

INVESTMENT CONNECTION



FEDERAL RESERVE BANK *of* KANSAS CITY

Community Development Investment and Lending Partnership



Nebraska
2025



Access
Collaboration
Impact



Funder Response Forms—*Your
Interest and to Learn More*

Evaluations—*Your Input*

**INVESTMENT
CONNECTION**



FEDERAL RESERVE BANK of KANSAS CITY

Community Development Investment and Lending Partnership

Pre-Filing Eviction Mediation Pilot Program

**Casey Karges, Executive Director
Mediation Center**

**Rev. Beth Graverholt, Executive Director and Lead Organizer
Justice in Action**

Proposal: Pre-Filing Eviction Mediation Pilot

The Mediation Center of Lincoln



Challenges Identified



1,309 children were evicted in Lincoln in 2023.



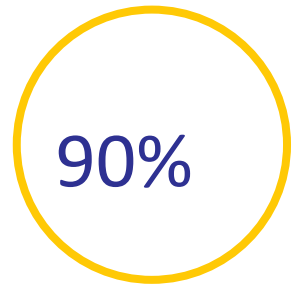
In the second half of 2024, 20-30% of bookings in the Lancaster County Jail were for individuals with no home address.



The average eviction costs a landlord about \$3,000 in legal costs and turnover expenses, leading to higher housing costs downstream.

Proposed Solution

A pilot program that integrates and expands existing mediation infrastructure to connect landlords and tenants to mediation services before evictions are filed.



That's the agreement rate for pre-filing mediation cases at the St. Louis Conflict Resolution Center.

Expected Impact



Landlords often get paid back rent and save legal costs.



Tenants typically stay in their homes longer and have better living conditions.



The county can save money when the volume of court cases drops.



Businesses may experience fewer employee absences and less turnover.

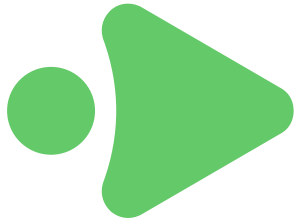


Neighborhoods thrive when residents put down roots.



Schools may save resources when fewer students move throughout the year.

With a \$75,000 investment over two years, we can...



- Train 25-30 additional mediators to expand mediation capacity
- Fund the position of a part-time staff coordinator for program management
- Employ a robust communication strategy to promote mediation as an alternative to eviction proceedings among landlords, tenants, and agencies
- Conduct a thorough study on the program's impact on courts, government, and the housing system
- Use findings to assess the program's effectiveness and potential for broader implementation

**INVESTMENT
CONNECTION**



FEDERAL RESERVE BANK of KANSAS CITY

Community Development Investment and Lending Partnership

GROW Nebraska Women's Business Center

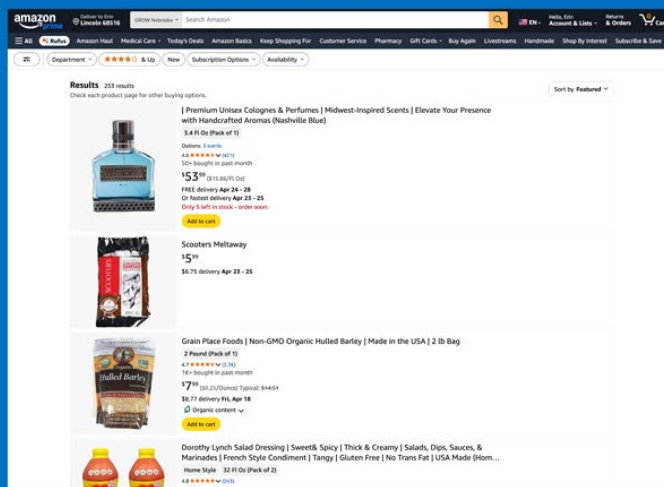
Janell Anderson Ehrke, Executive Director

Nekola Distefano, Director Women's Business Center

GROW Nebraska

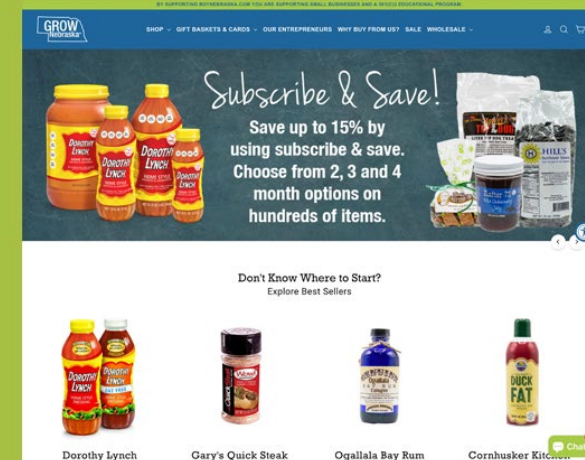


We are GROW Nebraska



Amazon
23,467 Units
Sold 2024

BuyNebraska.com
46,704
Units Sold
2024



Target.com
New
for
2025!

Other
Platforms
458 Units
Sold 2024





We Are GNWBC



Snap & Boost

B.A.I.L.



QuickBooks Training

1-On-1 Training





We Connect

**There is so much more we can do
together!**

**Requesting - \$25,000 and/or be part of
our cause!**



Contact Us

GROW Nebraska

Janell Anderson Ehrke

www.grownebraska.org

janell@grownebraska.org

308-962-6767



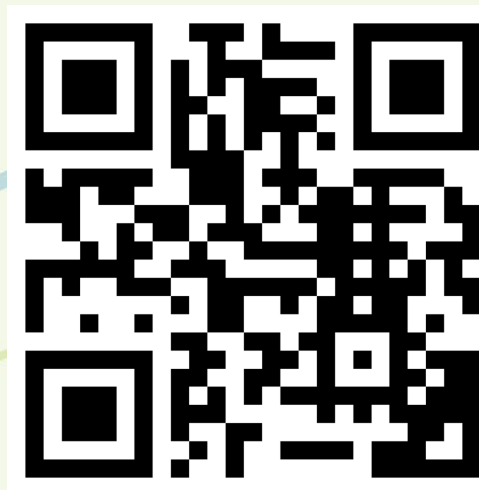
GNWBC

Nekola Distefano

www.gnwbc.org

nekola@gnwbc.org

402-300-8170





Digital Futures and Workforce

**Dekow Sagar, Chief Executive Officer
International Council for Refugees and Immigrants, Inc.**

DIGITAL FUTURES

EACH DIGITAL SKILL IS A
STEP TOWARDS
OPPORTUNITY

PRESENTED BY
DEKOW SAGAR AND
VANESSA CASTRO



**INTRODUCING DIGITAL FUTURES: FREE
DIGITAL SKILLS FOR ECONOMIC MOBILITY**

**A COLLABORATION
BETWEEN THE NITC, ICRI,
AND LINCOLN LITERACY**



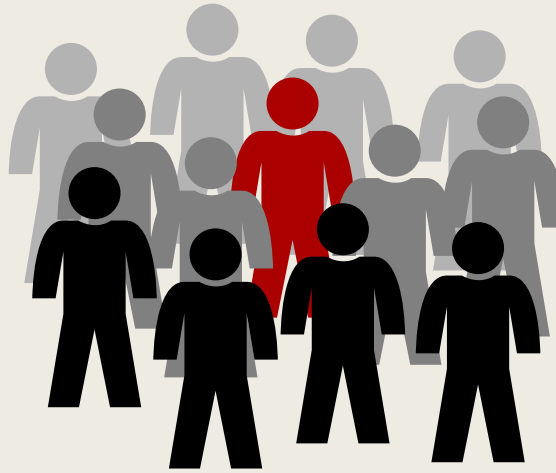
EMPOWERING COMMUNITIES THROUGH ACCESS AND EDUCATION

**FREE 8-WEEK COURSES, TWICE A WEEK, FOCUSED
ON:**

- Employment Tools (resume, job searches)
- Healthcare Access
- Digital Financial Literacy
- Civic Engagement



FROM DIGITAL LITERACY TO ECONOMIC MOBILITY TO GROWTH FOR NEBRASKA



WHY THIS MATTERS:

- This support will directly serve 1,000+ community members
- a digitally literate parent = a more involved parent → better student outcomes
- Opens doors to higher-paying jobs
- Empowers access to public services like telehealth, job boards, and banking
- Drives broadband adoption in underserved areas

WORKFORCE DEVELOPMENT:

- After the basic course, more advanced courses will be offered according to the needs of the community members, such as courses in:
 - coding
 - marketing and administrative
 - customer service tech tools (such as Salesforce basics)
 - e-commerce
 - online certifications
 - etc.



YOUR SUPPORT CAN CLOSE THE DIGITAL DIVIDE



YOUR SUPPORT CAN TURN DIGITAL ACCESS INTO LASTING OPPORTUNITY – FOR INDIVIDUALS, FAMILIES, AND ALL OF OUR COMMUNITIES.

YOUR \$600,000 INVESTMENT WILL GO TOWARD:

- INSTRUCTOR COMPENSATION
- CHILDCARE AND TRANSPORTATION SUPPORT
- LAPTOPS AND MATERIALS.
- MARKETING AND OUTREACH
- ETC.



Hope Village: An Innovative Approach to Affordable Housing

**Rhonda Mattingly, Executive Director
Jason Danner, Office Assistant
Bridges to Hope**



Hope Village

Empowering Reintegration: An affordable housing solution for those exiting incarceration





The Why — The Reentry Housing Crisis

After Incarceration, a Door Rarely Opens

- **1 in 3 Americans** have a criminal record—and many face **housing discrimination** because of it
- Returning citizens are often denied housing based solely on background, not behavior
- Without stable housing, the path to employment, health, and reintegration becomes nearly impossible





The Solution – Hope Village: A Transformative Housing Community

Restoring Dignity Through Safe, Affordable Housing

- A **housing-first** model designed for individuals **reentering society** after incarceration
- Provides **safe, supportive homes** to help break the cycle of homelessness and recidivism
- Each resident is paired with **wraparound services**:
 - Peer Support Services
 - Job Readiness skills
 - Financial literacy coaching





Funding Request: \$800,000

- One-time investment
- Long-term impact
- Naming rights available

Rhonda Mattingly, Executive Director 402.560.4389 rhonda@bridgestohopene.org
www.bridgestohopene.org



Childcare Workforce/Wellness Program

Anne Brandt, Executive Director
Suzanne Schneider, Associate Director
Lincoln Littles



We believe all children should have access to affordable high-quality early care and education ensuring healthy growth and development, kindergarten readiness, **a more available workforce today and a smarter workforce tomorrow**

A brighter
future
is calling.





Workforce
Program
Initial Training

American
Job Center
Onboarding

Internship
Placement

Employment

The background image is a composite. In the foreground, a woman with blonde hair tied back is smiling and looking towards a young child with blonde hair who is wearing a blue shirt. They are both out of focus. In the background, a woman with long brown hair, wearing a striped shirt, blue jeans, and tan boots, is standing on a sidewalk and waving her right hand. She is also out of focus. The background is a bright, overexposed outdoor setting with a white wall and a red car partially visible.

Dual Workforce Development Focus

- **Early Childhood Workforce**
- **Larger Community Workforce**
- **Supporting Low- & Moderate-Income Women**

**WITH AN ADDITIONAL
\$100,000**



**6 TRAINING
CLASSES**

+



**ADD A CDA
NAVIGATOR**

to support early childhood
employees to increase their
formal education by
completing a Child
Development Certificate



FiftyOne Commons

Dennis Hoffman, President and Chief Executive Officer
Leah Meyer, Development Manager
Family Service Lincoln

FiftyOne Commons

Helping Families Thrive through the development of affordable housing, a STEAM Activity Center, community garden, and neighborhood support services in Northeast Lincoln.

Dennis Hoffman
President/CEO

📞 402.904.5565

✉️ dhoffman@family servicelincoln.org

📍 501 S 7th Street
Lincoln, NE 68508



About Us



Behavioral Health



CCFP (Child Care Food Program)



Community Crops



Housing & Support Services



Youth Development



WIC (Women, Infants, and Children)

WHY FIFTYONE COMMONS?

Affordable Housing

Need: Critical housing shortage in Lincoln.

- Rental rates will ensure that residents never spend more than 30% of their income on housing
- Family Service Lincoln will own, maintain, and manage these units, while providing case management and support services

Opportunities For Youth & Families

Need: Nebraska has lost 10% of its childcare programs since the COVID-19 pandemic.

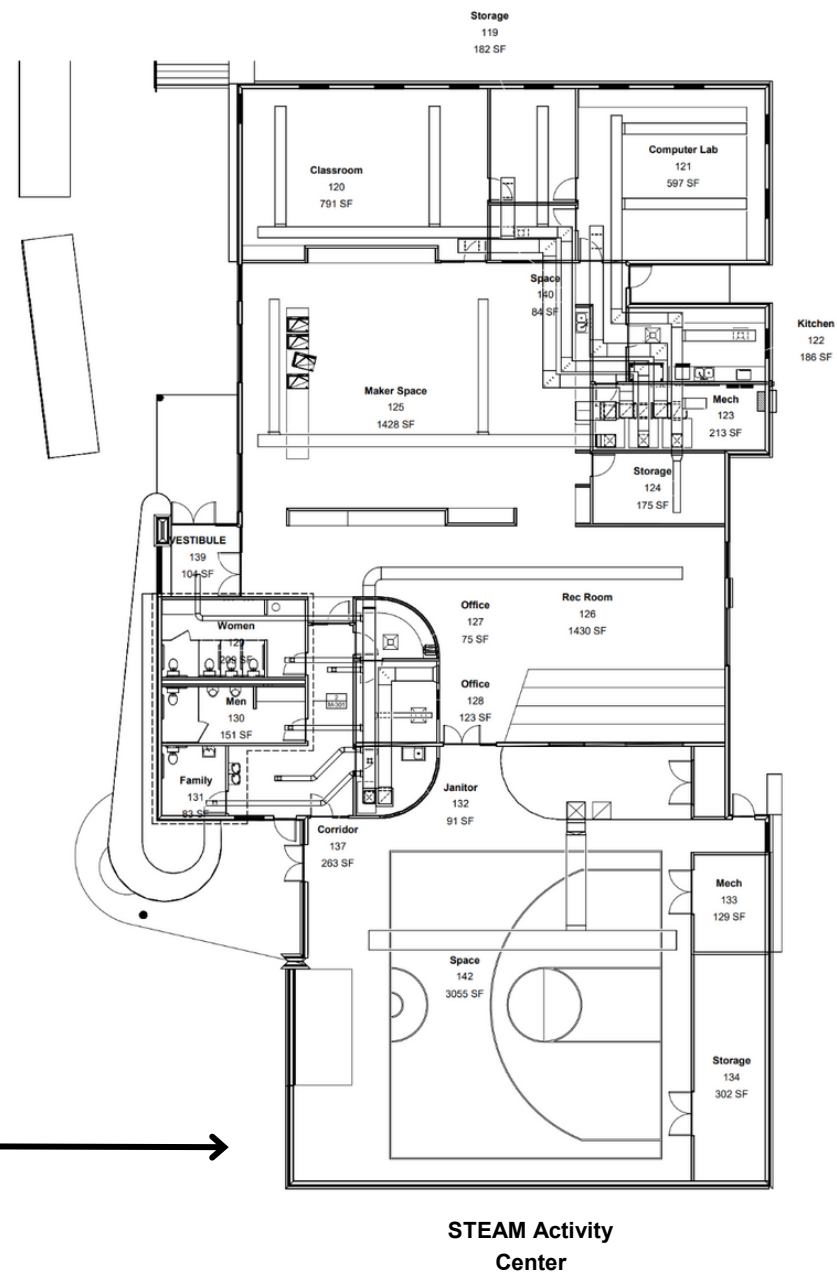
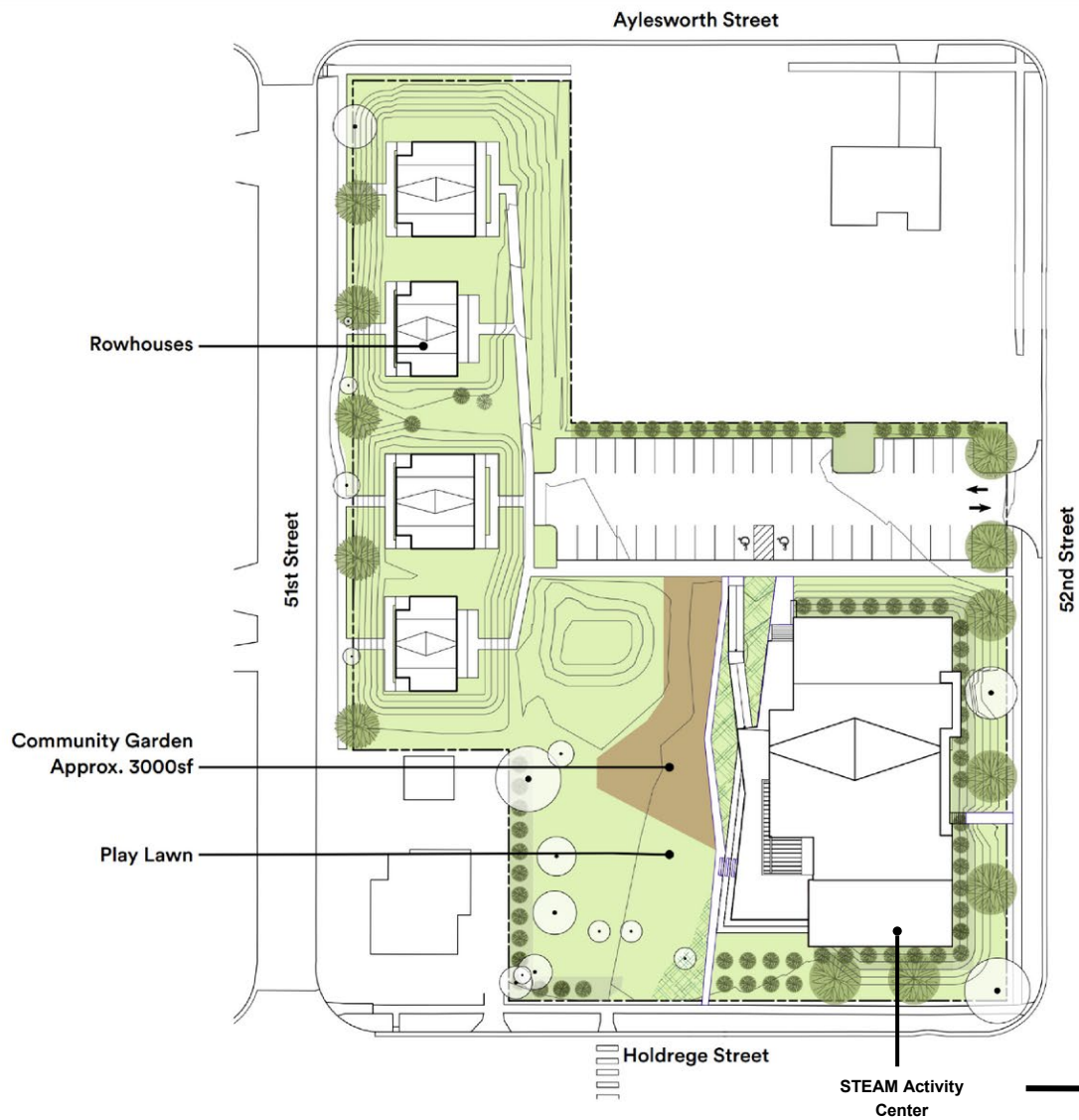
- STEAM Activity Center will provide hands-on experiences through:
 - Youth Makerspace
 - Multimedia Studio
 - Computer Learning Lab
 - Recreational Areas

Meaningful Community Spaces

Need: Northeast Lincoln ranks the lowest for healthy food access, youth fitness, opportunities for connection

- Family Service Lincoln will rent space for community and area non-profits for service delivery
- Facility will include weekend programs, supervised care on non-school days, and STEAM-focused summer camps

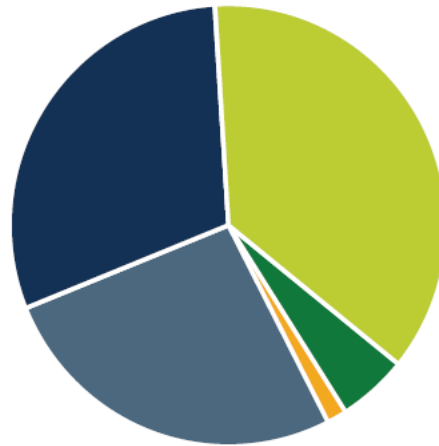




HELP LINCOLN THRIVE

Fund FiftyOne Commons

- Family Service Lincoln Reserve
- Private Foundations
- Government Agencies
- Local Business Support
- Individual Donors



Project Costs:
\$7.4M

**Remaining
Funding
Needed: \$1.0M**



The Refinery at ECHO Collective

Kelly Ross, Executive Director

**Noor Basim, Assistant Instructor Refinery Program
ECHO Collective**

Who We Are

Founded in 2020, we provide immigrant and refugee ("New American") women with culturally responsive education, mentorship, and creative outlets to support their entrepreneurial dreams and long-term stability.

Our Core Programs:

💡 **The Refinery:** A 4-month intensive business accelerator, which includes opportunities to enroll in capital readiness program upon graduation

🧶 **Textile Arts & Enrichment:** Hands-on programs like sewing, weaving, beadwork

🏪 **Refined & Co.:** A cooperatively managed storefront for product-based businesses

Since 2020:

54 graduates

88% still operating

Lifetime coaching + language support



Why it Matters

The Challenge:

New American women face systemic barriers to entrepreneurship — language, isolation, lack of childcare, and navigating unfamiliar systems.

Our Response:

56 curriculum touchpoints across 7 modules
1:1 mentorship and group workshops
Language and cultural support
Post-grad coaching + access to real retail space

Long-term Impact:

Builds generational wealth
Strengthens families
Grows inclusive local economies



Tanya Koksharova, entrepreneur
Ukraine, Aranea



Our Network & Our Outcomes

Key Partners:

Academic: Doane, SCC, UNL, Wesleyan

Financial: Community Development Resources, Union Bank & Trust, West Gate Bank

Workforce: LPED, American Job Center

Community: Asian Community & Cultural Center, El Centro de las Américas, Lincoln Literacy, YWCA

+Dozens of local businesses

Evaluation & Results:

93% of grads are still in business or actively pursuing ventures

Surveys every 6 months post-graduation

Compared to national incubator benchmarks



We don't just teach entrepreneurship—we stay in it with them.



Ten Thousand Villages

ECHO
COLLECTIVE

Your Investment Creates Change

INVESTMENT 	IMPACT 
\$5,000	Launches a full marketing and sales strategy cohort to help 7+ women grow their businesses
\$12,500	Funds 1 woman's full participation in The Refinery for 4 months—including coaching, childcare support, and supplies
\$25,000	Sponsors 2 women's lifetime support at ECHO Collective, including coaching, wraparound services (including leadership development, connection to the press, and pitch coaching), and growth support for Refined & Co.
Custom Partnership	Let's co-design something that aligns with your values and our shared vision for inclusive economic development.

This is an invitation to **fuel** resilient leadership and economic equity,
one entrepreneur at a time.





Development and Preservation Fund

Jody Holston, Executive Director
Eva Roberts, Director of Operations and Impact
Front Porch Investments

A Growing Housing Crisis



Home prices up \$80,000 since 2020

Wage growth lags rent growth

46% of renters are cost-burdened

104,000 new homes needed by 2040

A Scalable Solution

Strategic investment - Coordinated leadership - Public/private partnership

Development and Preservation Fund

Low interest gap financing

Loans deployed: \$29M

Projects: 21

Affordable homes financed: 1,449

Default rate: 0% – 4 repaid in full

**\$530M+ leveraged
in total housing investment**



Fund Priorities

- Maximize housing affordability
- Encourage innovation
- Invest in diverse developers or businesses
- Target strategic areas of investment
- Promote housing justice and equity
- Engage the broader community

The Development and Preservation Fund:

Sustainable Scalable Impactful

- Loan capital **recycles 3x over 15 years**
- Ensures **long-term affordability**
- **Centralized:**
 - ✓ Business development
 - ✓ Underwriting
 - ✓ Loan monitoring
 - ✓ Technical assistance

→ **Housing is economic infrastructure**



Your Investment Can Fuel 350+ Homes

**Demand for financing
outpaces our current fund.**

↳ **We are seeking values-
aligned investors.**

The time is **now** to scale this
proven model to meet the
growing need.

\$2.5M supports:

115 units now

350+ units over 15 years



INVESTMENT CONNECTION



FEDERAL RESERVE BANK of KANSAS CITY

Community Development Investment and Lending Partnership

Funder Response Forms—*Your Interest
and to Learn More*

Evaluations—*Your Input*

Share Your Connections!



FEDERAL RESERVE BANK *of* KANSAS CITY

Community Conditions SURVEY

Does your organization work to help low- and moderate-income (LMI) populations? If so, the Kansas City Fed invites you to take part in the **Community Conditions Survey**.

What is it? It's a twice-yearly (April and October) survey of organizations helping LMI populations. It tracks community conditions and informs monetary policy decisions and community development activities.

Learn more: [www.KansasCityFed.org/
communityconditions](http://www.KansasCityFed.org/communityconditions)

Contact: Steven.Howland@kc.frb.org

Sign up for
THE SURVEY



INVESTMENT CONNECTION



FEDERAL RESERVE BANK of KANSAS CITY

Community Development Investment and Lending Partnership

Rachael Surmick

Rachael.Surmick@kc.frb.org

816-634-8483

Share Your Connections!

Investment Connection Website:

<https://www.kansascityfed.org/community/investmentconnection>

CRA OneSource Website:

<https://www.kansascityfed.org/community/cdi/craonesource>



*Thank you for participating in
Investment Connection
Nebraska!*