



FiftyOne Commons

Helping Families Thrive through the development of affordable housing, a STEAM Activity Center, community garden, and neighborhood support services in Northeast Lincoln.

ABOUT Family Service Lincoln

Family Service Lincoln was founded in 1891 as the first charitable organization in Lincoln, Nebraska. Programming has evolved over the years to meet the needs of families and the current conditions in our community. Today, we are proud to provide case management, housing support, behavioral health therapy, expanded learning opportunities, and nutrition and food programs to thousands of households each year. Our mission of “Helping Families Thrive” embodies the impact we have across all six tracks of programming.



Behavioral Health



CCFP (Child Care Food Program)



Community Crops



Housing & Support Services



Youth Development

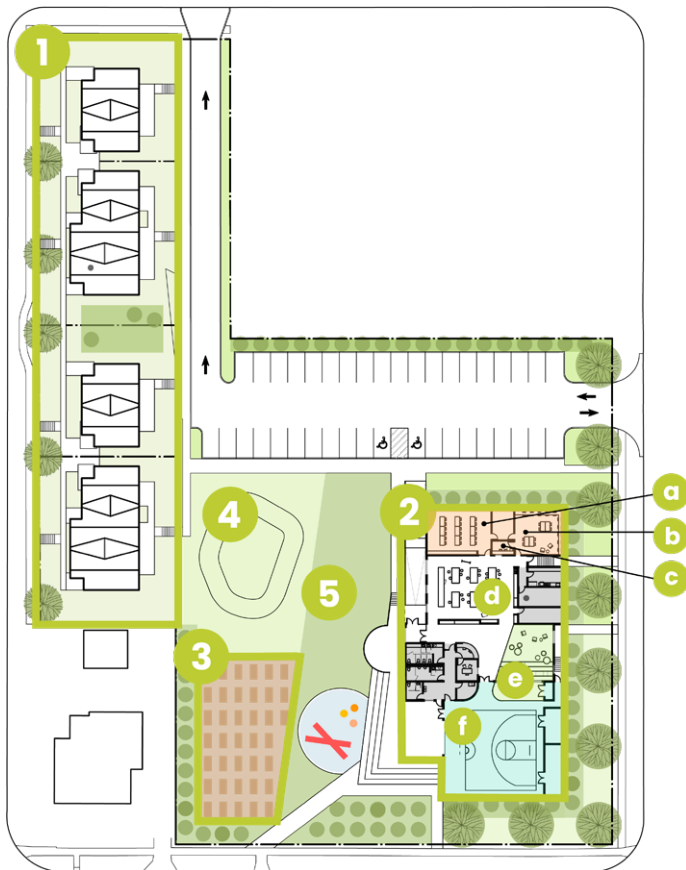


WIC (Women, Infants, and Children)

INTRODUCING... FiftyOne Commons

Family Service Lincoln is excited to introduce FiftyOne Commons – a mixed-use development in Northeast Lincoln that includes ten affordable rowhouse rentals, a STEAM Activity Center, and a Community Crops garden. This project aligns with Family Service Lincoln’s strategic plan, the mayor’s goals of affordable housing and walkable neighborhoods, and the City of Lincoln’s 2050 Comprehensive Plan goal of accessible housing, healthy and connected people, and infill development.

FiftyOne Commons adds both depth and breadth to existing Family Service Lincoln programming by providing affordable housing, recreation, and expanded learning opportunities in the STEAM areas of Science, Technology, Engineering, Art, and Math. The STEAM Activity Center will include a youth makerspace, multimedia studio, computer learning lab, recreation area, gymnasium, and classroom — serving as a resource for agency programs and the neighborhood.



1. Affordable Housing Units

2. STEAM Activity Center

a. Classroom

b. Computer Learning Lab

c. Multimedia Studio

d. Youth Makerspace

e. Recreation Area

f. Gymnasium

3. Community Garden

4. Bioretention Basin

5. Play Lawn

FiftyOne Commons will occupy a majority of the block spanning from 51st Street to 52nd Street and Aylesworth Avenue to Holdrege Street, totaling two acres.

WHY FIFTYONE COMMONS?



Access to Affordable Housing

Lincoln is experiencing a critical housing shortage, verified in the city's Housing Plan which states that "by 2030, Lincoln will need nearly 5,000 rental units affordable to the lowest income households." FiftyOne Commons is located in a rental cost burdened area at a rate of 30-40%.



Opportunities For Youth & Families

Nebraska has lost nearly 10% of its childcare programs since the COVID-19 pandemic. Despite being the city's largest out-of-school program provider, Family Service Lincoln is unable to expand capacity due to a lack of accessible programming space.



Meaningful Community Spaces

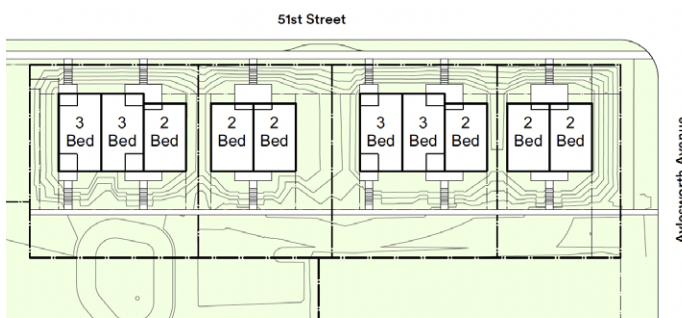
Northeast Lincoln faces a scarcity of community spaces and ranks among the three lowest tiers for healthy food access, contributing to deficits in youth fitness, overall wellness, and opportunities for human connection compared to the city as a whole.



Rowhouses – Street View

AFFORDABLE HOUSING

Lincoln's shortage of affordable housing decreases provider capacity and strains systems of care. FiftyOne Commons steps into this need by providing 10 units of high-quality, affordable rowhousing on the west-facing side of our development.



- *Rowhouses will be two- and three-bedroom units, 60% of which will be dedicated to families with immigrant and refugee status.*
- *Rental rates will ensure that residents never spend more than 30% of their income on housing.*
- *Family Service Lincoln will own, maintain, and manage these units, while providing case management and support services.*

COMMUNITY GARDEN

In 2023, Community Crops became a program of Family Service Lincoln, providing the resources and stability needed to ensure its mission and programs thrive for years to come. FiftyOne Commons' 5000 sq. ft. garden,

located to the west of the STEAM Activity Center, will provide occupants, neighborhood residents, and youth the space and resources to grow and harvest their own culturally specific food.



STEAM Activity Center – Exterior

STEAM ACTIVITY CENTER

Family Service Lincoln provides out-of-school programming at 21 Lincoln Public School locations, offering care and learning opportunities to more than 3,000 elementary and middle school students each year.

The STEAM Activity Center will allow us to offer weekend programs, supervised care on non-school days, and STEAM-focused summer camps – expanding our capacity and impact.



Youth Makerspace



Recreation Area

- This 11,500 sq. ft. facility will provide hands-on experiences through a youth makerspace, multimedia studio, computer learning lab, and recreation areas.

- “Programming through partnership” will make this space a true neighborhood resource for local nonprofits, creators, and neighborhood residents.

COMPLETED MILESTONES



Special Permit Acquired

Family Service Lincoln's application unanimously passed the Planning Commission in June of 2023 and shortly after was approved by the Lincoln City Council.



Property Purchased

5144 Holdrege Street was purchased outright in July of 2023.



Property Demolition & Clearing

Existing structures and trees that could not be incorporated were removed from the property in October of 2023. The lot is now ready for site preparation.



Design & Planning

Schematic designs were provided by DeOld Andersen Architecture, cost estimates were prepared by Cheever Construction, and civil engineering and site preparation were provided by Clark & Enersen.

ANTICIPATED TIMELINE



Construction Starts

Fall 2024



Fundraising Campaign Completion

Summer 2025



Construction Completion

Winter 2025



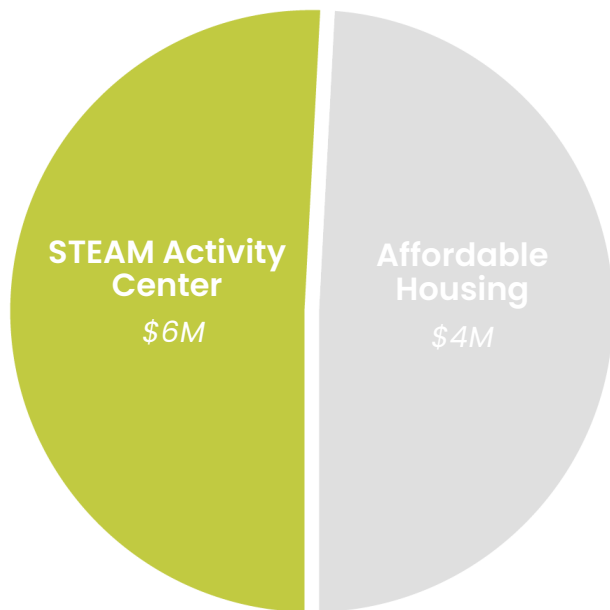
Tenant Move-In & Program Launch

Early 2026

PROJECTED COST

Total Project Estimate

\$10M



Funding Secured

- **\$100,000** – Lincoln Community Foundation Affordable Housing Fund
- **\$300,000** – Bezos Day 1 Families Fund
- **\$500,000** – Lancaster County ARPA
- **\$1,000,000** – Nebraska Department of Economic Development Pandemic Relief Housing Fund*
- **Up to \$2,500,000** – Family Service Lincoln Reserve Fund

*Pandemic Relief Housing Program for Immigrant and Refugee Families – This project is funded in part by federal award number SLFRPI965 awarded to Family Service Association of Lincoln, as a sub-awardee, of the funds awarded to the State of Nebraska (Department of Economic Development), from the U.S. Department of Treasury.

Remaining Funding Needed – \$5.6M

HELP LINCOLN THRIVE

Fund FiftyOne Commons

Family Service Lincoln is seeking changemakers to help FiftyOne Commons reach its full potential through capital donations, operating contributions, and in-kind support including materials and labor.

We've taken the first steps – join us in propelling Lincoln forward into a happier, healthier, and more equitable future.



Get In Touch

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