD CEDS Region: Adams, Buffalo, Clay, Franklin, Hall, Harlan, Hamilton, Howard, Kearney, Merrick, Nuckolls, Phelps and Webster Counties in Nebraska.



Following this report, please find:

Attachment 1, the governing body list, page 16

Attachment 2, the CEDS strategy committee list and staff list, page 17

Attachment 3, Schedule: CEDS 2018 Action Implementation Plan, page 18

Section 2: Report:

A-1. Foster Business Development: Encourage business innovation, development, and disaster preparedness while providing assistance to businesses starting, expanding, struggling, or transitioning. This will be accomplished through facilitation of business training, support of local coalitions, information sharing, and technical assistance.

Accomplishments Achieved:

NDN-CR

SCEDD promoted statewide and regional entrepreneurial opportunities via emails, newsletters, and Facebook posts. Promotion was provided for classes or workshops for Nebraska Development Network Central Region (NDN-CR).

Adams County

Hastings Update of Re-use Loan Fund Guidelines: Worked with Nebraska Department of Economic Development (NEDED) and Hastings City Administrator, City Attorney, Re-use Loan Committee and Economic Development over many months to revise the guidelines.

Buffalo County

Gibbon Met with food processor to review end of year financials and address concerns. Provided expertise with a QuickBooks issue

Kearney County

Minden Met with a company to discuss the desire to expand, requiring 35 new FTE. Discussed options for locations with best availability of workers.

Minden Met with company to discussion expansion plans. Attended the Minden City Council meeting to answer questions on the required public hearing/expansion plans.

Wilcox Worked on cash flows and financial analysis with a local business. Reviewed all the owner's financial reports and updated financial projections with current data, met with client twice, then met with client and lender to discuss possibilities. Connected client to REAP for QuickBooks assistance.

Phelps County

- Holdrege Met with potential daycare owners and Phelps County Development Corp (PCDC) to discuss business plans and financing needs.
- Holdrege Met with a business owner to discuss retirement and sale of their business. Provided broker based pricing information.
- Holdrege Met with a business interested in expansion and currently looking for a new physical location, reviewed their financials.
- Holdrege Consulted with potential owner of a business seeking to sell; provided financial analysis and cash flow projections; discussed project with banker.

Webster County

- Red Cloud Met with the owner to discuss business succession.

District

- Education Met with Educational Service Unit 11, Dawson Public Power District, Educational Service Unit 10, Dept. of Economic Development, and Royal Engineered Composites to discuss a STEM trailer to enhance training in Educational Service Unit schools.

Quantify deliverable(s):

- 10 Businesses received one-on-one assistance
- 8 Email promotion of NDN-CR events
- 1 Planning Session for Collaboration between local businesses and Educational Service Units

Difficulties Encountered: The Executive Director had limited time for business consulting, resulting in less consulting and increased referrals to other entities.

A-2. Foster Business Development: Assist businesses in finding and applying for funding resources.

Accomplishments Achieved:

SCEDD assisted with funding resources for four projects in 2018:

Adams County

- Hastings Discussed business plan assistance for a laser cutting business, recommended owner meet with bankers prior to seeking gap financing.
- Hastings SCEDD, acting as the grant administrator, continues to monitor, track and report job creation for a loan using CDBG Program Income, defederalized through Hastings Economic Development Corp (HEDC). Non-profit Development Organization (NDO).
- Hastings Worked with HEDC and business owner to determine details of loan from Hastings ED Program Income through the HEDC NDO in order to defederalize the funds. SCEDD, acting as the grant administrator, attended multiple meeting with HEDC, Business Owner, Hastings Loan Committee and the Hastings City Council. SCEDD assisted with contracts, agreements and processed draw requests. SCEDD continues to report the job creation.
- Hastings Met with client regarding product commercialization and new 3D printing/manufacturing facility in Hastings; discussed funding sources, connected to business plan assistance. Toured facility at UNO. Met with client multiple times in preparation for a CDBG application for a new manufacturing facility and to review the financials for the project.
- Hastings Met with NEDED to discuss details an Economic Development CDBG and Environmental Review Record (ERR) for a new business. SCEDD Staff completed the Economic Development CDBG Application and the ERR as requested.

Hall County

- Wood River Completed loan package, presented the request to the SCEDD loan committee, closed the loan which enabled a business expansion (NDO funds). Repayment of the loan began May, 2018.

Kearney County

- Minden Worked with the NEDED to completed the Economic Development CDBG Application and ERR for Royal Engineered Composites expansion. Funding was approved and will flow through SCEDD's NDO and will be repaid to the revolving loan fund.

Merrick County

Chapman Completed loan to Preferred Popcorn as part of an Economic Development CDBG, funds flow through SCEDD's NDO and will be repaid to the revolving loan fund. Repayment will begin June, 2019.

Quantify deliverable(s):

- 2 Businesses Funded
- 2 Businesses pending funding at this time

Difficulties Encountered: The Executive Director had limited time for business consulting, resulting in less consulting and increased referrals to other entities.

B-1. Foster Community Development: Strengthen communities through planning; preparing communities for growth; facilitating: utilize knowledge, public funding, and private investment to ensure sustainable project development; supporting: partner with organizations working to strengthen the regional economy.

Accomplishments Achieved:

EDA funding has allowed SCEDD the opportunity to offer communities assistance and provide facilitation of projects. Whether or not these projects come to fruition, SCEDD is able to act as a conduit to supply communities with information that will benefit them the most in their endeavors.

SCEDD provides planning and facilitation services to all communities within member counties, as well as grant research, writing, and administration.

Adams County

Hastings Downtown Revitalization (DTR) Grant was awarded in late 2017. The special conditions, proposed fair housing and DTR guidelines were completed with require revisions. Hastings is currently promoting the program and requesting applications.

Hastings Assisted HEDC and the City regarding the 2007 Spec building project to get an amendment completed and move forward with the project.

Hastings Toured the Central Community College (CCC) speculative house, which was constructed by CCC student, as a possible home for the HomeSCEDD program. Attended the auction, but was unable to procure the home.

Hastings Worked with HEDC and a local business to research expansion plans and an economic development grant for that business expansion.

Buffalo County

Elm Creek The Village of Elm Creek was the recipient of a Nebraska Investment Finance Authority (NIFA) Planning Grant in late 2017. Staff continue to assist the village leadership with completion of a Comprehensive Planning Package, which includes the Comprehensive Plan, Zoning Ordinance, Blight Study, Housing Study and mapping of the community. The process is ongoing.

Elm Creek Assisted the Village Board with the application process for an Owner Occupied Rehab (OOR) Grant. Project awarded

Shelton Met with the Planning Commission and residents interested in starting an economic development group. Discussed next steps, priorities, and types of organizations. Housing Study Lite Completed with windshield assessment maps. The Report was submitted with the SCEDD Rural Workforce Housing Fund (RWHF) application.

Shelton Staff continue to work with the Village of Shelton leadership to complete the a Comprehensive Planning Package which includes the Comprehensive Plan, Zoning Ordinance, Blight Study, Housing Study Lite and mapping of the community. The process is ongoing. The Housing Study Lite was completed for the community and was included in the SCEDD RWHF Application. Shelton committed to provide a vacant lot for the HomeSCEDD program.



Clay County

Clay Center	2018 Contract for Nuisance Abatement activities completed in Clay Center.
Clay Center	Staff assisted with a Townhall meeting in which the community members worked on setting priorities for the coming years.
Edgar	Public Works - Final reports and draw have been submitted. Project remains open. NEDED will monitor project.
Fairfield	Attended the Fairfield Board Meeting to provide information on SCEDD's Nuisance Abatement program.
Glenvil	2018 Contract for Nuisance Abatement activities completed in Glenvil.
Harvard	Staff attended a meeting with representatives from the City, Rural Fire Department and City Fire Department to discuss grant funds and options for construction of new community center/fire hall facility.
Sutton	Met with the Sutton City Council to discuss housing. The City Council toured the Big Horn project in St. Paul. Housing Study Lite was completed for the community and was included in the SCEDD RWHF Application. Sutton committed to provide a vacant lot for the HomeSCEDD program.
Sutton	Assisted the City Council with the application process for an 2018 Downtown Revitalization Grant Application. Project awarded

Franklin County

Franklin	Housing Study Lite was completed by SCEDD staff for the Community of Franklin. The Housing Study Lite report was completed and submitted with the SCEDD RWHF application. Franklin committed to provide a vacant lot for the HomeSCEDD program.
Franklin	2018 Contract for Nuisance Abatement activities completed in Franklin.
Franklin	Staff continues to work with the City of Franklin leadership to complete a Comprehensive Planning Package, which includes the Comprehensive Plan, Zoning Ordinance, Blight Study, Housing Study Lite and mapping of the community. The process is ongoing.
Franklin	Assisted the leadership in the Village of Franklin with the application process for an OOR Grant. Project awarded.
Upland	Attended the Village Board Meeting in Upland to provide information regarding the SCEDD Nuisance Abatement services.

Hall County

Cairo	Reviewed a portion of the Leadership Certified Community application for the Economic Development Director.
Grand Island	Discussions and meeting held with the staff of the Grand Island Area Economic Development Corporation (GIAEDC) to review proposed projects in Hall County. Additional meetings with the Chair of the Hall County Board of Commissioners and the Commissioners to review proposed projects.
Wood River	The Wood River OOR is nearing completion. Staff assisted with the substantial completion of this project. The city received an amendment from NEDED for the remaining rehab and lead based paint funds to be utilized in the demolition category and an extension of the project to March, 2019. The City has sold the first lot that was acquired in the demolition process and a new house is being built on the cleared lot.
Wood River	The City of Wood River was awarded a DTR Planning Grant in late 2017. The consultant continues to work with the city on the planning document, a draft has been reviewed by the committee and presented to the council.
Wood River	Staff participated in the planning and execution of a Brownfields Workshop in Wood River in October, 2018. In conjunction with the workshop staff assisted Wood River with the Nebraska Department of Environmental Quality (NEDEQ) Sec 128(A) Assessment Application for an existing property. Met with the property owner and CRA representative to discuss NEDEQ completing a Phase I and II assessment prior to the workshop. Advertising for the event was shared utilizing the SCEDD mailing lists. Two staff members attended the Brownfields Workshop in Wood River in October, 2018. Workshop was attended by approximately thirty-five.

Wood River	Staff worked with the Wood River 20/20 Committee and NEDED Staff to complete a childcare survey for the community. Results were presented to the public at a townhall meeting. Assisted the community with a CDBG Public Works Grant Application. Project awarded in December, 2018.
Hamilton County	
Aurora	Met with an Economic Developer to discuss housing in Aurora.
Hampton	Housing Study Lite was completed for Hampton and submitted with the SCEDD RWHF application. Hampton committed to provide a vacant lot for the HomeSCEDD program.
Harlan County	
Alma	The City of Alma was awarded an OOR Grant in late 2017. Staff assisted the community with moving forward through the project. Six properties application have been accepted into the project. There is potential for two additional homes to be added to the project.
Orleans	Staff attended the Village of Orleans Board Meeting to discuss the SCEDD Nuisance Abatement Program and grant writing.
Stamford	Staff attended the Village Board Meeting to review available SCEDD services and grant programs.
Howard County	
Elba	The Village of Elba received notice of CDBG Street Project award in late 2017. The Village worked with USDA on financing and received \$580K to assist with the project. Engineer proceeded with the project and bid opening was held in November, 2018.
St. Paul	The City of St. Paul was awarded a DTR Planning Grant in late 2017. Miller & Associates were selected as the engineer on the project. A kick off meeting was held at the end of May. The final plan/report was submitted to the City Council in October. Environmental Review Record completed for the Housing Authority.
St. Paul	
Kearney County	
Axtell	2018 Contract for Nuisance Abatement activities continuing in Axtell.
Merrick County	
Central City	The DTR-Phase II Project was awarded prior to 2018. The council awarded the project to VanKirk Brothers. The pre-construction conference was held and work progressed through 2018. Work will be substantially completed in 2018.
Chapman	2018 Contract for Nuisance Abatement activities completed in Chapman.
Merrick County	The Preferred Popcorn project continued in 2018 with a grand opening held in August. Completed a loan to Preferred Popcorn as part of an Economic Development CDBG Program. Funds have been run through the SCEDD NDO and will be repaid to the Revolving Loan Fund (RLF). Repayment will begin June, 2019. NEDED monitored the project in November with SCEDD staff in attendance.
Palmer	The Village of Palmer was awarded an OOR Grant in late 2017. Staff assisted the community with moving forward through the project. Homeowner and contractor meetings were held. The first application was received and submitted to the housing committee. The Village will work to promote the program.
Palmer	An Update to the Blight Study and a Redevelopment Plan was completed for the Village of Palmer.
Nuckolls County	
Nelson	Public Works Street Improvement Project was approved in 2017. The special conditions were executed at January Council meeting. The city was required to do an 8 step process due to part of the project being in a flood plain. The city selected Olsson Associates for the project. Staff assisted engineer with development of contract with City. The engineer created a project design and met with City to review preliminary plans. Bid opening was held in November, 2018.
Superior	Public Works Drainage Project - Staff assisted with the procurement of a planner for the drainage project. Five Rule Rural Planning was awarded the contract. Work on the project is ongoing.

Superior	OOR Grant still in progress in the community. Seven homes have been or are nearing completion. Work continues. Homeowner applications have been processed and the city has demo'd some properties as well. The City has expended some of the demo dollar through the City's demolition/rebuild program. The City has requested a six month extension to March 2019 to the project before the contract end date of November 30th.
Superior	DTR was awarded in 2017. Engineer continues to work on design of public facility improvements. Eight DTR applications have been received. The city conducted bid letting with one bid being received. The bid was higher than City anticipated. The city administrator began working through financing options/reduction of scope, etc. City awarded contract to VanKirk Brothers. Work began in late August. Staff completed the Tier II environmental records for businesses that applied for commercial rehab funds and work continues on public facilities portion of work. Business owners meeting was held in October, 2018 to review Davis Bacon requirements. City requested an extension of the contract to July, 2019.
Superior	2018 Contract for Nuisance Abatement activities completed in Superior.
Superior	Worked on a Trust Fund Pre-application for submission to NEDED in early March. Upon further discussion it was determined the community should postpone the application until the three open grant projects are completed or further along in process.
Phelps County	
Bertrand	Met with the Council to discuss housing. Housing Study Lite was completed for the community and was included in the SCEDD RWHF Application. Bertrand committed to provide a vacant lot for the HomeSCEDD program.
Bertrand	2018 Contract for Nuisance Abatement activities completed in Bertrand.
Holdrege	Met with PCDC & Holdrege Housing Authority to discuss the Holdrege RWHF monies received by the Holdrege Housing Authority.
Holdrege	Met with Trinity Childcare Director to assist with a Health and Human Services (HHS) Grant being submitted.
Holdrege – PCDC	Staff met with PCDC to discuss options for a vacant lot in Holdrege. Staff will continue to work with PCDD regarding options for the RWHF Program in Phelps County.
Loomis	Met with Council and members of a private housing group to discuss housing.
Loomis	2018 Contract for Nuisance Abatement activities completed in Loomis.
Loomis	Attended the Village Board Meeting in January, 2018 to discuss Board options.
Webster County	
Blue Hill	CDBG Streets Project - Work was scheduled to begin in the summer of 2018, but finally began after Labor Day. SCEDD staff conducted employee interviews. Work largely completed by mid-November.
Blue Hill	Staff met with the City of Blue Hill Council to discuss steps needed for a new housing development. Additional discussions took place regarding enforcing liens on properties that are cleaned up but not moving forward. Housing Study Lite was completed for the community and was included in the SCEDD RWHF Application. Blue Hill committed to provide a vacant lot for the HomeSCEDD program.
Blue Hill	Met with individual interested in housing development, discussed next steps
Blue Hill	2018 Contract for Nuisance Abatement activities completed in Blue Hill.
Blue Hill	Staff worked with the City Council to update the Zoning Ordinance.
Red Cloud	Willa Cather CDBG Project - Received monitoring letter, satisfactory report and project completion letter received.
Red Cloud	Childcare Center CDBG - Completed the project. Open House was held. Steve Charleston of NEDED conducted an onsite visit. Monitoring and exit interview by NEDED were completed in August. Awaiting written monitoring report letter.
Red Cloud	Completed the CDBG Strategic Planning Process. Awaiting desktop monitoring.
Red Cloud	CDBG Electrical Study - The project is ongoing with the Engineer working on the project. There has been a minor delay due to turnover at the city.

Red Cloud	Housing Study Lite was completed for Red Cloud and submitted with the SCEDD RWHF application.
Red Cloud	Completed the Comprehensive Plan, Blight Study and Zoning Update for the City of Red Cloud. Approved by the City Council in March, 2018.
District Wide	
RWHF	The NEDED RWHF grant process required a significant amount of time by the SCEDD Staff. Applications to both NEDED and NIFA were completed by the staff. Fundraising was completed by the SCEDD staff as well as the Board of directors committing funds to the RWHF RLF.
RWHF Application	The RWHF Application required a significant amount of time by the SCEDD Staff. Staff completed six Housing Study Lite reports to submit with the RWHF Application, these communities include: Bertrand, Blue Hill, Franklin, Hampton, Shelton and Sutton in the SCEDD Region. These communities committed to providing a vacant lot for HomeSCEDD program. NEDED RWHF Grant Application was awarded in the amount of \$274,770.
NIFA Grant	The NIFA LB518 Match Program Application was completed by staff and was awarded to SCEDD in the amount of \$224,200.
Fundraising	Fundraising for the matching fund for the RWHF Application required a significant amount of time for the SCEDD staff. During the fundraising campaign, SCEDD staff reached out to all the area banks with letters, program flyers and follow up phone calls. Though all area banks were contacted only 4 donations were received for a total of \$31,000.
Board of Directors	The SCEDD Board of Directors committed \$150,000 to the RWHF Match program.
SCEDD RLF for RWHF	The SCEDD RLF for RWHF started with a total of \$679,970. To date the RWHF RLF has had two applications with all being approved by the loan committee, and there are two applications currently in progress.
HomeSCEDD	The HomeSCEDD Program is the SCEDD Program focused on building homes in our communities. The HomeSCEDD program can apply to the RWHF RLF in order to receive funding to further housing in the SCEDD region.
Big Horn	The Big Horn house was funded by the SCEDD Board in order to serve as a proof of concept for the SCEDD RWHF Application to NEDED. The house is located in St. Paul, Nebraska and has been completed and is currently on the market.
11 th & Logan	SCEDD completed the application process for the SCEDD RLF for RWHF. The loan was approved in late December and the new project will be built in Holdrege, Nebraska at 11 th and Logan Street. This home will be a component home through Vantage Pointe Homes, Inc. out of Lincoln, Nebraska.
NEDED	An application for operating funds through the Nebraska Affordable Housing Trust Fund Technical Assistance program was completed and submitted to NEDED. The notice of award was received in November, 2018. This is \$40,000 over 2 years. Funds from the program will give SCEDD additional resources to expand housing programs throughout the SCEDD Region.
County Boards	Executive Director and Deputy Director conducted County Board visits to provide an annual update to all 13 counties in the SCEDD Region.

Quantify deliverable(s):

- 1 Community Needs Assessment Studies
- 4 Blight Studies
- 23 CDBG Grant Administration Projects
- 4 CDBG and Trust Fund grants written
- 5 Housing Study Lite studies
- 9 Communities participated in the Nuisance Abatement Program for a total of 1,054 parcels
- 2 Town Hall Meeting facilitated
- 4 Comprehensive Plans
- 1 Redevelopment Plan
- 1 Zoning Update
- 1 Brownfield Conference
- 1 Environmental Review

Difficulties Encountered: Staff turnover provided a challenge for completing planning projects and burdened the Deputy Director and Executive Direction with additional nuisance abatement activities. The number of CDBG projects with up to thirty sub-contractors created the need to hire a grand administration assistant.

C-1. Enrich Organizational Development: Participate in continuing education for SCEDD staff to ensure staff is equipped with relevant information and knowledge to serve constituents. Hold regular staff meetings to share information and knowledge.

Accomplishments Achieved

Staff Meetings AAP Meeting NDN-CR	Staff Meetings are scheduled on a routine basis. Staff attended the Annual Action Plan Meeting in Kearney. Staff participated in an NDN-CR Conference Call to solidify the schedule for 2018. Staff participate in all NDN-CR Meetings and workshops in addition to hosting several events for the NDN-CR Network.
CDBG Application Webinar	Staff participated in the CDBG Application Webinar and attended an Application workshop in North Platte.
CDBG Certification Training HomeNE Learning Network	Attended the CDBG Re-Certification Course in Lincoln. SCEDD has taken on the role of Lead Agent in the HomeNE Learning Network. SCEDD staff facilitate all events, but it is also an excellent opportunity for education as all staff participate in every webinar.
HomeNE Webinars	As part of the HomeNE Learning Network, SCEDD staff facilitate monthly, live ZOOM calls regarding a variety of housing topics. SCEDD staff participate in the learning opportunity.
HomeNE Gatherings	SCEDD staff not only plan the gathering, but also participate in this valuable learning opportunity.
NEDED Web Mapping NEDED Webinars NIFA Conference NPZA Conference NROC All Staff	Staff member participated in the NEDED Web Mapping webinar. Participated in the NEDED webinars regarding project status reports. Staff attended the NIFA Conference in LaVista. Staff attended the three day NPZA Conference in Kearney. SCEDD Staff were instrumental in the planning for the September NROC All-Staff Conference. The NROC All Staff Conference was held in Kearney on September 11 & 12.
Social Media Basics for RDOs ToP Facilitation	Staff participated in a webinar regarding "Social Media Basics for RDO's". Completed the Virtual ToP Facilitation training to assist with the HomeNE Webinar Series. Staff attended a one-day ToP Facilitation Training on Environmental Scanning.
Governor's Summit	Executive Director & Deputy Director attended the one day Governor's Summit in Lincoln.



Brownfields Workshop

Staff participated in the planning and execution of a Brownfields Workshop in Wood River in October, 2018.

Quantify deliverable(s):

- 10 HomeNE Webinars
- 2 HomeNE Gatherings – St. Paul & North Platte
- 3 ToP Facilitation Training
- 3 Collaboration Events
- 2 Conferences
- 2 Trainings
- 4 Webinars
- 1 Governor’s Summit

Difficulties Encountered: None

C-2. Enrich Organizational Development: Promote the SCEDD Organization for larger impact.

Accomplishments Achieved:

Adams County

Hastings Attended the annual meeting of the Hastings Economic Development Corp.

Adams/Buffalo Counties

Hastings & Shelton SCEDD connected the Joslyn Institute for Sustainable Communities with Shelton and Hastings leaders for a Fannie Mae grant application. If funded, these communities, along with a neighborhood in each of Lincoln and Omaha, would be piloted for the establishment of Sustainometrics for decision making.

Buffalo County

Shelton Attended the Shelton Village Board Meeting to discuss HomeSCEDD. Housing Study Lite was completed for the community and was included in the SCEDD RWHF Application. Shelton committed to provide a vacant lot for the HomeSCEDD program.

Hall County

Wood River Staff participated in the planning and execution of a Brownfields Workshop in Wood River in October, 2018.

Kearney County

Minden Attended Sen. Kuehn’s townhall and Kearney County Health Systems board meeting regarding the closure of Hinter Long and Nursing Home facilities

Merrick County

Central City Attended the annual meeting of the Merrick County Development Corp.

Nuckolls County

Superior Met with the director of Superior Economic Development to discuss SCEDD services, projects in Superior and educational opportunities.

Phelps County

Holdrege Participated in mock interviews at Holdrege High School.
County Wide Partnered with PCDC and the Holdrege Area Chamber to host an Online Marketing Workshop in February. The event was well attended with over 30 attendees.

District Wide

Communication Staff provided ongoing information regarding grants, workshops, upcoming meetings, surveys and events district wide through the SCEDD list-serve.
Banking Letters Communicated with banks throughout the region regarding the RWHF matching opportunity.

NDN-CR	Assist with the Nebraska Development Network-Central Region (NDN-CR) with all communication regarding activities in Central Nebraska. Conducted registration and publicity for the NDN-CR Childcare Conference held June 5 in Kearney. Attendees requested this become a yearly event.
Thriving Children, Families & Communities	Staff attended the Thriving Children, Families & Communities Conference in Kearney in September.
State Wide	
NEDEQ	Executive Director attended the NEDEQ Small Business Compliance Advisory Panel (SBCAP) Meeting in Lincoln.
Clerk School	Executive Director attended one day of Clerk School held in Grand Island. This was an opportunity to promote the Development Districts across the state.
League of Nebraska Municipalities	Staff attended the League of Nebraska Municipalities in Kearney in September.
Nebraska Realtors Meeting	Staff spoke at the Nebraska Realtors meeting in Lincoln on September 10.
NIFA Workforce Housing Forum	Staff attended the 2018 NIFA Workforce Housing Forum in Kearney. The Executive Director participated in the Forum as a speaker on a panel.

Quantify deliverable(s):

- 1 Day at the NROC booth at the Nebraska Association of County Officials Conference (NACO)
- 1 Day at the NROC booth at the Nebraska Clerk's School
- 1 Brownfield Conference
- 112 Constant Contact emails to members and stakeholders regarding training opportunities, workshops, and other information
- 74 Facebook Posts

Difficulties Encountered: None

C-3. Enrich Organizational Development: Continue to develop chargeable services and remain mindful of new, emerging opportunities.

Accomplishments Achieved:

Connecting Entrepreneurial Communities	Attended and presented at the 2 day conference held in Hastings. Shared the success thus far with the HomeNE Program, which is being piloted by SCEDD.
JHEDI	Sharon convened the JHEDI Group multiple times throughout 2018.
JHEDI Housing Study Lite Committee	The Housing Study Lite Toolkit was developed by SCEDD and a team from across the state. It has been made available on our website: www.scedd.us/HomeNE . The NIFA website, www.livene.org is linked to the SCEDD website
HomeNE Learning Network	SCEDD has taken on the role of Lead Agent in the HomeNE Learning Network. The network was established in late 2017 as a direct result of the statewide JHEDI (Joint Housing Economic Development Initiative) group. The HomeNE Learning Network includes both in person and webinar opportunities for education regarding numerous housing topics. SCEDD staff facilitate all events, but it is also an excellent opportunity for education as all staff participate in every webinar.
HomeNE Committee	SCEDD staff participate in the HomeNE Committee. This committee is made of multiple SCEDD staff and housing experts from around the state that are members of the JHEDI group. This committee provides guidance to SCEDD staff regarding the HomeNE Webinars and Gatherings.

HomeNE Webinars	As part of the HomeNE Learning Network, SCEDD staff facilitate monthly, live ZOOM calls regarding a variety of housing topics. The SCEDD staff handle all the operations of the ZOOM Calls, but also all staff participate in the learning opportunity.
HomeNE Gatherings	SCEDD is the lead agent for HomeNE therefore they handle all aspects of the HomeNE Gatherings as well. These in-person gatherings are held in the spring and fall. The spring gathering is a one day event with the fall gathering being a two day event. SCEDD staff not only plan the gathering, but also participate in this valuable learning opportunity. Although the program is in the infant stages, it continues to grow with the Spring Gathering having twelve attendees from across the state and the Fall Gathering drawing 24 attendees.
RWHF	The NEDED RWHF grant process required a significant amount of time by the SCEDD Staff. Applications to both NEDED and NIFA were completed by the staff. Fundraising was completed by the SCEDD staff as well as the Board of directors committing funds to the RWHF RLF.
RWHF Application	The RWHF Application required a significant amount of time by the SCEDD Staff. Staff completed six Housing Study Lite reports to submit with the RWHF Application, these communities include: Bertrand, Blue Hill, Franklin, Hampton, Shelton and Sutton in the SCEDD Region. These communities committed to providing a vacant lot for HomeSCEDD program. NEDED RWHF Grant Application was awarded in the amount of \$274,770.
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Fundraising	Fundraising for the matching fund for the RWHF Application required a significant amount of time for the SCEDD staff. During the fundraising campaign, SCEDD staff reached out to all the area banks with letters, program flyers and follow up phone calls. Though all area banks were contacted on 4 donations were received for a total of \$31,000.
Board of Directors SCEDD RLF for RWHF HomeSCEDD	The SCEDD Board of Directors committed \$150,000 to the RWHF Match program. The SCEDD RLF for RWHF started with a total of \$679,970. To date the RWHF RLF has had two applications with all being approved by the loan committee, and there are two applications currently in progress. The HomeSCEDD Program is the SCEDD Program focused on building homes in our communities. The HomeSCEDD program can apply to the RWHF RLF in order to receive funding to further housing in the SCEDD region.
LandBank Legislation	Staff worked with Marty Barnhart of the Omaha Landbank to support the legislative bill that would give the opportunity to expand Landbanking throughout the state. The Executive Director testified in favor of the bill. Information was shared with the SCEDD Region communities and they were encouraged to contact their Senators.

Quantify deliverable(s):

- 10 HomeNE Webinars Facilitated
- 2 HomeNE Gatherings Facilitated
- 1 Conference Attended
- 2 JHEDI Meetings/Committees
- 1 HomeSCEDD-RWHF Grant secured with a total of \$679,970 invested in to the RLF for RWHF
 - \$274,400 RWHF Grant
 - \$224,000 NIFA Grant
 - \$ 31,000 Fundraising
 - \$150,000 SCEDD Board Match
- 2 LandBank Expansion Testimony

Difficulties Encountered: There was much time expended on fundraising for RWHF match to only receive four donations for a total of \$31,000.

C-4. Enrich Organizational Development: Participate as a member of National Association of Development Organizations and other national, state and local organizations as appropriate, including Nebraska Regional Officials Council.

Accomplishments Achieved:

Legal Aid	Staff met with Legal Aid to discuss programs available around the area.
State Legislature	Staff testified at the State Legislature regarding bills supported by NROC, primarily the Landbank bill. Staff testified at the Legislative Hearing in Grand Island.
NROC	Executive Director & Deputy Director participated in NROC Calls, in-person meetings and Legislative Updates. Staff attended the NROC State Legislative Breakfast.
NROC All Staff Conference	SCEDD Staff were instrumental in the planning for the September NROC All-Staff Conference. The NROC All Staff Conference was held in Kearney in September.
NEDA Legislative Day	Staff participated in the NEDA Legislative Day, received list of bills supported/opposed by NEDA and visited SCEDD Senators.

Quantify deliverable(s):

- 1 State-wide NROC All Staff Conference
- 4 Quarterly NROC Meetings
- 8 Monthly NROC Teleconferences
- 1 NROC State Legislative Breakfast
- 1 NEDA Legislative Day
- 1 Meeting with Legal Aid
- 6 Testimonies by SCEDD Staff for Legislative hearings

Difficulties Encountered: None.

C-5. Enrich Organizational Development: Hold bi-monthly meetings of the Board of Directors to conduct business and share information.

Accomplishments Achieved:

Board meetings were scheduled in odd-numbered months, with the location rotating alphabetically by county. Representatives from Nebraska Department of Economic Development, representatives from each county, and public participants attended meetings.

Board Meetings	Bi-monthly Board meetings held in January, March, May, July, September and November. The SCEDD Interlocal annual meeting was held in January.
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Quantify deliverable(s):

- 6 Board Meetings

Difficulties Encountered: Accepted the resignation of one business owner; determined not necessary to replace.

C-6. Enrich Organizational Development: Ensure proper governance through optimal board members and CEDS Strategy Committee. See Attachments 1 and 2.

Accomplishments Achieved:

2 New Members	Fostered two new board members with finance and construction expertise. These positions were added in late 2017.
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Difficulties Encountered: None.

C-7. Enrich Organizational Development: Strengthen the SCEDD organization via board development

Accomplishments Achieved:

Strategic Planning SCEDD Strategic Planning was held in September prior to the Board Meeting

Quantify deliverable(s):

11 Board Members attended Strategic Planning

Difficulties Encountered: None

C-8. Enrich Organizational Development: Complete planning and implementation for an updated CEDS, and complete reporting requirements for this funding.

Accomplishments Achieved:

2019-2023 CEDS	SCEDD Staff worked with Dr. Dority and Dr. Chaffin throughout 2018 to write the 2019-2023 CEDS. Staff, along with Drs. Dority and Chaffin, participated in public input meetings throughout the region. The public input sessions included multiple entities and industries. The CEDS Draft was presented to the Tri-City Area Economic Development Forum in Hasting on September 21. Following the presentation, findings were incorporated into the report. The 2019-2023 CEDS report was made available for Public Input in November and final report will be submitted in December.
EDO Forum	Staff held the EDO Forum in Kearney in February. This was an opportunity for Economic Development Professionals from the SCEDD Region to come together and share successes and difficulties. CEDS research was presented in the morning with discussion of successes, struggles and needs in the afternoon. The event was well attended and provided Dr. Dority and Dr. Chaffin an opportunity to review some of the preliminary data for the 2019-2023 CEDS.
Tri-City Area Economic Development Forum	SCEDD Staff participated in the planning and execution of the Tri-City Area Economic Development Forum held in Hastings in September. The Preliminary CEDS was presented to the participants. Participants then brainstormed on the findings and discussed next steps, goals and objectives.
2018 CEDS Update	SCEDD staff completed the Annual CEDS Update Report.

Quantify deliverable(s):

- 1 2019-2023 CEDS for SCEDD Region
- 1 EDO Forum
- 1 Tri-City Area Economic Development Forum
- 1 2018 Annual CEDS Update Report

Difficulties Encountered: None.

D. CEDS Development:

D.1 CEDS Development: Submit in hard and electronic copy an Updated/Revised Comprehensive Economic Development Strategy (CEDS) and CEDS Checklist following the new CEDS Guidelines and include a resiliency section. Submit document to EDA by December 31, 2018. The CEDS had a 30-day public comment period and was approved by the Board prior to submission to EDA. **(Year 3 - January 1, 2018 to December 31, 2018 only).**

Accomplishments Achieved:

SCEDD Staff worked with Dr. Dority and Dr. Chaffin throughout 2018 to write the 2019-2023 CEDS. Staff, along with Drs. Dority and Chaffin, participated in public input meetings throughout the region. The public input sessions included multiple entities and industries. The CEDS Draft was presented to the Tri-City Area Economic Development Forum in Hasting on September 21. Following the presentation, findings were incorporated into the report. The 2019-2023 CEDS report was made available for Public Input in November.

Quantify deliverable(s): 2019–2023 CEDS for South Central Economic Development District.

Difficulties Encountered: Identifying key play ers throughout the District and scheduling meetings to ensure maximum participation.

Evaluate:

The following list of performance measures identifies those measures that were provided within the 2013-2018 CEDS. As part of the CEDS strategy, these performance measures are to be reported upon annually in order to evaluate the successful development and implementation of the District’s CEDS.

1. Number of jobs created after implementation of the CEDS;
2. Number of jobs retained in the region;
3. Amount of private sector investment in the region after implementation of the CEDS; and
4. Changes in the economic environment of the region.

1. Number of jobs created after implementation of the CEDS and/or retained in the region: During this reporting period, the CEDS Committee documented 141 jobs that were created or retained across the District.

Accomplishments Achieved:

Manufacturer Expansion	63 Jobs Created or Retained
Manufacturer Expansion	10 Jobs Created or Retained
Daycare Transition	6 Jobs Created or Retained
Medical Clinic Transition	6 Jobs Created or Retained
Hospital Expansion	4 Jobs Created or Retained
Ravenna News Transition	4 Jobs Created or Retained
Veterinarian Clinic Transition	3 Jobs Created or Retained
Manufacturer Expansion	2 Jobs Created or Retained
New Service Business	1 Jobs Created or Retained
New Service Business	1 Jobs Created or Retained
Reopen of Service Business	1 Jobs Created or Retained
New Construction of Retail Business	30 Jobs Created or Retained
Manufacturer Expansion	10 Jobs Created or Retained

Quantify deliverable(s):

141 Jobs were Created or Retained across the District

Difficulties Encountered: Tracking this information throughout the district can be difficult. Local Economic Development professionals assist with the data gathering.

2. Number of jobs retained in the region: Please see Performance Measure #1.

3. Amount of private sector investment in the region after implementation of the CEDS: As documented in the GPRA, the CEDS Committee accounted for \$111,996,330 of private sector investment in the District.



4. Changes in the economic environment of the region: The following items highlight some of the changes that have taken place since implementation of the 2013-2018 CEDS.

- **Agriculture:** Ten of SCEDD's thirteen counties are listed by the USDA, Economic Research Service (ERS) as having economies that are dependent upon agriculture. Although SCEDD has no strategy directly supporting agriculture, shifts in the local agricultural economy significantly impact the communities and businesses directly served by the District.

At the time that the 2013 CEDS was being written farmers across the nation were enjoying high commodity prices for corn and soybeans. These strong prices led many farmers to make serious investments in their operation, leading to land and equipment purchases. In 2014, those strong commodity prices began to decline and have continued to do so ever since. Ag producer's 2018 revenue is expected to be 50% of the 2013 revenue.

- **Unemployment:** The unemployment rate in the SCEDD region is low (2.8%) and generally at or below the rate in Nebraska overall (2.9%). In addition, the labor force participation rate in the SCEDD region is high and similar to the rate in Nebraska overall (70% for both areas).

In terms of the composition of employment by industry, the SCEDD region differs from Nebraska. Relatively more workers are employed in the lower paying industries of agriculture (3.4% vs. 1.7%) and manufacturing (15.6% vs. 10.1%) than in Nebraska overall, whereas relatively fewer workers are employed in the higher paying industries of finance and insurance (3.2% vs. 5.8%) and professional and technical services (2.7% vs. 4.7%) than in Nebraska overall.

With relatively more workers in the SCEDD region employed in agriculture, and given nearly two in four jobs in the SCEDD region are tied to agriculture compared to one in four jobs statewide, the health of ag-related markets translates into the health of the SCEDD economy.

- **Intensifying lack of housing units:** The 2013 CEDS identified lack of low income, affordable, and market rate housing units as a problem across the District. According to local economic developers, the affordable housing situation has continued to deteriorate.

Since 2013, in every Community Needs Assessment Survey (CNAS) SCEDD has administered, regardless of the size or location of the community, residents stated that a lack of housing options prevents them from making positive economic changes.

While SCEDD, local governments, economic development organizations, and contractors are working and developing policies to address the housing shortage, the gap between supply and demand continues to expand each year. In 2018, SCEDD received established the RLF for RWHF, which allows contractors who meet the guidelines, to apply for low interest loans and build in communities with significant housing needs. SCEDD implemented the HomeSCEDD program, which is aimed at helping communities develop their workforce housing stock. The communities will provide a site ready lot to SCEDD, who will then build the house and sell it at an affordable rate. SCEDD grew the HomeNE Learning Network, a network of communities and resource providers, who will share successes and challenges they face as they work through the housing crisis facing the District. Finally, SCEDD has representation in JHEDI, a statewide group of resource providers that focus on housing in Nebraska.

Schedule:

The schedule for the CEDS will now be included in the 2019-2023 CEDS, which was submitted in December, 2018.

All performance measures that were listed for the 2018 AIP are documented under the 'quantifiable deliverables' section of this report.

LIST OF ATTACHMENTS

Attachment 1, Governing Body/Board Composition.....Page 17
Attachment 2, CEDS Strategy Committee List and Staff List.....Page 18
Attachment 3, CEDS Schedule of Goals and Plan of Action for 2018.....Page 19

ATTACHMENT 1: BOARD COMPOSITION
South Central Economic Development District, Inc.

Government Representatives

Name	Government	Position
1. Dale Curtis	Adams County	County Commissioner
2. Dennis Reiter	Buffalo County	County Commissioner
3. Barb Barnett	Clay County	County Zoning Administrator
4. Raquel Felzien	Franklin County	City of Franklin Clerk
5. Mary Berlie	Hall County	Grand Island Area Economic Development Corporation
6. Bobby Parks	Hamilton County	County Commissioner
7. Doug Wilson	Harlan County	Alma City Administrator
8. Mike Feeken	Howard County	Executive Director St. Paul Development Corporation
9. Robert Swanson	Kearney County	County Commissioner
10. Kent Carlson	Merrick County	County Commissioner
11. Tim Zikmund	Nuckolls County	County Commissioner
12. Theresa Puls	Phelps County	County Commissioner
13. Jay Hall	Webster County	Heritage Highway Tourism

Non-Government Representatives

Private Sector Representatives

Name	Company/Enterprise	Position
14. Matthew Blum	Good Samaritan Society - Superior	Executive Director
15. Linda Glause	Five Points Bank	AVP/Mortgage Officer

Stakeholder Organization Representatives

Name	Organization	Position
16. Marni Danhauer	Central Community College- Grand Island	Associate Dean of Extended Learning Services
17. Keith Dubas	Central Community College – Hastings	Construction Technology Instructor

ATTACHMENT 2: CEDS STRATEGY COMMITTEE, STAFF LIST
South Central Economic Development District, Inc.

CEDS Strategy Committee

Name	Organization	Position
Trina Goodrich	Aurora Area Chamber & Economic Development	Director
Dana Dennison	Ravenna Economic Development	Executive Director
Darren Robinson	The Economic Council of Buffalo County	Executive Director
Mike Feeken	St. Paul Economic Development	Executive Director
Maggie Vaughn	Hastings Economic Development Corporation	Interim Executive Director
Mary Berlie	Grand Island Area Economic Development Corp	Assistant Director
Doug Wilson	City of Alma	City Administrator
Ron Tillery	Phelps County Development Corp.	Executive Director
Jeff Hofaker	City of Sutton	City Administrator
Matt Cederburg	City of Minden	City Administrator
Miles McGinnis	City of Central City	Economic Development Director
Heather Overturf	City of Superior	Economic Development Director
Jarrod McCartney	Heritage Tourism, Red Cloud	Executive Director
Kelly Gewecke	Nebraska Department of Economic Development	Central Field Service Rep.
Evan Clark	Nebraska Department of Economic Development	Economic Development Consultant

Staff List

Name	Position
Sharon Hueftle	Executive Director
Levi Adam	Deputy Director
Lori Ferguson	Community Consultant
Sheri Alber	Fiscal Officer
Linda Martin	Staff Assistant
Kristy Borden	Grant Assistant

Attachment 3: CEDS Schedule of Goals and Plan of Action for 2019

Action Plan

PRIORITY AREA #1: Industry Growth & Innovation

Rationale: Cluster industries in the region are tightly connected to the natural and infrastructure resources. Specifically, the soils, water and transportation corridors play a critical role in the Agriculture, Manufacturing and Wholesale Trade industries. There is some concern regarding the diversity of the economy as economic cycles and commodity pricing may inhibit strategic investment and innovation. Investing in industries tied to local natural resources can enhance location-based stability compared to employers with fewer location-based resources. That said, over dependence on core industries within the region can lead to instability and high risk to economic cycles. Thus, it may be important to invest in related diversification within the core industries to enhance strategic investment and innovation, diversify, and leverage local natural resources. The core industries are maintaining some level of advantage within the region but there is also some need to invest in maintaining supporting industries to help retain and recruit workers.

Goal #1: To grow, sustain, and integrate efforts related to diversifying the regional economy, particularly in the agriculture-manufacturing-wholesale trade industry cluster.

PRIORITY AREA #1: Industry Growth & Innovation							
Objective	Action	Implementation Partners	Funding Sources	Direct Measure	Jobs Created	Indirect Measure	Timeframe
Enhance awareness about innovative efforts within industries in the region and the state	Identify and support conveners in core industries	SCEDD	SCEDD	# of communications on innovative efforts	N/A	Patents per 1,000 workers	2019-2023
		DED NeMAC HAMA NxGen EcDev Organizations AFAN	DED EcDev Organizations	# of meetings with conveners		Proprietors per person	
Reduce barriers to start, transition, and grow a business (i.e., to innovation in general)	Identify barriers that may prohibit new ideas/businesses from coming to fruition	SCEDD DED	SCEDD EDA	List of key barriers is developed	30		2019-2023
	Partner with agencies/organizations in the region to provide services for new and existing entrepreneurs to navigate the entrepreneurial process	REAP NEF NBDC UNL (Engler Ag Institute)	Private Businesses	# of referrals # of communications on helpfulness and collaboration within our region			
	Partner with agencies/organizations in the region to develop a helpful and collaborative culture – a culture where people say, "I want to stay here"	NeMAC Grow Nebraska USDA		# of meetings with agencies/organizations			
Support diverse agriculture-manufacturing innovation	Facilitate collaboration among strategic partners to examine alternative agriculture-manufacturing opportunities that the region can provide	SCEDD DED AFAN NeMAC EcDev Organizations	SCEDD AFAN NeMAC Private Businesses USDA	Value of products and services diverted from outside of the region to inside the region # of meetings with strategic partners	20	Total employment growth Wage growth New products	2019-2023
	Facilitate collaboration among strategic partners to prioritize and nurture innovative ideas and alternative agriculture-manufacturing opportunities	Nebraska Extension FFA Leadership		Value of products and services diverted from outside of the region to inside the region # of alternative agriculture-manufacturing ideas/opportunities nurtured			
	Identify and secure resources to promote innovation in and to reinforce the agriculture-manufacturing industries			Amount of resources secured			
Support ecotourism and heritage tourism	Facilitate collaboration among strategic partners to examine opportunities in ecotourism/heritage tourism	Grow Nebraska DED Tourism Chamber of Commerce	SCEDD Nebraska Extension UNL: Great Plans Ecotourism NE Dept. of Tourism	Increase in # of tourists to South Central Nebraska # of meetings with strategic partners	6	Employment growth in tourism industries	2019-2023
	Increase awareness of opportunities available to entities for capitalizing on existing tourist events (crane migration)	UNL: Great Plans Ecotourism NE Dept. of Tourism					



PRIORITY AREA #2: Workforce Development

Rationale: There are a number of encouraging and sobering trends as it relates to the workforce in the SCEDD region. Specifically, the low unemployment and +A26 higher labor force participation show some level of job and worker opportunities. The challenges for workforce in the region include greater employment growth for lower skill workers when compared to higher skill workers. Also, migration data suggests a shift in worker composition that may inhibit innovation and growth. Finally, the very low unemployment remains a constraint to firm growth. Developing some slack in the workforce could help firms to adapt more efficiently to changing environments. Emphasis will also be placed on filling current open positions.

Goal #2: To attract, develop, and retain a skilled, competitive, and entrepreneurial workforce that meets the needs of the regional business community, particularly in the agriculture, manufacturing, and health care industries.

PRIORITY AREA #2: Workforce Development							
Objective	Action	Implementation Partners	Funding Sources	Direct Measure	Jobs Created	Indirect Measure	Timeframe
Enhance awareness about innovative recruitment and retention practices in non-metro areas	Identify and rank innovative recruitment and retention	SCEDD DED Nebraska Hospital Assoc Ag Leadership Manufacturing Leadership	SCEDD CVI DED UNK Hastings College CCC	# of innovative practices identified # of education sessions # of businesses working with to develop model Progress made on model	N/A	Total employment growth	2019-2023
	Educate key stakeholders in the region about the findings on	Education Leadership Education Service Units Local Chambers					
	Work with businesses in the region to implement the	DVI Public Health Dept. UNK Hastings College CCC					
Facilitate collaboration among strategic partners to address education, training, and workforce development needs of the regional business community	Work to get the manufacturing/trades-based career message into targeted locations to increase awareness about career opportunities among students, parents, teachers, and administrators (e.g., career trajectory information, videos from DED)	SCEDD DED Dept of Labor Dept of Transportation Local Schools	SCEDD DED Dept of Labor Dept of Transportation Local Schools	# of new locations with manufacturing/trades-based career message # of high schools working with to develop model Progress made on model	N/A	Unfilled jobs openings Educational attainment Unemployment rate growth	2019-2023
	Work with high schools to expand options for high school students to obtain trades-based skills while still in high school such that a model can be built for other high schools in the region	EcDev Organizations Education Leadership Bureau of Business Research CCC	EcDev Organizations Education Service Units	Progress made on model		Unfilled job openings	
	Work with businesses in the region to identify strengths and weaknesses of current education, training, and workforce development programs such that a model/curriculum can be built for other businesses/economic development stakeholders in the region	UNK Hastings College Education Service Units CVI		# of businesses working with to develop model Progress made on model/ curriculum			
	Support efforts by the Nebraska Departments of Labor & Economic Development and the Bureau of Business Research to maintain and update labor availability and skills gap research			# of communications on how the labor availability and skills gap research is being used to address workforce issues in the region to the Nebraska Departments of Labor & Economic Development and the Bureau of Business Research			
	Expand partnerships between community colleges and 4 year institutions to combine a trade with a degree in business			Increase # of opportunities for trades-			
Reduce barriers to full labor participation	Identify top barriers to full labor participation, such as childcare, transportation, health care, poor work history, currently untapped labor pools, online degrees, and/or lack of soft skills	SCEDD Public Health Dept. EcDev Organizations Rooted in Relationships	SCEDD EcDev Organizations DED UNK Hastings College CCC	# of barriers addressed # of programs created and/or enhanced	N/A	Labor force participation Total employment growth Poverty rate Access to health care	2019-2023
	Work with agencies/organizations in the region to create and/or enhance programs to address these barriers	Public Health Dept. DED Kearney Works UNK Hastings College CCC					



PRIORITY AREA #3: Housing

Rationale: Currently, the workforce in the region is insufficient to fully capitalize on firm opportunities in the region. This requires recruiting and in-migration to meet local employment needs. The challenge is that wages within the region are lower than those found in Lincoln and Omaha; and the housing costs and the quality of housing in the SCEDD region pose significant barriers to recruiting and retaining workers. Enhancing the quality of housing stock in rural areas and encouraging affordable housing options in the populated counties will be important to encourage economic development.

Goal #3: To increase diverse and affordable housing options.

PRIORITY AREA #3: Housing							
Objective	Action	Implementation Partners	Funding Sources	Direct Measure	Jobs Created	Indirect Measure	Timeframe
Facilitate collaboration among strategic partners to address housing issues in communities in the region	Work with communities to identify ordinances, codes, and/or regulations that could be enforced to support housing starts, development, or rehab	SCEDD JHEDI NHDA	SCEDD Dues EDA NAHP	# of communities where ordinances, codes, and/or regulations are enforced	N/A	Housing permits	2019-2023
	Work with key stakeholders to examine current housing ordinances, codes and/or regulations, and identify barriers that may prohibit housing starts, development, or rehab	DED NROC	DED	# of meetings with key stakeholders		Improvement permits	
	Work with agencies/organizations in the region to communicate/advocate for changes to reduce and/or eliminate the barriers			# of barriers identified # barriers reduced or eliminated		Average value of permit Increase in ratio of modern Decrease in unused or vacant properties	
Facilitate collaboration among strategic partners to prioritize and address blighted properties in communities in the region	Identify communities with blighted properties that are interested in addressing them	SCEDD Local Governments	Local Governments	# of communities addressing blighted areas	N/A	Increase of Municipal tax	2019-2023
	Support these identified communities	Communities		# of communities supported			
Increase the variety of housing options in communities in the region	Work with employers, agencies, banks, and private developers to encourage development of a variety of housing options on a regional basis	SCEDD Employers Banks EcDev Organizations Private Developers	SCEDD USDA DED EcDev Organizations Private Developers	# of housing units developed # of different types of housing available in the region	N/A		2019-2023
Increase the number of affordable/entry-level housing units	Work with employers, agencies, banks, government agencies, and private developers to encourage development of affordable housing on a regional basis	SCEDD Employers Banks EcDev Organizations Private Developers	SCEDD Employers Banks USDA DED NIFA FHL Banks	# of meetings with key stakeholders # of new affordable/entry-level housing units in the region	N/A		2019-2023

