



2013 COMMUNITY
DEVELOPMENT WEEK
AWARD WINNER:
ANTELOPE CREEK VILLAGE

National Community Development Week was started in 1986 to recognize and inform about the value of Community Development Block Grants, a form of funding from the U.S. Housing and Urban Development Department. The role of CDBG funds is shaped and managed locally, which makes them highly responsive to local needs.

*In Nebraska, Community Development Week has grown into an opportunity to recognize the partnerships that make community and economic development projects possible; partnerships of volunteers, local organizations, government, and the private sector. All of those partnerships played a role in this year's winning project --
Antelope Creek Village.*



*Porches play a key role in
Antelope Creek Village*

Antelope Creek Village

2013 CD Week Winner



The City of Lincoln is delighted to celebrate Antelope Creek Village as Lincoln's 2013 Community Development Week Award winner. Eighteen well-designed, well-constructed townhomes -- owned and occupied by families with diverse incomes -- will now help strengthen and stabilize the Malone and Hawley Neighborhoods. And none of it would have happened without the vision and perseverance of NeighborWorks®Lincoln.

The vision began with an idea in 2000 when NeighborWorks® Lincoln was still Neighborhoods, Inc. The director at the time, Terry Uland, envisioned building townhomes and doing extensive housing rehab in support of new Antelope Valley redevelopment efforts. He focused on the block bounded by 23rd, 24th, P, and Q Streets because it already had several vacant parcels and it was as close as possible to Antelope Valley, without actually

being in the flood plain. In the fall of 2003, NeighborWorks® Lincoln made their first financial commitment to the vision – they acquired the first parcel.



In 2005, the Antelope Valley Redevelopment Plan was approved by the Mayor and City Council. Four years later, that plan was amended to specifically include the Antelope Creek Village project. By this time, a new NeighborWorks® Lincoln director, Michael Snodgrass, planned for a mix of office and retail space, 18 detached single-family homes, and ten two-story condos; all designed by Sinclair Hille Architects.



As part of the redevelopment agreement, the City Council and Mayor approved the use of Tax Increment Finance funds. TIF funds were used to extend, relocate, and connect water mains, sanitary sewer lines, and other utilities. They were used to complete property acquisition, grade the site, and install a geo-thermal heating and cooling system. This spring, TIF funds will be used to complete landscaping in the public right-of-way.

In 2009 and 2010, even while the site was being cleared, changes in the national and local housing market were impacting the project. Nationally, the economy was struggling. Locally, mixed-use/office/retail and two-story condos were not doing well on the Lincoln real estate market. Financial backing for those aspects of the project was not available. This presented the new NeighborWorks®Lincoln director, Mike Renken, with a significant challenge.



Further analysis of the market showed townhomes were selling well in Lincoln. So, the Antelope Creek Village vision changed but endured. Re-designed by Sinclair Hille Architects, this new – and final -- vision included eighteen attached townhomes. All units were designed to reflect the new urbanism design concept, with front porches to encourage interaction between neighbors and to blend with the surrounding neighborhoods. Inside, each unit features granite counter tops in the kitchen and bath areas, wood floors, a full basement, and a second floor. Outside, all units have garages with entry from the newly replatted alleys. Each lot is even fully sodded and landscaped with underground sprinklers.

The three different floor plans range from 1,350 to 1,774 square feet. All units are Energy-Star rated. Prices range from \$127,000 for the two bedroom, single-car garage unit to \$169,000 for the floor plan with three bedrooms, a two-car garage, and a first floor master bedroom.

In 2011, financial backing for the first six units was committed and construction by Brester Construction began. As buyers purchased the first units, both financial backing and homebuyer interest in the remaining units grew. New homebuyers were attracted by the quality of design and construction and the location: close to downtown, UNL, the new Union Plaza Park, and other exciting Ante-lope Valley development.

Construction of the second six units began last fall. Purchase agreements for all of them are signed and the new



Townhome facing 24th Street

Image courtesy of Sinclair Hille Architects



Image courtesy of Sinclair Hille Architects

homeowners are eager to move in this spring. Construction of the final six units is well underway – they will be listed for sale this spring.

So far, the new homeowners are a varied mix of career-oriented individuals. About half of them are from low- to moderate-income households that completed NeighborWorks® Lincoln’s Homebuyer Training Program. Records show graduates of this Community Development Block Grant funded program have a very low foreclosure rate despite their limited financial resources; .75% as compared to 5.14% statewide and 6.54% nationally. Low- to moderate-income households also used the federally-funded FIRST HOME program to help with downpayment costs.

Congratulations to NeighborWorks®Lincoln for Antelope Creek Village, Lincoln’s 2013 Community Development winner!

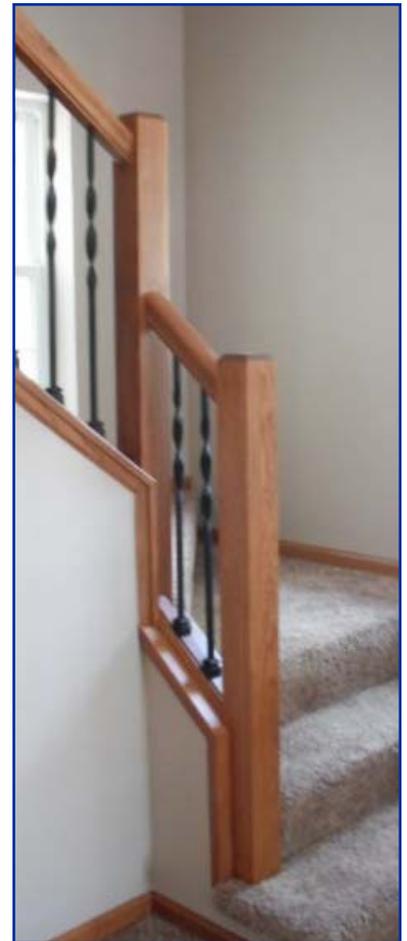
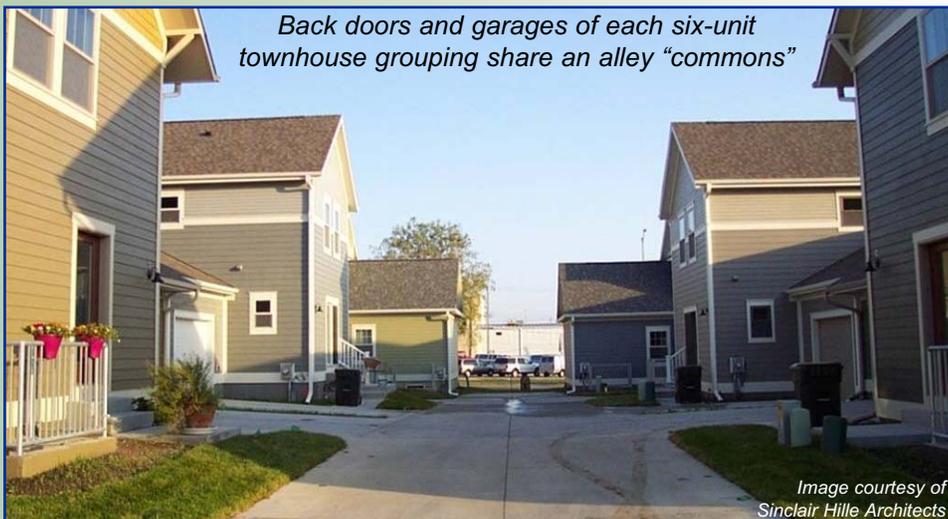


Image courtesy of Sinclair Hille Architects



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Back doors and garages of each six-unit townhouse grouping share an alley “commons”

Image courtesy of Sinclair Hille Architects