



# Bluestem Prairie

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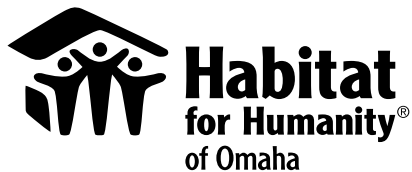
A Habitat for Humanity of Omaha Multigenerational Development





## Our mission and vision

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Habitat for Humanity of Omaha's vision is a world where everyone has a safe and healthy place to live. Our mission is to build strength, stability and self-reliance through shelter. We achieve this mission by constructing and renovating homes, repairing owner-occupied homes, providing mortgage readiness counseling and title clearing services, advocating for better laws and systems and more.





## Our challenge – a housing crisis

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**The need for affordable housing in our community has never been more apparent.**

A housing unit is “affordable” if a household with low-to-moderate income spends less than 30% of their combined income on rent or mortgage payments.

Beyond that level, households are considered housing cost-burdened. Such a burden forces individuals and families to make difficult and often unhealthy choices.

Many are forced to choose between paying rent, putting food on the table, keeping utilities turned on, paying for healthcare or pursuing higher education or professional development.

Nearly 30% of all area households are priced out of an affordable living situation.

**The shortage of affordable housing units in the Greater Omaha area is critical.**

In 2020, a collaborative of nine local organizations released an assessment of the housing situation in the Omaha/Council Bluffs area, which showed our community is short nearly 80,000 affordable housing units. Without significant intervention, that gap could increase to more than 100,000 over the next 20 years.





## Our project – Bluestem Prairie

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**Bluestem Prairie will be an innovative redevelopment at the former site of the Wintergreen Apartments.**

The almost 19-acre site near 51st Street and Sorensen Parkway has sat vacant for 15 years since the Wintergreen Apartments were vacated and demolished by the City of Omaha. This site will become a brand new multi-generational community of 100 homes.

What has been an eyesore and the site of illegal dumping in the neighborhood for over a decade will become a thoughtful, intentional community of homeowners. A new park and bike and walking paths will connect the neighborhood to surrounding community assets such as Nelson Mandela School, Miller Park and the Fort Omaha campus of Metropolitan Community College.



Bluestem Prairie will offer affordable homeownership opportunities for families of various sizes, ages and incomes - from individuals and empty-nesters, to young families and multi-generational households:

- Empty-nesters will appreciate the 20 villas to be constructed with thoughtful design and amenities, including zero-entry accessibility options.
- Multiple generations will be able to cohabitate comfortably in homes with attached accessory dwelling units (ADUs).
- Young and growing families will find the space they need to live and grow healthy in our standard 3-5 bedroom homes.

One hundred Omaha families will become homeowners as a result of the Bluestem Prairie project. These families will contribute thousands of dollars in property taxes each year and grow equity that will open countless doors for their families. The Bluestem Prairie project will create more affordable homeownership opportunities for those who are typically excluded from the traditional housing and lending markets and will grow Habitat Omaha's capacity to make Greater Omaha a stronger community.

*Conceptual exterior designs. Final home renderings in development.*



**Stella (2 door garage)** 3 bedroom/1,170 square feet  
5 bedroom/1,737 square feet



**Stella (1 door garage)** 3 bedroom/1,170 square feet  
5 bedroom/1,737 square feet



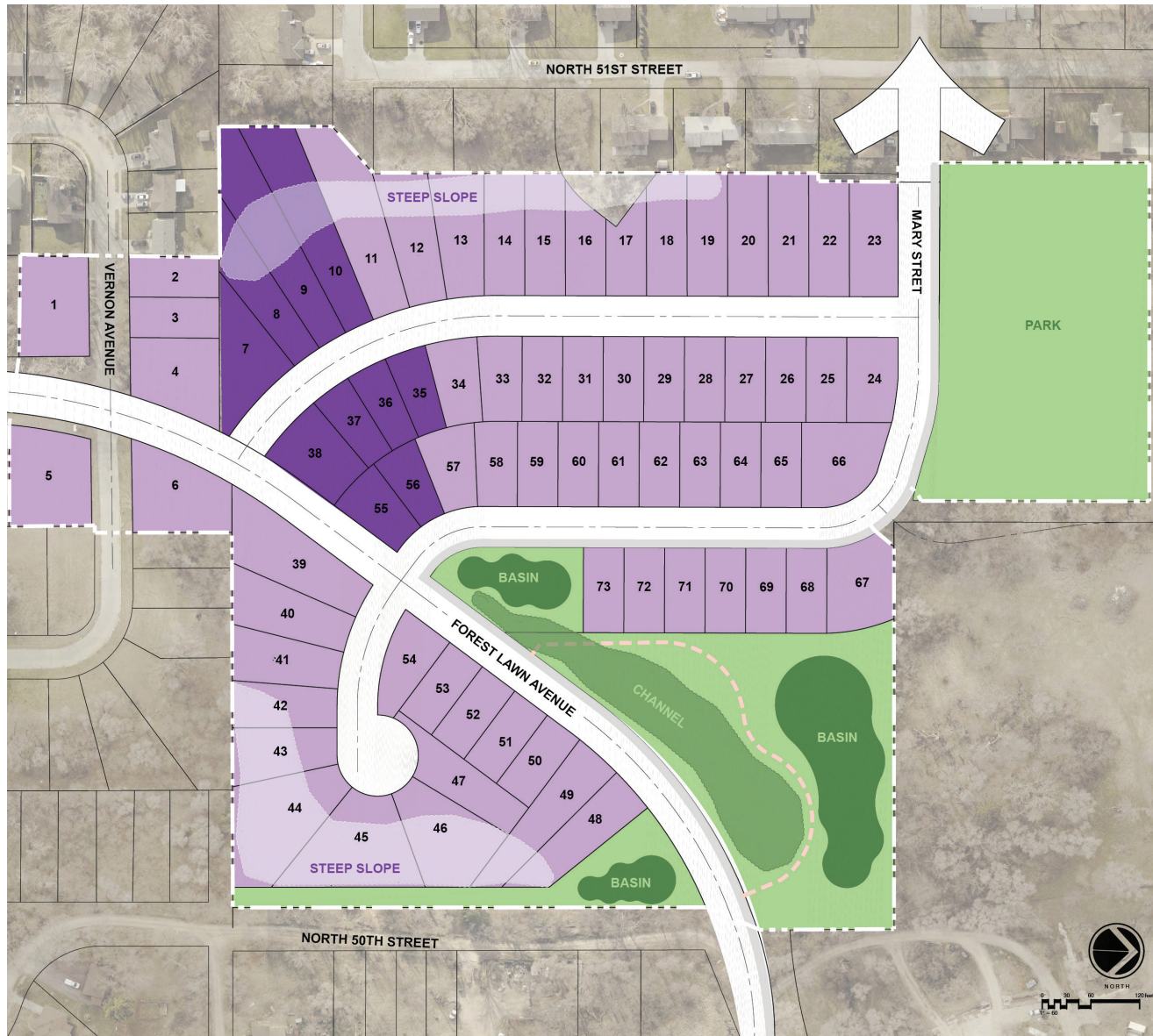
**"Empty Nester"** 2 bedroom/900-1,100 square feet



**Whitney** 3 bedroom/1,277 square feet  
5 bedroom/1,691 square feet



# Bluestem Prairie site map

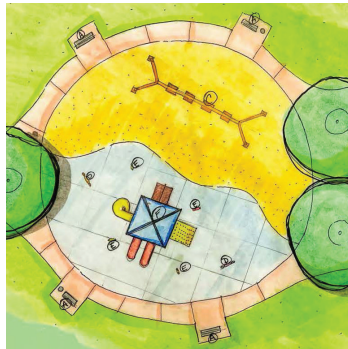
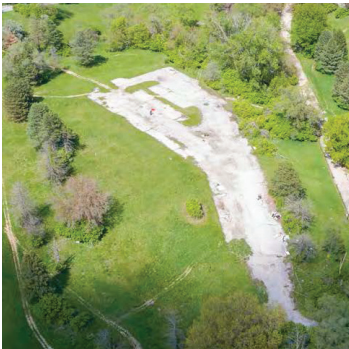




# Bluestem Prairie expansion campaign budget

|                                |                      |
|--------------------------------|----------------------|
| New Home Construction          | \$ 18,010,000        |
| Project Contingency & Overhead | 2,275,000            |
| Site Preparation               | 2,107,500            |
| Acquisition & Renovation       | 1,500,000            |
| Community Park                 | 860,000              |
| Fees                           | 400,000              |
| Land                           | 117,000              |
| <hr/>                          |                      |
| <b>Total</b>                   | <b>\$ 25,269,500</b> |

## project timeline



### 2021

Tree removal  
Site demolition

### 2022

Site preparation begins  
Foundation work begins  
Park design and  
preparation

### 2023

Park completed  
First 50 home builds  
completed

### 2024

Final home builds  
started

### 2025

Final home builds  
completed





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