Empowering Community Leaders

In order to empower local leadership you must involve them in strategic planning and create a structured approach for accomplishing goals and objectives for specific initiatives, such as workforce housing.
Housing Study Findings

Future population and household growth in the Dawson County Area will be driven by new and expanded housing and economic development activities. The most critical housing issues in the Area include promoting the development of housing for the local workforce and young professionals, affordable to all salary income levels and at a pace that will equal the demand of a rapidly growing region. Other priority housing needs include providing housing opportunities for the elderly, first time homebuyers, middle-income persons and families and persons with special needs.

<table>
<thead>
<tr>
<th>Current Demand for Next 5 Years</th>
<th>Number of Units</th>
<th>Estimated Required Target Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes to be Constructed for Purchase for Primary Residences</td>
<td>248</td>
<td>$42,794,800</td>
</tr>
<tr>
<td>Homes to be Constructed as Rentals</td>
<td>170</td>
<td>$29,335,200</td>
</tr>
<tr>
<td># of Homes in Need of Rehabilitation</td>
<td>386</td>
<td>$14,010,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>804</strong></td>
<td><strong>$86,140,080</strong></td>
</tr>
</tbody>
</table>

Complete Dawson County Housing Study at: Dawsonareadevelopment.com/downloads/
APPOINTMENT to POSITIONS

EXAMPLE:

Some ED Corps create a position for local leaders (on a committee, for example) to be directly involved in the decision making and implementation of specific workforce housing projects. Give this person authority to act on your behalf and accomplish results.
The Gothenburg Improvement Company has appointed a local member to serve as the Housing Liaison for GIC with the City, County, and Regional groups when it comes to housing projects. Rick Zarek, a Pharmacist has been involved in the Housing Plan, regional meetings, and he talks to groups about the need for housing. He facilitates the meetings between the stakeholders and reports every month on progress.

Under the direction of the appointee, local leaders (ALL VOLUNTEERS) found a builder or six homes, assembled an investor group, worked with a local bank for financing, and helped to pre-sell housing.
Giving local leaders the ability to collaborate on housing initiatives as part of a larger group gives everyone more bargaining power. Granting the authority for local leaders to standardize guidelines, pledge resources, and enter into agreements is helpful to move projects forward.
EXAMPLES of REGIONAL COLLABORATIONS

County Wide Housing Projects

Regional LIHTC Projects

Because Developers look for economies of scale, and some of our smaller communities were not being considered for these developments, local leaders joined forces on regional LIHTC projects based in three communities as a county project.

Regional Grant Programs

Our local community representatives to the DAD board got together and created guidelines and rules for regional programs. Awarded $475,000 to fix up homes in the county and two OOR grants.
Facilitated Networking

We often have to arrange Facilitated Networking.

Creating relationships can help leaders have more confidence in their actions, relate personally to stakeholders, helps to earn respect of others. It also helps leaders to seek out partners and know who to turn to for help.
How can we all help each other?

Each community Dawson Area Development works with is experiencing housing shortage. By bringing everyone together and determining what problems we have in common and what solutions we are proposing it gives everyone ideas on ways to approach the situation in a new manner.

Our Current Situation

Three communities that have lots with infrastructure ready to build on but lack builders.
We have the infrastructure and resources to make big things happen. Our skilled workforce provides a can-do attitude and genuine desire to support our continued growth.

Jennifer McKeone

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