



Tune in for the  
New Community Hour  
Thursdays at 8 p.m.  
on Cox Channel 22

Building Homes,  
Fulfilling Dreams...  
Enhancing Communities

June 2008

The Beacon

# WINNERS in every sense ...

NCDC essay contest a success. To celebrate National Homeownership Month in June, NCDC held an essay contest. NCDC sent a notice to everyone it assisted through the affordable housing program, asking them to share how home ownership has positively impacted their lives.

To encourage participation, a first place prize of a \$1,000 Home Depot gift card was offered. There was a great response, and all of the entries told of positive experiences. The stories

range from single mothers who had filed for bankruptcy, to refugees from Sudan — all shining a favorable light on home ownership.

Dawnielle Turner won the \$1,000 first place prize, but because it was so hard to choose a single winner, NCDC decided to award a second place \$250 Home Depot gift card prize.

All other contest entrants received \$100 gift cards from Home Depot.

## Dawnielle Turner, first place

Homeownership to me means a place that I can call my own! A place to raise my two children and become part of a homeownership community. I can pass my home down to my children and their children, creating security for generations to come. There are so many reasons why owning my home is better than renting. For over ten years I was a renter helping various landlords pay their own mortgage and I realized that homeownership would have cost less and the outcome in my favor by owning my own home. I know that to own a home you pay a lot less than you would to rent and it is yours at the end! Although, with homeownership there is a lot to consider such as expenses, repairs, maintenance, taxes, landscaping, etc.



*Dawnielle Turner, first place*

My thoughts on living at home, renting and owning your own home:

- Living with parents.....\$250.00 monthly
- Rental housing.....\$750.00 monthly
- Homeownership.....priceless

Homeownership with the help of New Community Development Corporation has positively impacted my life personally by allowing me the opportunity to become a second generation homeowner. It is indeed an honor and privilege to have been blessed and I take great pride in being a homeowner. Not only were the doors opened for me but it also allowed me to set an example as a single parent of two children.

New Community Development Corporation is the gateway to homeownership by way of “building homes” and “fulfilling dreams”.

My dream was fulfilled on October 2, 2003, a tremendous blessing to be able to call a house my home.

My dream as a young girl was going to college, getting married, starting a family and

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## Michelle Scott, second place

“Dang! Hurry up before we get in trouble!” I said to my younger sister as I tried to wash dishes as fast as I could while she danced around the tiny kitchen floor. My mother had not become the homeowner and business owner she is today, so she styled hair in our kitchen to make ends meet.



*Michelle Scott, second place*

She was divorced from our father, and was forced to take care of us on her own because he did not pay child support. “Ya’ll better hurry up in that kitchen!,” screamed my mother. “We gotta finish cleanin’ this house so we can pass this inspection and keep my Section 8!” As I stood at the kitchen sink, I said quietly to myself, “I can’t wait until I grow up and have my own house, I’m gonna buy it so I don’t have to worry about no stupid Section 8 and no stupid inspection! Well I am grateful to say that I do own my home and homeownership has positively impacted my life on a personal level.

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# Lang enjoys pride of homeownership

When Cheryl Lang wakes in the morning, she can't believe she has a place to call her own. With the help of NCDC, she closed on her new home May 9.

Lang found out about NCDC's housing assistance program through her mother. She is proud to be the first of five children to own their own home.

Owning a house is the first step to at-

taining wealth, Lang said, but it also feels good to simply say that it belongs to her.

"It's a place for me and my child to grow," Lang said.

Her son Jordan, 10, looks forward to exploring the neighborhood and playing with other children in the area.

Along with the positives of homeownership, Lang has come across challenges.

She is still learning the things she needs to take care of around the house.

Unlike renting, she has to take care of the problems herself. "When things go wrong, I'm asking myself 'What do I do?'" she said.

Those challenges haven't taken away from the joy of home ownership, Lang said. "I feel very blessed."

## Open houses spotlight Charles Street homes

NCDC held an open house June 7-8 to display two recently acquired homes.

The houses are located at 3830 Charles Street and 3849 Charles Street. The open houses were designed to welcome the houses to the housing market and give potential buyers an opportunity to tour them.

NCDC mailed 500 notices to spotlight the homes. Guests were treated to beverages, popcorn and cotton candy by volunteers from the Phi Beta Sigma fraternity. Lenders from First National, Bank of the West and Omaha 100 were on site to answer financial questions.

### Recently acquired:



3849 Charles St.



3830 Charles St.

# Omaha Star celebrates 70 years

The New Community Development Corporation congratulates the Omaha Star on their 70th anniversary.

To commemorate the milestone, the Mildred D. Brown Memorial Strolling Park was dedicated at 24th and Grant streets May 15. The park was named for the woman who founded the paper.

The park was made possible through contributions from the City of Omaha, Creighton University, the Peter Kiewit Foundation, Omaha Economic Development Corporation, Family Housing Services and the Omaha Star.

A bust of Mildred D. Brown in the park was sculpted by Littleton Alston.

The newspaper also held a



A bust of Mildred D. Brown is the centerpiece of the park.



The Mildred D. Brown Memorial Strolling Park is located next to the Omaha Star building.

dinner and fundraiser to mark the June 27 anniversary. National award-winning journalist Roland S. Martin was a guest speaker at the dinner. The event raised money for the Mildred D. Brown Memorial Study Center.

# Constant Contact classes benefit business

In July, NCDC is offering the class “Constant Contact.” Terrie Sanders will teach the internet-based program, which helps businesses develop marketing through e-mail.

“Constant Contact” provides businesses with templates to build e-mail newsletters, cards and invitations. One of the most helpful aspects of the program is the notification system that comes with it. After an e-mail is sent by a business, “Constant Contact” tells the sender how many messages were received, which addresses were invalid, what percentage of e-mails were opened and how many were forwarded.

Sanders has used the program successfully the past six months. Her goal for the class is to familiarize participants with how “Constant Contact” works. While Sanders knows that it will be beneficial to any type of business, she is also aware that not everyone is comfortable learning new technology. Throughout the course, participants will actually create a marketing piece to mail out at the end.

“I encourage people to come out and learn to use the system,” Sanders said. “You’ll walk away with a product you can use to grow your business.”

## Sanders enjoys business expansion

“It sounds cliché, but my business has really blown up,” Terri Sanders said.

Sanders, owner of TD Sanders & More, makes a living out of giving parties and celebrations some pizzazz through balloon art.

An 18-year seamstress, Sanders was coordinating a wedding at Heartland of America Park five years ago when the bride rode into the ceremony in a gondola. Sanders immediately thought it would have been more striking with a balloon arch.



In September 2003, her friend was closing her balloon art business, and Sanders saw an opening. The friend taught Sanders to inflate and tie balloons correctly, and Sanders visited a balloon supplier to learn more.

The following April she traveled to Anaheim, Calif., to attend the International Balloon Conference. She took 15 classes and learned techniques from around the world. She used her newfound skills to become a Certified Balloon Artist.

In November 2006, Sanders moved her home-based business to a space at the Omaha Business and Technology Center. She has had to find bigger places twice since then.

Her favorite and most challenging event was the annual Fiesta at Mercy High School. For their 50th anniversary celebration, the school chose a ‘50s theme. Sanders was asked to build a 7-foot-tall poodle. She found a balloon recipe for a reindeer, which she used to mold a poodle.

“People don’t think it’s an art, but it is,” Sanders said.

The Greater Omaha Chamber of Commerce recognized her art and business savvy in 2008, when TD Sanders & More, LLC was named Minority Business of the Year. Sanders said the honor is exciting and gratifying.



Terri Sanders

Sanders has advice for those looking to start their own business.

“Go with the flow and keep at it,” she said. “I never say no, I just give them an alternative. That’s where the ‘More’ part comes in.”

## Don’t miss the New Community Hour - Thursdays on Channel 22

Be sure to tune into Cox Channel 22 at 8 p.m. every Thursday for the New Community Hour. The program focuses on housing and business development opportunities.

Since its kick-off one month ago, the show has featured a different topic and guest every week.

So far, the program has shown available housing and discussed minority business development. It has also aired the Greater Omaha Chamber of Commerce economic development initiative for North Omaha.

# Get your business known over breakfast

If you are looking for an easy way to network, check out the Omaha Empowerment Breakfast.

On the second Friday of each month, you can reserve your spot at a convenient, relaxed breakfast where you will meet representatives from other small businesses and established businesses.

At each meeting, five businesses introduce their services and products in a short presentation. During the meal, attendees are introduced and given space to distribute business materials.

Reservations for the Empowerment Breakfast are required

at least 48 hours in advance and cost \$13 per person. New Community Development Corporation is a co-sponsor of the event, which is held at Regency Lodge, 909 S. 107th Ave.

Visit [www.omaha-empowermentbreakfast.org](http://www.omaha-empowermentbreakfast.org) for more information and to reserve your spot today!



## Coleman earns eBay Techquity Award

Karen Coleman recently won the eBay Techquity Award, which enabled her to purchase a new laptop computer, printer and fax machine. She uses the skills she gained in NCDC business classes to put her new technology to good use.

Coleman runs two businesses from her home office. T.O.M.M.Y. Foundation began when Coleman asked people to send her empty aluminum cans to help raise money for her to stay home with her sick husband. It has now turned into a charity that raises money to help families in similar situations. Funds assist families dealing with long-term illnesses.

Coleman's second business is Tushy Cushy. When she took a challenge to lose weight at the YMCA, she regularly used the stationary bicycles. It worked, except that the bike seats were uncomfortable. She designed a more comfortable cushion and had a seamstress make it.

The sale of about 50 seats has convinced Coleman to keep at it.

"It lets me know that it can happen," she said. "I'm never going to give up on it."

She thanks the eBay Techquity Program and NCDC for the encouragement she needed to keep working on her businesses.

### About the award

The eBay Techquity Award Program gives small-business owners the opportunity to receive assistance in the purchase of new technology to help their business grow.

Those who win an award pay 20 percent of the purchase price, while the Techquity Program covers the remaining 80 percent. Awards range from \$500 to \$1,600, based on findings by a certified computer consultant.

To qualify for an award through New Community Development Corporation, you must be a current client, or have been a client within the past six years. You also need a current business plan and presently use technology. Finally, you must attend technology classes offered by NCDC.

## Summer projects planned

Upcoming projects will keep NCDC busy. First, a single family home will be constructed at 2509 Jefferson Street in South Omaha. The three bedroom, two bathroom split entry home will be approximately 1,378 square feet.

Twenty-five townhomes are planned for the area between

Patrick Avenue and Blondo Street on 24th Street. The first phase of the project will include 10 of the 25 homes, which will each have three bedrooms, three bathrooms and be approximately 1,590 square feet.

The projects will begin later this summer.



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Fulfilling Dreams...  
Enhancing Communities



## Mission Statement:

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

## Community Partners

American National Bank  
Family Housing Advisory Services  
First National Bank  
Horizon Bank  
Midwest Housing Equity Group  
Nebraska Department of Economic  
Development  
Nebraska Investment Finance Authority  
(NIFA)  
NeighborWorksAmerica  
NP Dodge  
Omaha Economic Development  
Corporation (OEDC)  
Omaha 100  
Omaha City Planning Department  
The Weitz Fund  
Salem Baptist Church

### Contact information:

#### New Community Development Corporation

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## Rental Properties

Anathoth  
Mapleleaf  
Burlington Square  
Grace Plaza  
Clark Place  
Orchard Manor  
Greenview  
Fullwood Square  
Meredith Manor  
Twentieth Place  
Salem Village at Miami  
Heights

## Housing Developments

Long School  
Concord Square  
Miami Heights

# Turner, Scott win essay contest

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## Dawnielle Turner

having a home, however, my story is a little different. Having a child at a young age and college passing me by, I dreamed of becoming a homeowner. I knew that I needed to have a place to call home for my children. For the most part I didn't know how or when my dream would become reality, but I knew it was important for my children, my family, the society and me. My main focus in life is to show my children that going to school and working hard does pay off. It is important to me that my children know that if you put your mind to something you can accomplish anything and all of your dreams will come true.

There are no words that can describe the joy of becoming a homeowner, the feeling of coming home to your very own. It makes me proud that my daughter enjoys being home in a safe environment and having her friends over to the house all the time. To hear my daughter's friends say to her, "you are lucky and you have a nice home," makes me feel honored. I feel that I have accomplished something and feel obligated to hold high standards when it comes to the upkeep of my home. It is a daily and weekly investment that I make to beautify my home on the inside and outside. Keeping my home clean on the inside and investing my time in the yard not only gives me pleasure, but I know it also increases the marketability of homes within our neighborhood.

I can say even with the economy being the way it is today with some homes decreasing in value, I have no regrets and I would do anything it takes to keep my home.

At the end of my journey I know without a doubt that homeownership was right for me.

## Michelle Scott

Homeownership has impacted my life on a personal level because as a single parent it is difficult to fulfill your dreams without thinking, "I should be thinking about my baby and not myself." I had to sacrifice a great deal of things while saving to buy a house. How can you explain that to a two-year-old. What you have to do is pick him up while he is rolling around on the floor throwing a tantrum, and remind yourself that you're doing this for him. One day you'll look at him while he's rolling around on your well manicured lawn and think back to that day in the store. You'll be happy that he's rolling around having fun at home, and your days of sacrifice were not in vain.

I would like to give a special thanks to New Community Development Corporation for building beautiful homes for people that may have been on Section 8 or public housing all of their life. Building affordable housing for someone that may have never thought of owning their home is great for the individual as well as the community.



# Grow your business with NCDC

New Community Development Corporation is offering eight classes in July. Additionally, they will take place in the new business center, which opens July 28.

The “Starting a Business” course will help participants understand what it takes to start a business. Budgeting, financing, credit issues and repair, business plans, and identifying customers and marketing will be covered in the eight-week class. The course is offered July 29-Sept. 16, 10 a.m.-12 p.m., and July 31-Sept. 18, 6-8 p.m.

If you need help writing a business plan, NCDC offers an eight-week course to do just that. Topics covered include marketing strategy, financial analysis, cash flow projection and goals. The course takes place 6-8 p.m., July 30-Sept. 17.

Terrie Sanders will teach the “Constant Contact” class from 6-8 p.m., July 29-Aug. 19.

To get a loan for a new business, banks will check your credit score. A class will be offered to teach you how to read and interpret your credit report. Participants also will learn how to establish and maintain a good credit history. This course will be from 6-8 p.m. starting

The New Community Beacon appears under the direction of Ken Lyons, President and CEO of NCDC. For news coverage, contact Melissa at the newsletter office by telephone 402-475-6397; fax 402-475-6398; mail 1845 S. 11th St., Lincoln, NE 68502-2211; or e-mail [melissa@newslink.com](mailto:melissa@newslink.com).

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July 28 and ending on Aug. 18.

“Basic Computer 101” will teach you how to produce Word documents, Excel spreadsheets and PowerPoint presentations. It will also focus on using e-mail and the Internet. This class is available from July 28-Sept. 22, from 6:30-8:30 p.m.

Salem Baptist Church will be the venue for a Basic Computer 101 for seniors. It will run from July 29-Sept. 16, from 2:30-4:30 p.m.

QuickBooks was designed to track your company’s products, services, income

and expenses. A course on it will help you manage and measure your company’s performance. Basic computer knowledge is required for this class, which runs July 29 to Sept. 2, from 6:00-8:00 p.m.

Lastly, learn how to design a Web site in the “Basic Web Design for Business” class. This will be offered July 31-Sept. 18, from 10 a.m.-12:00 p.m.

All classes are \$25 each. For more information, or to register for a course, contact NCDC at 402-451-2939 or at 1701 N. 24th Street, Suite 102, Omaha, NE, 68110. You may also e-mail [jhankins@ncdcomaha.org](mailto:jhankins@ncdcomaha.org).

