

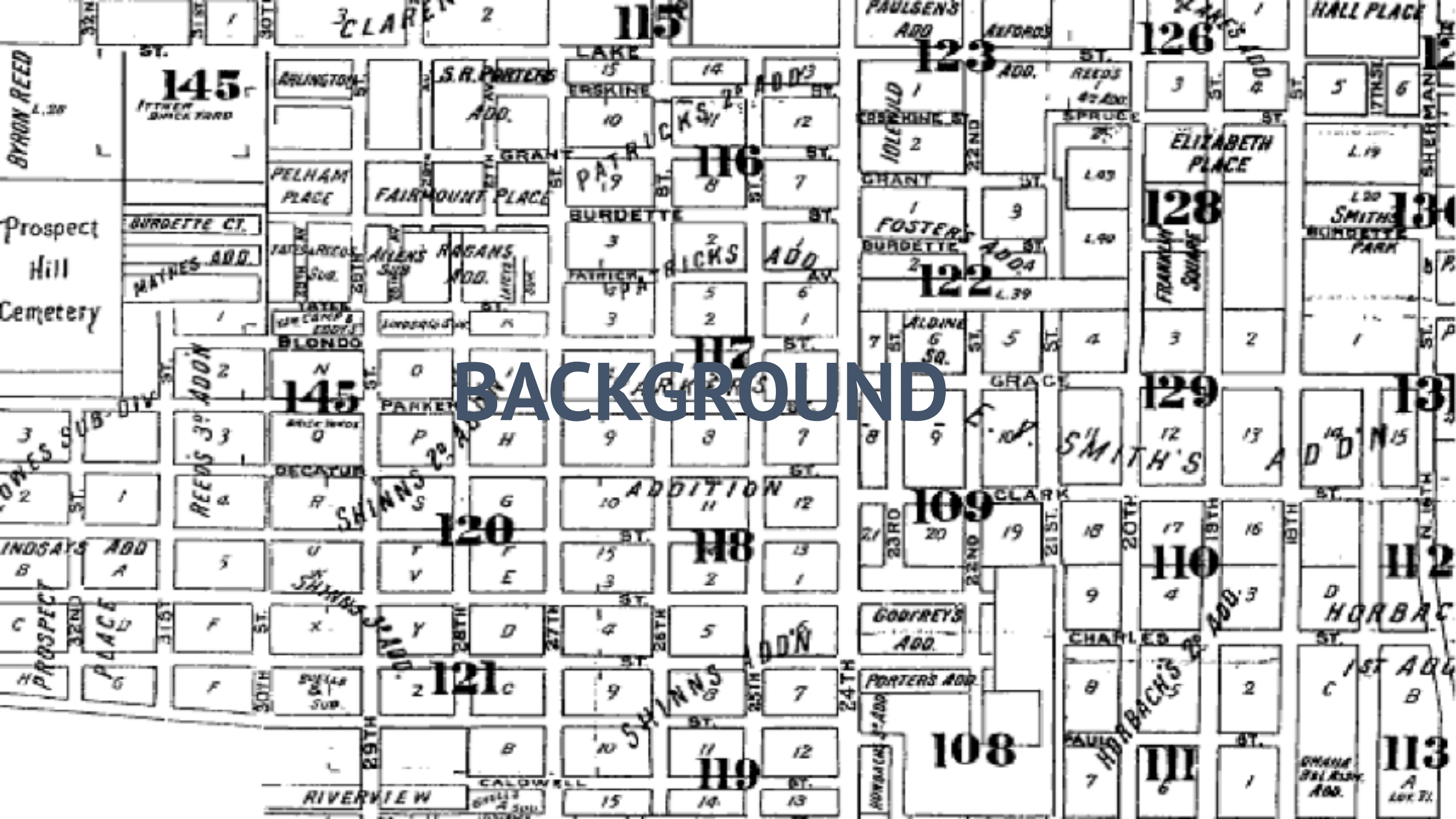


# HIGHLANDER

SEVENTY FIVE NORTH REVITALIZATION CORP.







BACKGROUND





Area of Impact

Target Area



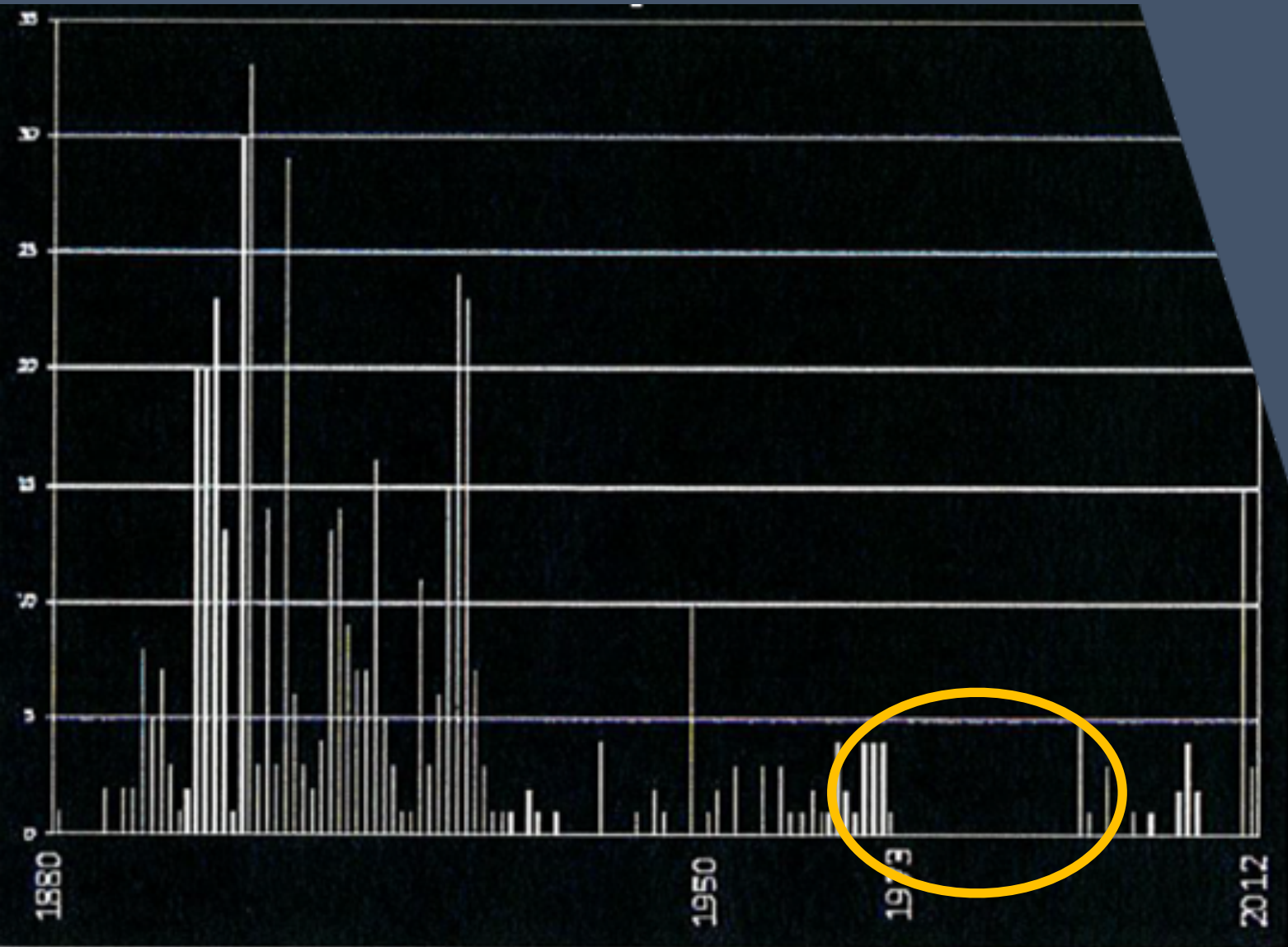
Downtown Omaha







# MASSIVE DISINVESTMENT



The Highlander area enjoyed the most substantial growth in the period leading up to the Great Depression.

From 1906 to 1920 - 102 new homes were built, 1921 to 1930 - 84 additional homes were built and further expansion was brought to a crawl during the Great Depression.

The most eye catching period is from 1973 to 1992, a nearly 20 year period in which no new homes were built.







# HOW DID WE GET HERE?





# **SEVENTY FIVE NORTH**

**Our mission is to transform Highlander into a safe and active neighborhood where children learn, families are healthy and community thrives.**



# PURPOSE BUILT MODEL



## **Cradle-to-College Education**

Preparing young children for success throughout their academic years, all focused on preparing students for college and beyond.



## **Mixed Income Housing**

An opportunity for people of different backgrounds to become neighbors and friends, sharing pride in their community and an enhanced quality of life.



## **Community Health + Wellness**

A community-specific mix of facilities, programming and services that represent the vision, needs and priorities of residents.



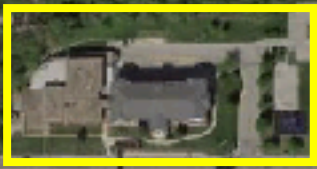
Prospect Hill Cemetery

Salem Baptist

Urban League of NE

Kennedy Elementary

Early Learning Center Site



Charles Drew Health Center

Highlander

HWY 75



**2011**

**Seventy Five North was founded and entered a partnership with Purpose Built Communities.**



**2011 - Present**

**Engaged in dozens of community listening sessions with over 1000 participants.**

**Partnered with Brinshore Development and started master planning process.**



**2014**

**Finalized purchase of former Pleasant View Homes site.**





**2015**

**Omaha Board of Education approves plan for reconstituted Howard Kennedy Elementary.**

**Rios Gunter hired as principal.**

**Neighborhood groundbreaking!!**

**2016**

**Reorganized Howard Kennedy opens**

**2017**

**First residents move into Highlander**

**2018**

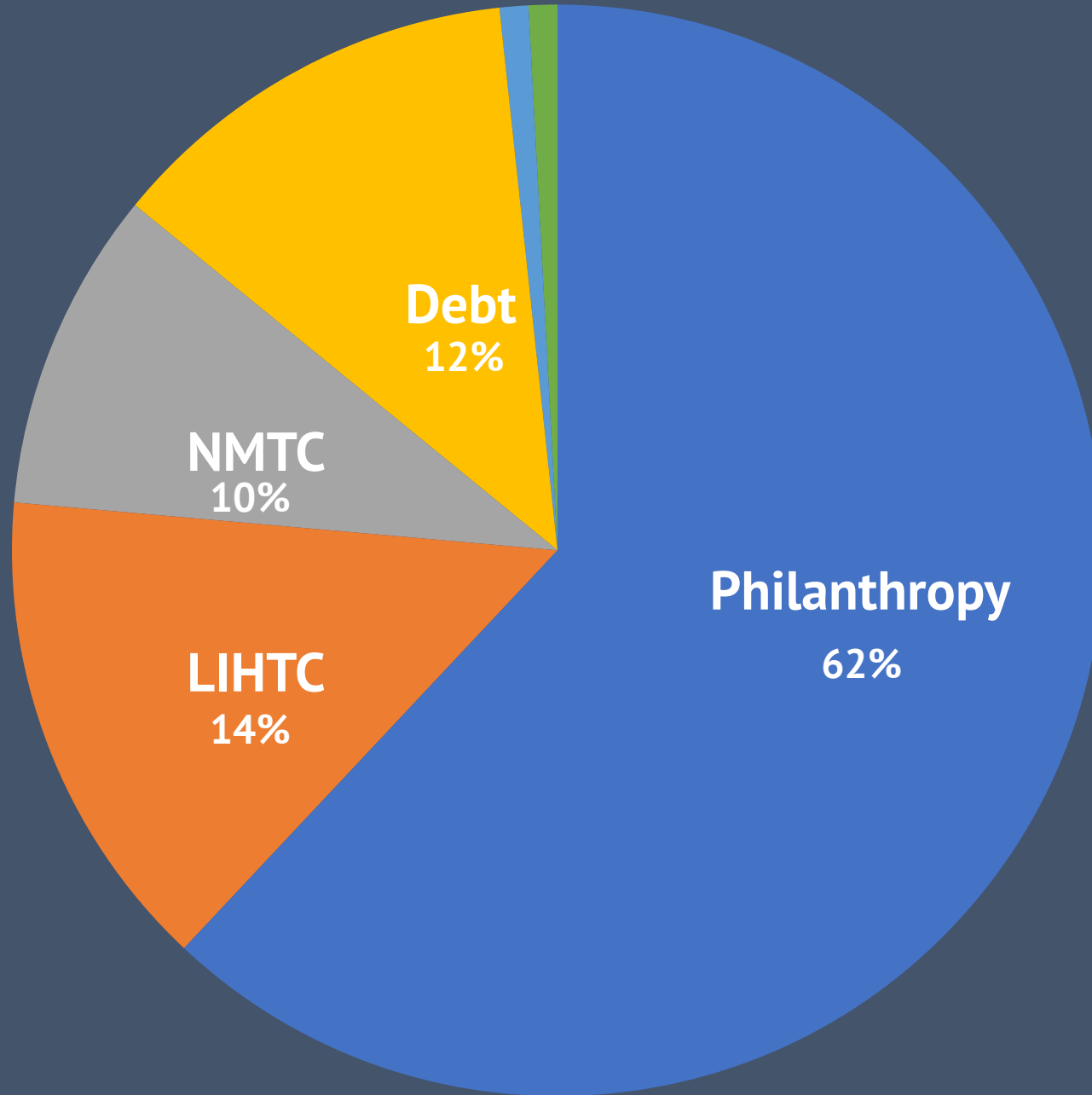
**Construction will begin on Early Learning Center and single family homes**





# PHASE 1 FUNDING SOURCES

- Philanthropy
- NMTC
- Deferred Fees
- LIHTC
- Debt
- TIF







# CRADLE TO COLLEGE PIPELINE







# REORGANIZED HOWARD KENNEDY

**Highly effective school leadership and staff.**

Culture of staff empowerment and autonomy, openness to collaborate with partners

**Embedded professional development**

**Strong focus on literacy**

**Robust early learning program**

**Early and intentional intervention**

**STEM and Project-Based Learning**

**Longer school day and year**

**Part of a holistic neighborhood redevelopment.**



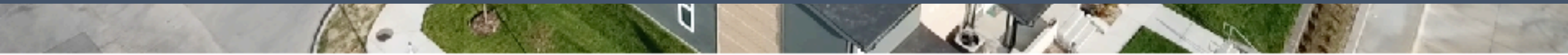
# EARLY LEARNING CENTER







# MIXED-INCOME HOUSING





# PHASE ONE: 101 APARTMENT HOMES

PRESERVING ACCESS AND AFFORDABILITY

39

MARKET-  
RATE

31

<60% OF  
AMI

31

<50% OF  
AMI

# APARTMENT HOMES







# ROW HOUSES & TOWNHOMES



ALLEYPOYNES  
MACCHIETTO  
ARCHITECTURE





ALLEY-POYNES  
MACCHIETTO  
ARCHITECTURE







# HOME OWNERSHIP





# SENIOR LIVING





# COMMUNITY HEALTH AND WELLNESS



# THE ACCELERATOR



# ACCELERATOR PARTNERS













# QUESTIONS?

[SeventyFiveNorth.org](http://SeventyFiveNorth.org)



[Seventy5North](https://www.facebook.com/Seventy5North)



[Seventy5North](https://twitter.com/Seventy5North)



[Seventy5North](https://www.instagram.com/Seventy5North)