



Omaha, NE

Choice Neighborhoods Grantees: City of Omaha and Omaha Housing Authority

Target Public Housing Project: Southside Terrace Garden

Target Neighborhood: Southside Terrace – Indian Hills

Choice Neighborhoods Grant Amount: \$1,300,000

Key Partners: Omaha Community Foundation | Sherwood Foundation | Magic City Redevelopment Corporation | The Simple Foundation | The Heartland Workers Center | Spark CDI | LRK Inc. | Omaha Public Schools | Brinshore Development | Purpose Built Communities | Latino Center of the Midlands | Girls, Inc. | Omaha Police Department | Metropolitan Community College | William and Ruth Scott Family Foundation | P.A.C.E.

Project Summary:

The City of Omaha's Southside Terrace - Indian Hills neighborhood is a diverse community that is home to Latino, White and African American residents, as well as refugees from around the world. With the community's incredible diversity comes unique challenges, including isolation, social fragmentation, public safety concerns and economic struggles. The neighborhood's poverty rate is three times that of the City's, and its violent crime rate is 82 percent higher than the City's as a whole. In the midst of this community sits Southside Terrace Garden Apartments – a 358-unit public housing development which is now severely distressed and functionally obsolete.

In the midst of these challenges, a strong array of community partners are already working to support local residents. The Simple Foundation currently offers a variety of programs to immigrant and refugee residents. The Heartland Workers Center has a strong history with the Latino community, and Spark CDI is active in economic development initiatives. The Southside Terrace - Indian Hills neighborhood also has a variety of developmental and commercial assets, including Metro Community College (MCC), OneWorld Community Health Center, University of Nebraska Medical Center, Omaha Public Library, recreational centers and the UPS Logistics Center and other local employers.

With a \$1.3 million Choice Neighborhoods Planning and Action Grant, the City of Omaha and the Omaha Housing Authority will work with local nonprofit partners and community residents to create a comprehensive Transformation Plan for the Southside Terrace - Indian Hills neighborhood and the Southside Terrace Garden Apartments development. The planning process will have a strong emphasis on community engagement. A new community-based organization – the Magic City Redevelopment Corporation – will lead resident engagement efforts, along with a Community Engagement Team comprised of local nonprofits that are already actively serving the community's diverse population. The planning process will utilize evidence and an outcomes-based approach to develop strategies addressing a wide range of areas, including neighborhood development, health care, education, transportation, workforce development, public safety, arts and culture and civic engagement. Through this initiative, residents of the Southside Terrace - Indian Hills neighborhood and Southside Terrace will work with a variety of stakeholders to formulate a plan that will leverage the community's existing assets, strengthen collaboration between diverse populations, and ultimately help build a better future for this unique neighborhood.