



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

Building Homes,
Fulfilling Dreams...
Enhancing Communities

October 2008

The Beacon



New Community Development Corporation's business center features two classrooms and additional office space for expanded services. Its grand opening will be announced early next year.



NCDC's business center offers a variety of classes at an affordable cost.

OPEN FOR BUSINESS AND FOR YOU!

Even in today's unstable economy, New Community Development Corporation knows the community is one investment that will pay big dividends.

"We're investing in the future of this community," said Terrie Jackson-Miller, Director of Economic and Community Development.

Eager to be a part of the urban revitalization along Omaha's 24th Street, the NCDC team strategically invested in a state-of-the-art business education center.

"This project shows that we're financially committed to helping this community grow," Jackson-Miller said. "We're in it for the long haul."

The business center, which will have a grand opening announced early next year, consists of two classrooms and additional offices. It enabled NCDC to expand its class size and increase classes offered to community members.

"It's a great benefit to everyone from start-up business owners to retired senior citizens," Jackson-Miller said.

The business center, which began classes Sept. 22, offers a diverse selection of business and computer-related classes, including a basic computer class for seniors.

During standard business hours, computers also are available for people to perform business-related projects.

As part of its commitment to local businesses, NCDC continues to partner with eBay Foundation Techquity Program, which presents an opportunity for small business owners to receive assistance in the purchase of the latest technology that will enhance their day-to-day business. It also is continuing its NCDC Loan Fund, which loans money to qualified businesses.

In order to advise upstart business owners on their technological needs, a Peter Kiewit Institute's College of Information Science and Technology graduate student will hold consultations at NCDC from 2-4 p.m., on Tuesdays and Thursdays.

Teaching business owners how to pursue government contracts, Nebraska Business Development Center will hold a monthly workshop.

The Keys To Surviving A Recession

Economic declines are a part of the societal circle of life. Recessions force us to change, and change, especially if it means downsizing, can be extremely hard for us.

Economic tightening doesn't have to be worrisome, especially if you are planning for it ahead of time.

By following some simple suggestions, you and your family can mentally and financially prepare for what's to come.

- Shopping sprees are nice but consider contributing any check you might get from Uncle Sam to your emergency fund.
- Reduce spending on unnecessary extras like cable, restaurants and entertainment.
- Evaluate your job situation. In a recession, consider training for a new career.
- Buy only necessities, such as food and fuel.
- No one is immune from layoffs. If you're worried about your profession, start looking at other career options and the steps you need to take to achieve a new position.
- Learn to make and fix items as much as possible.
- Increase your income by working more hours or getting a second job.
- Don't shop for immediate gratification. It is only a short term feel good fix.

Most important of all, stay away from new debt during an economic recession. Debt may directly affect your ability to survive tight times; learn to live on less money than you make. In a recession, the cost of living steadily increases, while your income will most likely stay the same.

Information provided by Consumer Credit Counseling Service.



Nickel & Dime-Ing AWAY DEBT



Saving 10 cents out of each dollar is one of the best budgetary plans, according to Tahnee Markussen, Consumer Credit Counseling Service education director.

What difference can a dime make?

According to **Tahnee Markussen**, Consumer Credit Counseling Service education director, saving just 10 cents out of each dollar can help families endure difficult times.

"Saving 10 percent of every dollar is one of the most important things you can do," she said.

Auto repairs, home repairs and medical emergencies occur when you least expect them. If you don't have any money saved, you will have to resort to credit. The cost of credit is becoming increasingly more expensive.

Those that can't rely on credit have to take the funds from their day-to-day living budget. That means a late car payment, past due rent or going without food or other necessities. Without an emergency fund, tight financial times become even more strained.

After you've gotten into the habit, you won't notice the "missing" money. Allocating a certain portion of your paycheck to a separate savings account is a perfect way to start! If that seems like a big commitment, start by saving your ten cents in a spare change jar.

Remember, without a proper savings you and your family could end up deeper in debt.

"You need to have a plan. If you don't have a plan, life will plan you," Markussen said, "and, financially, it will plan you into

a corner."

In addition to her one-dime-for-every-dollar philosophy, Markussen also suggests saving additional income such as tax returns, refunds and rebates.

"Too many people live paycheck to paycheck and don't have anything to fall back on when they encounter hard times," she said. "That's why savings are so important."

In order to help people "live within their means," Markussen encourages homeowners and renters alike to create a monthly budget. Despite what one might think, Markussen says **"it's never to late to fix your finances."**

"Avoiding the issue doesn't help," she said. "If you don't pay now you are going to pay later."

Markussen noted a number of organizations are willing to help you get back on the road to financial independence. Organizations, such as Consumer Credit Counseling Service, perform debt management, bankruptcy and foreclosure counseling. According to Markussen, CCCS, a non-profit financial literacy organization, also offers courses and advice for first-time home buyers.

For more information about CCCS services contact 877-494-2227 ext. 313.



CRUISIN' IN COMFORT

Anyone who has taken a 60-minute indoor cycling class will tell you it is a great work out, but, at times, can be a real pain in the "you know what."

Karen Coleman's clients concur, which is why they purchase her custom-made bike seat cushions, known as Tushy Cushy.

Last year, Coleman devised the idea for Tushy Cushy Co. while participating in a weight-loss challenge among friends. As part of her personal program, Coleman participated in a group cycling class, but often left the class sore from the less-than-comfortable bike seat. Seeking a way to make the ride more comfortable, Coleman tried a variety of products, but was convinced riders still needed "more cushy for their tushy."

After creating several prototypes, Coleman devised a plentifully-padded seatcover that specifically fits on indoor cycling/spinner bikes.

Her seat covers are now available in 30 patterns.

Karen Coleman, owner of Tushy Cushy Co., displays two of her custom made, padded bicycle seat covers.



Before launching her company in 2007, Coleman sought business advice from New Community Development Corporation, who provided her with basic computer and software training and connected her with a University of Nebraska-Omaha student to help her develop her Web site: <http://www.tushycushy.com>.

"My connection with NCDC and UNO has been a great asset," Coleman said.

To market her business, NCDC helped by providing Coleman with a \$1,200 eBay Foundation Techquity award. She matched the award with \$300 of her own money and purchased a new computer and printer.

Based upon her experience Coleman encourages others with ideas for products to give it a shot.

"Just go for it," she said. "Get your ideas down on paper and take steps to make it happen."



GOVERNMENT BUYERS ARE LOOKING FOR WHAT YOU HAVE ... quality products and services at competitive prices. There are billions of dollars in contracting opportunities with the U.S. Army, Navy, Air Force, Defense Logistics Agency, Veteran's Administration, and other federal, state and local agencies. With help from NBDC counselors, it could be your company that takes advantage of these lucrative opportunities.

FIVE STEPS TO SUCCESS

We cover the contracting process in depth, focusing on one step each month and then repeating the series. At the end of the five workshops, your business should be fully engaged in government contracting competition. (You may also take any individual workshop from the series.)

Government Markets
An overview of government markets including town, city, county, state and federal contracting agencies. 29 October
Registering Your Company
How to take the first steps, registering your company with government agencies. 26 November
Finding Bidding Opportunities
How to locate bidding opportunities from government agencies. 28 January
The Successful Proposal
How to prepare the successful proposal including Capability Statements, RFQ, IFB and RFPs. 25 February
Winning the Contract
Strategies for winning the contract. 1 April

All five workshops are FREE, but you must register in advance.

SEATING IS LIMITED. To reserve your place you must register before day of class. (You may take any individual workshop from the series.)

REGISTER ONLINE AT
plac.unomaha.edu/events.cfm

WORKSHOP TIME
9-11 am

IN OMAHA, NEBRASKA
New Community Development Corp.
1701 North 24th Street Suite 102
Omaha, Nebraska 68110
402-451-2939

Sponsored by Andy Alexander, Program Manager/
Counselor, Nebraska Business Development (NBDC)
Procurement Technical Assistance Program



Facts From Felecia



Fall Maintenance

Here are some helpful Fall Maintenance Tips for your home:

- Disconnect hoses outside to prevent freezing.
- Clean or change furnace filters.
- Check and clean gutters and downspouts.
- Fill settled areas and depressions in yard and around foundation.
- Check all window and door locks for proper operation.
- Have a heating professional check your heating system.
- Run all gas-powered lawn equipment until the fuel is gone.
- Inspect and clean dust from the covers of your smoke and carbon monoxide alarms.
- Make sure the caulking around windows is adequate to reduce heat/cooling loss.

Note: If you have not changed the batteries in your smoke and carbon monoxide alarms this year now would be a great time to do so.

Winter Maintenance

As the falling leaves are replaced by falling snow here are some helpful winter maintenance tips for your home:

- Lubricate door hinges, latches and hardware.
- Clean the clothes dryer exhaust duct, damper and space under the dryer.
- Don't use salt or damaging de-icers on concrete.
- Make sure all electrical holiday decoration have tight connections.
- Clean the kitchen exhaust hood and air filter.
- Test all ground fault circuit interrupter (GFCI) outlets.
- Keep garage doors closed to cut down heat loss.

GFCIs

Ground fault circuit interrupters, known as GFCIs, should be tested regularly to make sure they are working properly and are protecting you from a potentially fatal shock. GFCIs should be tested after installation to ensure they are protecting the circuit.

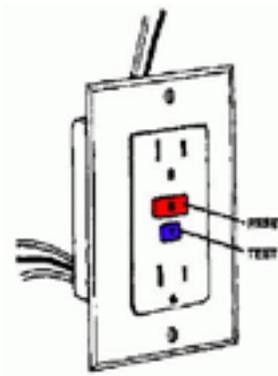
To test the receptacle GFCI, first plug a night-light or lamp into the outlet. The light should be on. Then, press the "TEST" button on the GFCI. The GFCI's "RESET" button should pop out, and the light should go out.

If the "RESET" button pops out but the light does not go out, the GFCI has been improperly wired. Contact an electrician to correct the wiring errors.

If the "RESET" button does not pop out, the GFCI is defective and should be replaced.

If the GFCI is functioning properly, and the lamp goes out, press the "RESET" button to restore power to the outlet.

Information courtesy of <http://www.cpsc.gov>



RECEPTACLE TYPE GFCI

Mission Statement:

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



Building Homes,
Fulfilling Dreams...

Enhancing Communities



\$500 Can be Yours!

New Referral Program

Pulitzer Prize-winning novels, Academy Award-nominated movies and new restaurants typically top the charts of things that are highly recommended. However, in Omaha, New Community Development Corporation's latest program is the talk of the town.

NCDC has an exciting new referral program that is available to previous NCDC home buyers. The program will pay previous NCDC home buyers \$500 for each referral that results in the sale of a New Community Development Corporation property.

Referral program information was mailed to homeowners in August, and included a flyer and referral form to be completed by themselves and their referral.

So how can you take advantage of this program?

- Simply begin by telling your friends, family and co-workers about our home ownership program.
- Complete the referral program form with the person you are referring.
- Have your referral bring the form with them to their scheduled appointment.
- **When the person you referred closes on their property, an award check for \$500 will be mailed to you.**

If interested in the NCDC's referral program, contact Housing Coordinator Felecia Howard at 402-451-2939.



ONLY 4 HOMES LEFT!!!
\$1,500 in closing cost ... Plus a 32" LCD HDTV
when you purchase a home and close by December, 2008!

When you purchase one of these beautiful homes in the Long School Neighborhood from New Community Development Corporation we will pay \$1,500 in closing cost! And as a bonus NCDC will purchase a 32" LCD HDTV for your new home!!! You must qualify, purchase a home and close by December 31, 2008.

Please call today and schedule an appointment With Felecia Howard at 451-2939

Visit us online at ncdcomaha.org

2508 Decatur Street
 Bedrooms 3
 Bathrooms 1
 Square feet 1,088
 List Price \$144,000
 Est. Property Tax \$1,591



2514 Decatur Street
 Bedrooms 3
 Bathrooms 2 1/2
 Square feet 1,240
 List Price \$151,000
 Est. Property Tax \$1475



2520 Decatur Street
 Bedrooms 3
 Bathrooms 2
 Square feet 1,490
 List Price \$157,000



2532 Decatur Street
 Bedrooms 3
 Bathrooms 2 1/2
 Square feet 1,240
 List Price \$153,000



How Home Ownership Impacted My Life

Home ownership is defined as success.

Not only is it an investment in your future, it is an investment in your children's future. When you purchase your first home, you truly feel as if you have accomplished something major in your life.

We all work hard to put food on the table and to make ends meet. However, if you are putting food on a table under a roof that's owned by someone else, what sense does that make?

Often those who rent say they don't want the responsibility of owning their own home. Is this a true statement or a cop-out on responsibility? There once was a time when the entire community helped raise children. We, as parents of a "different" generation, need to get back to this. We need the stability of knowing that our neighbor, "Mrs. Jones," is looking out for our children like they were her own. We need the stability of a community where neighbors will loan you a cup of sugar or lend a helping hand in your time of need.

Often times we don't get this in apartments, because your neighbors change just as much as man-

agement. We can bounce from apartment to apartment, but owning a home gives you a different sense of security.

Showing our children how to manage money and save for a home to one day call their own is a life skill we, as parents, should teach.

Home ownership has had an exceptional impact on decisions I make in my life. No longer do I make irresponsible choices when it comes to finances. I know I must be able to my mortgage (not rent) in order to one day not have to pay either. Therefore, when I see that blouse on sale, I think twice about it. Home ownership has truly impacted my life in a positive way.

I have recommended it to everyone I know. I just wish someone had told me what I am telling them.

Buy that first home and you will truly learn how to be a responsible person with a bright future ahead of you. Invest in your future, because with the way our economy is going today, we may not have money to pay "rent" in 20 years. If things continue as they are with gas prices, we may need that money for fuel. However, if you own a home, you'll have one less thing to worry about.

-Charise

Community Partners

American National Bank
 Family Housing Advisory Services
 First National Bank
 Horizon Bank
 Metropolitan Community College
 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
 Salem Baptist Church
 Sherwood Foundation
 The University of Nebraska at Omaha
 The Weitz Fund

Contact information:

**New Community Development
 Corporation**

1701 North 24th St., Suite 102
 Omaha, NE 68110
 Telephone: 402-451-2939
 Fax: 402-451-2595

The New Community Beacon appears under the direction of Ken Lyons, President and CEO of NCDC. For news coverage, contact Jacob 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 jacob@newslink.com.

New Community Development Corporation
 1701 North 24th St., Suite 102
 Omaha, NE 68110

PRSR STD
 U.S. POSTAGE
 PAID
 MAIL U.S.A
 68502



Building Homes,
 Fulfilling Dreams...
 Enhancing Communities

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

