



Building Homes,  
Fulfilling Dreams...  
Enhancing Communities

January 2008 - Happy New Year!

**The Beacon**

# A PLACE FOR BETTER TOMORROWS

The cutting of a purple ribbon marked the completion of NCDC's latest achievement - the Nov. 14 official opening of Salem Village, an apartment complex for residents 62 years of age and older.

The importance of the complex, built to provide a safe and affordable home for Omaha's seniors, was best summed up by Clarence Nichols, NCDC board of directors chairman.

"Residents had a vision that if they cared for the young children, they would grow up to create a place like this for them," Nichols said. "I'm a product of what you dreamed of so many years ago."

The crowd that joined in the celebration represented a mix of people from all walks of life. The varied group was proof of the different entities it took to make the dream of Salem Village a reality. New Salem Village residents brushed elbows with Omaha Mayor Mike Fahey and rep-



*The large crowd that helped celebrate the ribbon cutting represent various partners that came together to support the accomplishment.*

representatives from Senator Ben Nelson's office and Congressman Lee Terry's office.

"The community is enhanced and raised up when people come together like this," said Omaha Mayor Mike Fahey. "Let us not forget the people who have gone before us, our senior citizens, who have made Omaha what it is today."



*Tim Kenny, NIFA, left, and Clarence Nichols, NCDC board of directors chairman.*



*Louise Latimer, staff assistant, Senator Ben Nelson's office, left; Eric Harr, congressional relations, Federal Home Loan Bank of Topeka; and Karen Davis, outreach director, Congressman Lee Terry's office.*



*Terrie Jackson Miller, director of economic and community development, left, and Cheryl Weston, president, Highlander Neighborhood Association.*



*Jim Suttle, councilman; Ken Lyons, president/CEO, NCDC; Mike Fahey, mayor, city of Omaha.*

*From Ken Lyons, president/CEO*

# Thanks for making 2007 a banner year

Please allow me to say Happy New Year and THANKS ... both are appropriate! I say Happy New Year because you and yours deserve a great new year; I say thanks because if you are receiving this Newsletter, you are someone special in our lives, in some way you have played an integral role in the life of NCDC. And we want you to know how much we appreciate all that you do. "You" helped make 2007 a banner year for NCDC.

2007 saw the completion of Salem Village, our current flagship development project. We are very proud of Salem Village, especially the significance it represents for those who mentored so many in our community. They now have a beautiful state of the art place to call home, with amenities such as underground parking. The Grand Opening was grand in every way.

2007 saw record numbers in new home ownership and new class enrollments. In this issue, we feature a little of both. For your convenience, we have printed the upcoming class schedule and snippets on our instructors.

2007 saw ground-breaking of a new custom designed home in Miami Heights. Please visit our Web site for more details.

2007 saw trees added to our neighborhood developments, lots of trees. This effort was made possible with the generous support of Lanoha Nurseries and Dodge Cares. A special thanks to Messer's Savoie and especially Shane Jacobsen for their roles in helping to beautify our neighborhoods.

2007 saw the beginning of a very special relationship with some very special little people, the second graders at Sacred Heart Elementary school. We take pride

in our community residents and we are especially proud of our little people!

Coming soon ... NCDC will expand its Micro lending program. This expansion is made possible with increased funds from local and national supporters.

Coming soon ... "The New Community Hour," our new pilot TV show. It will begin airing in February on the local Cox community channel.

Coming soon ... expanded classrooms. We are partnering with UNO on this effort and expect completion of the new space in early spring.

Again, we say a heartfelt thanks to each of you, our Board of Directors, and numerous community partners for your unwavering support. "YOU" make all of the aforementioned accomplishments possible. It is because of you that the Beacon shines.

## Courses help seniors keep up with technology

To understand a concept, sometimes it's easier to take it apart piece by piece and study its guts, when it comes to computers, that is.

Terrence Coleman, owner of Friends-R-Us Network LLC, is using his years of experience as an instructor for New Community Development's computer classes for senior citizens at Salem Baptist Church.

The classes are just another way NCDC reaches out to the community.

"To get them started with the most basic computer skills, I bring in a gutted computer that's still functional," Coleman said. "I then get them familiar with the different parts of the computer and the lingo and terminology that go with them."

Many senior citizens take the class so they can address computer-related questions brought to them by their grandchildren

while others feel it will help them be a more useful member of the community.

"A lot of them wanted to learn about computers from the foundation up so they would be able to intelligently answer concerns and questions brought to them by family members," he said. "The class will also enable them to volunteer for church or community-related projects that involve Microsoft Excel or Word documents."

Coleman said he enjoys



*Class instructors include Tina Ventry, seated, Virginia Lemmons, standing, and Terrence Coleman.*

teaching senior citizens because he finds them to be most appreciative of the training to which they are exposed.

"Seniors might be the most intimidated group coming in," Coleman said, "but once they realize they're not going to blow anything up by touching the computer their learning curve really takes off."

To register, or for more information, call Jackie Hankins at 402-451-2939.

### Class Schedule: Winter/Spring 2008

	Day	Date	Time
Basic Computer 101	Monday	February 4-March 24	6:30pm-8:30pm
How to Start a Business	Tuesday	February 5-March 25	10:00am-12:00pm
Basic Computer 101 for Seniors (Salem Church)	Tuesday	February 5-March 25	2:30pm-4:30pm
Quick Books	Tuesday	February 5-March 11	6:00pm-8:00pm
Writing Your Business Plan	Wednesday	February 6-March 26	6:00pm-8:00pm
Basic Web Design	Thursday	February 7-March 27	10:00am-12:00pm
How to Start a Business	Thursday	February 7-March 27	6:00pm-8:00pm

# Basket donations enhance family holiday

A big turkey with all the fixings may seem like a given for many families, but for some, a traditional Thanksgiving meal may not have been possible without help from New Community Development Corp.

With the assistance of Adams Painting, NCDC delivered 25 Thanksgiving baskets Nov. 20 to deserving families in the Omaha community. Twelve of those baskets went to second grade students at Sacred Heart Grade School.

“The kids were very appreciative and just overwhelmed,” said Sacred Heart Principal Matt Ossenfort. “For some, it made their Thanksgiving and allowed them the opportunity to have a ‘traditional’ meal.”

The baskets were filled with a turkey, dinner rolls, vegetables, stuffing and a pie.

Ossenfort said he was happy to be part of a program that helped enhance the holiday of his students. He said Ken Lyons, president/CEO NCDC, has ‘adopted’ Sacred Heart’s second



*The Sacred Heart second grade class with volunteer Jerry Hankins, left, principal Matt Ossenfort, middle, and volunteer Alan Timm.*

grade classroom and regularly stops by to visit with them.

“Mr. Lyons is a phenomenal man and I can’t speak highly enough of him,” Ossenfort said. “He’s a true class act, whether he’s reading to the kids, stopping by to just say hi or providing them with Thanksgiving baskets.”

# Living the dream

This holiday season the Laamatjok and Kosta family received a Christmas present they will treasure forever. Unlike most gifts, it didn’t come with a bow or a card. It came with a key.

Four days before Christmas, the family closed on their first home and moved in a day later.

“I cannot describe the feeling; it is like you are just starting your real life,” Aban Laamatjok said. “I am very joyful and excited and I have a feeling of being secure.”

For Jenty Kosta, the house brings back memories of the home the family owned before they moved in 2002 to the United States.

“It makes me feel like I’m back home in Sudan,” Kosta said. “I have my own place now and my kids have their own roof; even if they go somewhere they will know that this is their home.”

Kosta said it was important to her for the couple’s children, Juena, 6, Christina, 3, and Obadiah, 1, to have a place to permanently call their own.

“Even though one day they will grow up and leave, they will know this is their home and they can always come back,” she said.

At this age, however, the girls are more excited about the



*The Christmas wish of the Laamatjok and Kosta family came true thanks to NCDC. In front of their new home are Jenty Kosta, left, Christina, Obadiah, Aban Laamatjok and Juena.*

pink carpet that awaits them in their bedroom. Kosta said they have been begging her to paint the walls to match.

The couple said they are grateful to everyone at NCDC who helped expedite their home buying process. Without NCDC, the family would not have been able to purchase a new home so quickly, Kosta said.

“On behalf of myself and everyone in my family we want to thank those folks behind the scenes who helped us to be able to celebrate the holidays in our new home,” Laamatjok said. “We wish everyone happy holidays and hope they get their Christmas wish this year like we did.”

# Business classes takes Haynes to next level

William Haynes has operated Discount Eyewear since 1988 as a self-proclaimed 'mom and pop' store. He looked up customer profiles by digging through a file cabinet and ordered merchandise by picking up a phone.

Since he started taking business classes

through NCDC in November, things have slowly began to change at Haynes' store. A computer is now in existence because of the eBay Techquity program and sales are conducted more efficiently due to the business plan class.

"I don't have a degree or anything;

I've just been running my business the old mom and pop way and trying to fit in," he said. "I needed discipline and structure in my business."

The eBay Techquity program taught Haynes how to incorporate technology into his business. He said it has been a big asset to be able to use the computer to search an electronic database of his clients.

The computer also gives Haynes the ability to search for available products from manufacturers at any time of day or night. Prior to the computer, Haynes was only able to check on products by calling during normal business hours.

"I am now able to run my business more efficiently," he said. "The eBay program is great for someone like me who was not technology oriented."

Haynes also learned how to effectively write a business plan that can help improve operations.

"The business plan class is going to put some structure in my life," he said. "My business is going to benefit tremendously."



Haynes' Discount Eyewear store has benefited from business classes offered through NCDC.

## Tune in for the New Community Hour

NCDC will hit the airwaves in February. The "New Community Hour" television show, broadcast on Cox Communications channel 22 Thursdays at 8:00 p.m., will highlight organizations, programs and services pertinent to community development.

Featured guests also will share news regarding the economy, new business and housing that promotes community investment and pride.

Jim Nelson, from Jim Nelson Media Services, will be the host.



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## *Mission Statement:*

New Community Development Corporation  
rekindles pride in neighborhoods and ignites  
investments in the community.

# Trees give neighborhood added sprucing

When it comes to the finishing touches of a home, most people think of trim, paint or curtains.

Lanoha Nurseries Landscape Designer J.T. Savoie and Shane Jacobsen, vice president of the board of directors of Dodge Cares for N.P. Dodge, think of landscaping.

"Trees and shrubs can help soften the appearance of a house," Savoie said. "It's always nice to have a green street. It can help create a sense of community."

Twelve trees and 11 shrubs were donated Nov. 15, with about 13 cubic yards of mulch, to 11 homeowners in the Long School neighborhood.

Savoie said residents were surprised at the size of trees Lanoha Nurseries brought. They included 14- to 16-foot River Birch, 8- to 10-foot maples and Ornamental Pear trees.

Homeowners were very appreciative of the trees, Jacobsen said, which made the effort all the more worthwhile.

"It's a great area of town, and NCDC is doing a phenomenal job," he said. "We wanted to help out."

The landscaping will provide residents with a lot of shade, which Savoie said could help lower energy costs. He said trees also can make a street feel safer.

"We are big proponents of the beautification of Omaha's streets and trying to renew them with trees," Savoie said. "This seemed like a good effort to start the next generation of trees in that community."



Lanoha Nurseries employees select the perfect spot before putting their donations in place to start a new generation of neighborhood trees.



# Five year-end small business tax tips

From Darrell Zahorsky,  
*Your Guide to Small Business Information*

With the holidays upon us it's hardly a time to think about small business taxes. But a quick look at these year-end tax tips for small business can pay big dividends for 2008.

Five Year-end Small Business Tax Tips:

- 1. Update Your Accounting:** It's important as part of your year-end tax strategy to have a good understanding of your company's financial situation. Spend extra time ensuring your books are up-to-date and accurate. It won't hurt to plan time with your accountant for year-end advice, particular to your operations.
- 2. Defer Income:** Any payments your company can receive during the first week of January as opposed to December cuts your tax bill. Every cent deferred until January 2008 will not owe taxes until April 2009. Any deferral strategy will depend on your profit and losses for the year and business legal structure (LLC, partnership, corporation, etc.). Depending on your income tax rates in the foreseeable new year, deferral of income can make the best

sense for many sole proprietors, partnerships, LLC's, and S corporations. Don't forget to push any early 2008 charitable donations back to 2007. Make sure you get a receipt for the tax deduction.

- 3. Increase Expenses:** Purchase items your business will require in the immediate future to maximize deductions for this year. If you can see a need for goods and services in the first quarter of the new year, buy them now, if cash flow permits.
- 4. Inventory Write-Offs:** Depending on your accounting methods, you may wish to check inventory for goods that have been damaged or have become obsolete. The drop in market value of the inventory can provide your company with added deductions.
- 5. Contribute to a Retirement Plan:** Make payments to your retirement plan or set one up before the year-end to reduce your income for this year. Check the contribution limits for your type of plan. In the U.S.: 401(k), KEOGH plan, Roth IRA, or SEP's. (For SIMPLE IRA's the deadline is set in October, too late for year-end tax planning.) In Canada: an RRSP. Discuss the best strategy with your financial planner or accountant.

## Community Partners

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 The Weitz Fund  
 Salem Baptist Church

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## Rental Properties

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