

Stuart Success Leads to More Housing

The community of Stuart has two different success stories that are also similar. At one time, the majority of homes in Stuart were considered blighted by the State of Nebraska. Through the receipt of CDBG grants, the Village of Stuart has rehabilitated nearly seventy homes, and created growing and thriving business in Stuart. Today, Stuart continues its legacy of developing partnerships and programs that improve the entire community. They are home to Parkside Manor, a forty-seven bed, non-profit “community-owned” skilled nursing facility. The community itself has thirty community and school organizations, which work to enhance and improve the daily life of the entire community. All these organizations annually publish a report for the community that lists all of their activities and accomplishments for the year, a feat no other Nebraska community is known to do.

Stuart has an active and successful small business driven community and is experiencing business growth in new areas of livestock operation that is located near the village. Expansion of business includes a medical clinic for physical therapy and a clinic for a doctor, dentist, and eye doctor. With all this community and business growth, there is a higher need for updating and expanding of housing in the community. Stuart and CNEDD have worked closely on a couple different projects.

In 2011, Stuart sought assistance from CNEDD to start a spec home program investment group that also assists business development. It was decided to apply for a NAHP grant in the amount of \$507,639 with matching funds of \$87,690, making a total \$595,329. This helped set up trust funds to continue with housing taking two grant funds and making it into four houses with one in planning. Each house is three bed, two bath, two car garage, with an unfinished basement. The two spec homes that Stuart started with were a huge success and plans for more are continuously talked about around the community.



The next part to Stuart’s success stories is the Stuart Rental Housing Units. In 2012, Stuart applied for funds to build a rental duplex. They were awarded a NAHTF grant in the amount of \$250,000 with matching funds of \$105,000. There is still the 100% AMI limitation on who can live there, but it is a higher limit than at the Stuart Manor. The Stuart Manor is a rental unit complex that services low-income households, which has

been in existence since 1978. This complex started as with a duplex for families and has since grown to ten current rental units consisting of two four-plex’s, and the original duplex. These units remain filled due to the housing need in Stuart. The completion of the new rental duplex could not have happened any sooner, as one of the new tenants was the newly hired band teacher, who fell in love with the community almost immediately and decided to buy a house and stay. That is the continual hope for each of these units, that they are a transition home for people.

Stuart has worked hard in each area of their community and they continue to grow. They are an excited, united, and delighted community that continuously surprise us with their development and ideas for the future.