The Highlander area enjoyed the most substantial growth in the period leading up to the Great Depression.

From 1906 to 1920 - 102 new homes were built, 1921 to 1930 - 84 additional homes were built and further expansion was brought to a crawl during the Great Depression.

The most eye catching period is from 1973 to 1992, a nearly 20 year period in which no new homes were built.
HOW DID WE GET HERE?
Our mission is to transform Highlander into a safe and active neighborhood where children learn, families are healthy and community thrives.
PURPOSE BUILT MODEL

Cradle-to-College Education
Preparing young children for success throughout their academic years, all focused on preparing students for college and beyond.

Mixed Income Housing
An opportunity for people of different backgrounds to become neighbors and friends, sharing pride in their community and an enhanced quality of life.

Community Health + Wellness
A community-specific mix of facilities, programming and services that represent the vision, needs and priorities of residents.
2011
Seventy Five North was founded and entered a partnership with Purpose Built Communities.

2011 - Present
Engaged in dozens of community listening sessions with over 1000 participants.
Partnered with Brinshore Development and started master planning process.

2014
Finalized purchase of former Pleasant View Homes site.
2015
Omaha Board of Education approves plan for reconstituted Howard Kennedy Elementary.
Rios Gunter hired as principal.
Neighborhood groundbreaking!!

2016
Reorganized Howard Kennedy opens

2017
First residents move into Highlander

2018
Construction will begin on Early Learning Center and single family homes
PHASE 1 FUNDING SOURCES

- Philanthropy: 62%
- LIHTC: 14%
- NMTC: 10%
- Debt: 12%
- Deferred Fees: 0%
- TIF: 0%
CRADLE TO COLLEGE PIPELINE
REORGANIZED HOWARD KENNEDY

Highly effective school leadership and staff. Culture of staff empowerment and autonomy, openness to collaborate with partners.

- Embedded professional development
- Strong focus on literacy
- Robust early learning program
- Early and intentional intervention
- STEM and Project-Based Learning
- Longer school day and year

Part of a holistic neighborhood redevelopment.
MIXED-INCOME HOUSING
PHASE ONE: 101 APARTMENT HOMES
PRESERVING ACCESS AND AFFORDABILITY

39 MARKET-RATE
31 <60% OF AMI
31 <50% OF AMI
APARTMENT HOMES
HOME OWNERSHIP
COMMUNITY HEALTH AND WELLNESS
QUESTIONS?

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