

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Omaha Housing Authority

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Omaha

PHA Number: NE001

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- OHA Site Management Offices at the selected High Rise Towers: Underwood, Crown, Benson, Kay-Jay, Park North and Park South.

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local site management offices (Towers).
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- MLK Building, 3005 Emmett Street, Omaha, NE. (Section 8 Administrative Plan)
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The OHA's mission is:
To provide quality, decent, safe and sanitary housing for eligible families and other eligible persons. To provide housing opportunities free from discrimination, and promote self-sufficiency and economic independence for residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies:
OHA shall make every effort to reduce the vacancy turnaround of all public housing units by 12/31/03:
- Through use of more effective marketing.
 - Through a more efficient management of units that become available.
 - Increased maintenance activities to prepare housing units for leasing.
- Leverage private or other public funds to create additional housing opportunities:

OHA shall expand its housing stock of public housing by the acquisition of 327 units through a Mixed Finance Development Agreement. Most of these units are anticipated to be completed by 12/31/2003, and approximately 112 units will be available for leasing by 12/31/2003.

The OHA has completed 75 units with Mercy Housing and will complete its remaining units with Housing In Omaha, Inc.

Acquire or build units or developments: OHA will have two development activities:

1. The Hawkins Replacement Program for 327 units.
2. The Burt Tower Replacement initiative to complete at least 40 units of replacement PHA assisted housing no later than 3 years after disposition approval by HUD.
(As Stated above)

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) 2002: **Goal: 90.0**

OHA is currently operating under an agreement and implementation plan with the TARC to maintain and improve the PHAS score & management of the HA. In May 2001, Secretary of HUD Mr. Martinez, removed OHA from "troubled" status.

Indicator	Max Score	1999	2000	Goal 2001	Final 2001	Progress
Physical	30.0	21.0	24.0	22.0	24	3.00
Financial	30.0	7.2	15.0	18.0	25	17.80
Management	30.0	19.0	24.0	26.0	26	7.00
Resident	10.0	8.6	8.6	8.6	9	0.40
Total	100.00	55.80	71.60	74.60	84.00	28.20

As may be noted in the Chart above the Omaha Housing Authority has made enormous progress and is well on the way to becoming a high performing Authority. Within the past several years the OHA gone from being a troubled Authority to one that has raised its PHMAP score by over 28 points.

In the present year alone, the OHA raised its score nearly ten points higher than the goal that was set in the previous Annual Plan.

GOAL for 2003: 90.0 or greater/High performance. (All PHAS Indicators).

- Improve voucher management: (SEMAP score) 81
OHA is currently working through attrition to bring the Voucher program into balance with the ABA for Section 8.

Year	Max	Goal	Actual	Improve
1999	100	80	89	9
2000	135	85	67	-10
2001	135	85	81	-4
2002	135	90		90
2003	135			0

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - 1) Establishing site management offices at properties.
 - 2) New MIS Application in 2003.
 - 3) Strengthening LAN and WAN network system for all sites..
 - 4) Improving asset management systems and inventory systems.
 - 5) Improved financial automation application.
 - 6) Completion and leasing of 113 new PHA units OHA replacement housing.

OHA has completed its goal of three months capital reserves.

- Renovate or modernize public housing units:
 - 1) Spencer housing modernization (57 Replacement Units) in process.
 - 2) Tower common area modernization.
 - 3) Lead-based paint abatement at Southside Homes (continued).
 - 4) Crown Tower elevator modernization.

Spencer housing, and Southside LBP abatement are also being done. Major capital improvements have been scheduled in all other properties on an annual on-going basis. Scattered site homes are renovated on a scheduled basis; site, HVAC systems, and building exterior have priority in 2003.

- Demolish or dispose of obsolete public housing:

- Provide replacement public housing: OHA is replacing 327 units of PHA housing.

- Provide replacement vouchers
- Other: (list below)
 - Continue improvement in PHA finance & Management per MOA
- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - A contractor, Family Housing Advisory Services will provide counseling for Voucher families.
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Atscattered site and family properties
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:
 - ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - OHA will work toward gradual de-concentration of rental units to spread public housing equally in all City Council districts by 12/31/2005 in part through the use of exception rents.
 - Additionally, OHA will seek a contractor/consultant to assist with Section 8 deconcentration in 2003-2004.
 - OHA shall attract 15 new or existing landlords annually to participate in the de-concentration program for Section 8 by 12/31/2005.
 - OHA will loan funds stimulate new affordable housing and provide \$15 million dollars (2003) of economic activity to the Omaha Community during 2003 with the Housing Replacement Program.
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - OHA will acquire several new housing developments to promote and achieve income mixing in developments.
 - Flat rents are established on all OHA PHA units, so families that are working and have rising incomes can stay in PHA housing.
 - OHA shall establish an expanded homeownership program in scattered site single family and duplex housing to increase homeownership.
 - ☒ Implement public housing security improvements:
 - OHA shall reduce the crime rate in its developments so that it is less than the crime rate in the surrounding neighborhoods by 12/31/2004.
 - OHA will implement a strategic study, analysis and plan to improve the security functions and systems in all High Rise and Family developments.
 - These improvements include 1) improved lighting, 2) improved security surveillance systems, 3) improved building physical security. Anticipated completion date for improvement/replacement of security systems 12/31/05.

OHA has contracted for and is undergoing a crime tracking study and analysis in cooperation with the University of Omaha and the Omaha Police Department. OHA shall reduce its evictions due to violations of criminal laws by 30% through aggressive screening procedures and site management involvement by 12/31/2004.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities):

- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
 - Implement a closer working relationship with the State of Nebraska Welfare-to-Work and Welfare Reform programs in Omaha.

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - OHA has undertaken community partnerships with the Salvation Army and the Nebraska Office on Aging through the Service Coordinator Program for the Towers and Family Developments.
 - In 2003, service coordination will be continued at all OHA towers.

- Other: (list below)
 - Provide Health and Wellness Seminars
 - Provide Credit Repair Classes
 - Provide Community College opportunities for eligible residents
 - Expand the ROSS Service Delivery Model Program

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, sex, national origin, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
 - OHA will hold a workshop for contractors in regards to Section 3 rules and regulations.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which brief type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

A brief overview and highlight of the OHA's major initiatives and policies are as follows:

Over the past several years the Omaha Housing Authority has rectified numerous problems which had been previously identified at the Authority and reduced it to "troubled" status. Since then the Authority has had tremendous success in mitigating these and several other circumstances in such a way that over the last three years the OHA has added over 28 points to its REAC score. This is likely to result in a transformation from a "troubled" to a "high performing" Authority in an extraordinarily abbreviated timeline. For this alone, the staff of the OHA should be commended.

Resting on current laurels, however, is no way move forward. And for this reason the OHA team has recommended certain ambitious goals and objectives over the next several years. Certain of these are noted below.

The Housing Operations and Development Office has begun to integrate the Capital Funding and Operations budgets so as to better provide a comprehensive approach to maintaining sites and performing capital improvements and investments into specifically identified Authority properties and conversant services to residents. A newly established decentralized site management and maintenance program will be completed and the site managers will be instructed and evaluated with goals and guidelines to increase rent collection and provide appropriate preventive maintenance. These site offices will insure that the needs and concerns of the residents in each of the sites will be addressed in a specifically local manner, close to the community, with maximum responsibility and accountability by the persons in charge.

Furthermore, the Housing Operations office will begin to incorporate inventory, property management, finance, and resident family profiles and services with the Finance Department utilizing the new integrated software system which will employ a Standard Query Language which can later be used to provide important data at which time it may be flexibly employed to ask questions and solve matters which have previously not been posed.

In addition, the Authority has the aim of reducing the bad debt write off for the year of 2003 to 6% and securing a vacant unit turn around time which is intended to be reduced to 21 days. Operations also has a goal of maintaining REAC physical scores of over 80 points and to achieve a Resident Survey Score of 9 out of the 10 points possible.

In the Finance Department the new software will be installed, implemented and the requisite training of employees will be completed. Additional measures will include the introduction of project based accounting, which will enable the Authority to properly examine the varied costs and income from numerous properties enabling the Commissioners and staff to take informed decisions about a variety of property and asset management maintenance and inventory issues. The specific financial tracking of the housing property and asset management inventory will enable the resources of the OHA to be coherently applied for the best use of these resources for the residents and the goals of the OHA..

The OHA will continue its efforts on behalf of the deconcentration of existing housing and the expansion of quality housing choices in both Public Housing and Housing Choice Voucher assisted housing. The Omaha Housing Authority has also set as an affirmative goal that the PHAS score goal will be 90 points or higher and that the Authority will be a high performer by the end of the fiscal year 2003. The voucher leasing program is likewise bulleted to be strengthened by increasing the pool of eligible waiting list applicants, recruit additional landlords interested in the program thus improving the leasing percentage to score at least 95% by the end of 2003. All of this will be accomplished through management and financial improvements, a continuation of staff and board training, and goal setting and monitoring through the implementation plan of which this is an essential part.

Significant changes, additions and future harmonization will be accomplished during the next year with the efforts of the Resident Services, Family Self Sufficiency and Homeownership efforts in combination with Development and Housing Operations. The Family Self Sufficiency efforts will be coordinated with both Public and Housing Choice voucher families to bring an awareness of the homeownership efforts of the Authority and the production of housing for the specific purpose of being designated for homeownership. Certain of the units to be developed will be integral to those which are used to replace public housing units under the Hawkins settlement

Along with the additional housing counseling efforts and the emphasis on homeownership, the Authority will add a separate waiting list for eligible residents and applicants who wish to own their own homes. A part of this effort will include securing additional sources of funding for down payment and closing cost assistance for Homeownership Program participants. The Authority is developing a lease purchase

program for the purpose of extending low income homeownership for residents who otherwise are unable to purchase at present but will be able to in the next few years. These efforts may be augmented by funding through a Resident Services Homeownership Program application in the spring. Other efforts will include employing the new property inventory and asset management database to develop future plans for the demolition, planning and eventual replacement of certain of the family developments.

All in all, the Omaha Housing Authority has developed a comprehensive, detailed and ambitious but achievable plan for the coming year. Certain of the items noted may not be completed, but we are certain that all will be set in motion, to the betterment of the Authority and to the residents which it serves.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments selecting all that apply provides. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

Required Attachments:

- Admissions Policy for Deconcentration: (ne001a01.doc)
- FY 2003 Capital Fund Program Annual Statement: (ne001b01.xls)
- Most recent board-approved operating (ne001c01.doc)

Optional Attachments:

- PHA Management Organizational Chart: (ne001d01.doc)
- FY 2003 Capital Fund Program 5 Year Action Plan:
- Public Housing Drug Elimination Program (PHDEP) Plan:
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text): (ne001e01.doc)
- Other (List below, providing each attachment name)
 - Definition of "Substantial Deviation" (ne001f01.doc)
 - Voluntary Conversion Initial Assessment (ne001g01.doc)
 - Identification of Resident Commissioner (ne001h01.doc)
 - Deconcentration Plan (ne001i01.doc)
 - RASS Implementation and Followup Plan (ne001j01.doc)
 - Pet Policy (ne001k01.doc)
 - Homeownership Policies (ne001l01.doc)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year : 1999, 2000	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant (August 2001).	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans) (Attached)	Allocation Plan: Designation of Public Housing (2001-July)
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing (Review of property only: No OHA properties are requiring conversion.
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings. Eide Baily-June 2001	Annual Plan: Annual Audit (Attached in hard copy)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	12,346	5	5	5	5	5	5
Income >30% but <=50% of AMI	9,269	4	3	5	3	4	4
Income >50% but <80% of AMI	12,915	3	5	4	4	3	4
Elderly (ALL)	8,781	3	3	3	4	3	4
Families with Disabilities							
Race/Ethnicity B	9,166	4	5	5	3	3	5
Race/Ethnicity W	1,486	4	4	4	3	3	3
Race/Ethnicity H							
Race/Ethnicity A							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1998 – 2003 City of Omaha
- U.S. Census data: Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year: 2001
- Other
Housing market study ABT Market Study of Omaha Housing
Indicate year: 1998
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1193	100 %	
Extremely low income <=30% AMI	727	61 %	
Very low income (>30% but <=50% AMI)	313	26.2 %	
Low income (>50% but <80% AMI)	153	12.8 %	
Families with children	741	62%	
Elderly families	84	Less than 7%	
Families with Disabilities	223	18.6%	
Race/ethnicity	685	African-American	
Race/ethnicity	363	White	
Race/ethnicity	124	Hispanic	
Race/ethnicity	21	Other	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	300	42%	
2 BR	256	36%	
3 BR	90	13%	
4 BR	51	07%	
5 BR	15	Less than 8%	

Housing Needs of Families on the Waiting List			
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (For Section 8, and 2-3 BDE of PH). Section 8 Waiting list has 481 families as of 10/31/2002.			
If yes:			
How long has it been closed (# of months)? 1			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Rental Assistance Program in conjunction with the City of Omaha using HOME funds
 - Additional Tax Credit Housing Development

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
Application for and implementation of the ROSS Service Coordinator Grant.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs. (Latino publications, and advertising in Spanish). Special outreach and partnership with South Sudanese Community for housing needs of refugees.
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. (Family Housing Advisory Services).
- Market the section 8 program to owners outside of areas of poverty /minority concentrations.
- Other: (list below)
 - Replacement housing in mixed finance developments in all areas of the city

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the OHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$6,115,440	
b) Public Housing Capital Fund	\$4,315,643	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$28,564,495	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2001	\$2,400,000	Capital Improvements
Development 44	\$13,400,000	Replacement Housing
Service Coordinator (FY 1999)	\$110,000	Tenant Services
ROSS	\$297,300	Resident Services
Public Housing Dwelling Rental Income	\$4,494,000	Operations
4. Other income (list below)		
Non-Dwelling etc.	\$176,000	Operations
5. Non-federal sources (list below)		
Omaha City Transitional HOME Voucher	\$500,000	City Voucher Program
Total Resources	\$60,372,878.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

- 100 UNITS

When families are within a certain time of being offered a unit: (state time)

- 120 DAYS

Other: (describe)

- 60 Days For Section Eight

b. Which, non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

Omaha Police Department.

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

- These are now limited at elderly designated sites
- The OHA is providing demonstration Site Based waiting lists at all family sites, scattered sites and Crown Creek

Other (describe)

- Mixed Finance PHA Units will be leased from the community-wide waiting list.

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
For designated elderly and / or disabled groups
- Other (list below)

- OHA Intake / Leasing Dept., 3005 Emmett Street, Omaha, Ne.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

- Potential of Five Elderly Sites
- One Family Waiting List
- One Scattered Site Waiting List
- Crown Creek Waiting List
- Potential Homebuyers Waiting List

2. Yes No: Are any or all of the OHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

- All 9

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

- Any of the Elderly Tower List, and the PH or Section 8 list.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

- Other (list below)
- Leasing / Intake office at 3005 Emmett St. Omaha, Ne.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

OHA Wait List uses: Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)?

- The OHA-resident lease
 The OHA's Admissions and Continued Occupancy policy
 OHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the OHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) De-concentration and Income Mixing

a. Yes No: Did the OHA's analysis of its family (general occupancy) developments to determine concentrations of poverty, indicate the need for measures to promote deconcentration of poverty or income mixing?

In Section 8, a majority of rental units are East of 42nd Street in Omaha.

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

- Site based lists will be active in 2003

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

- See OHA's AOC flat rent for working families

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- OHA is building and acquiring 75% of Hawkins replacement housing outside "impacted" areas and using a "Mixed Finance-Mixed Income approach for multi-dwelling units.

e. If the answer to d was yes, how would you describe these changes? (Select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

Other (list below):

- Mixed Income and Mixed Financing Developments.

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

- South Side
- Spencer
- Pleasantview.

Use of flat rents at all PHA locations.

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

- As described by law only.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

- Office of Leasing and Intake: 3005 Emmett St., Omaha, NE

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- An additional 60 days if requested.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- 90 Day renewable hardship upon request for the following reasons:
Sudden loss of income
Death in family
Disability or Illness
Other hardship approved by ED.

c. Rents set at less than 30% than adjusted income

1). Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2) If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- Fixed Rate Rents are based upon the market rate square footage.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study

- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase (with exception noted below under other)
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
 - For flat rents no reporting of family change or composition for the three year period of flat rent election

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

- Family Self Sufficiency utilizes an escrow account for savings

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - ABT Market Rental Study of Omaha of Omaha SMA Sub-Markets

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)
- selected areas-West of 72nd Street-119% FMR.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
90 day review policy

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the OHA's management structure and organization is attached.
 - See Attachment (ne001d01.doc)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 2003	Expected Turnover
Public Housing	2,550	32%
Section 8 Vouchers	3,518	12%
Section 8 Mod Rehab	290	6%
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Other Federal Programs(list		

individually)		
Service coordinators	1,500	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

POLICIES AND PROCEDURES		
<u>Housing Administration and Maintenance</u>		<u>Last Revision Date</u>
M1100	Admission and Continued Occupancy Policy	April 2002
M1105	Curfew Policy	January 1999
M1130	Resident Selection and Assignment Procedures	January 1999
M1140	Leasing Procedures	January 1999
M1150	Lease Termination Procedures	January 1999
M1170	Resident Grievance Procedures	January 1999
M1210	Sales and Services Assessment Procedures	January 1999
M1220	Procedures for Air Conditioner Permits, Installation and Charges	January 1999
M1230	Maintenance Services Practices	January 1999
M1240	After-Hours Procedures	January 1999
M1250	Trespassing Resolution	January 1999
M1270	Community Space	July 2000
<u>Finance</u>		
F3000	Procurement Policy	March 2000
F3010	Procurement Procedures	March 2000
F3020	Asset Accountability Policy	August 2000
F3030	Asset Accountability Procedures	August 2000
F3040	Petty Cash Policy	December 2000
F3050	Petty Cash Procedures	December 2000
F3070	Cash Disbursement Policy	December 2000
F3075	Cash Disbursement Procedures	December 2000
F3080	Investment Policy	July 1996
F3085	Cost Allocation Plan	August 2000
F3090	Write Off of Tenant Account Policy	August 2000
F3100	Records Retention Policy	August 2000
<u>Human Resources</u>		
H2000	Personnel Policies and Procedures	September 2002
H2010	Wage and Salary Administration Policy	February 2001
H2020	Wage and Salary Administration Procedures	February 2001
H2030	Organization Chart	September 2002
H2040	Affirmative Action Policy	January 1999
H2060	Job Performance Standards & Employee Performance Appraisal Policy	January 1999

H2070	Job Performance Standards Procedures (Non-Management)	January 1999
H2080	Employee Performance Appraisal Procedures (Management)	January 1999
H2090	Guidelines for Disciplinary Action	January 1999
H2100	Employee Training and Development	March 2002
H2110	Vacation Procedures	January 2001
H2120	Travel Policy	January 1999
H2130	Travel Procedures	March 2002
H2140	Drug and Alcohol-Free Workplace Policy	January 1999
H2150	Internet and Electronic Communication Policy	January 1999
S5000	Key & Access Control Card Practices and Procedures	September 1987
S5010	Safety Policies and Procedures	January 1999
S5020	Special Reporting Procedures	January 1999

Resident Relations

R4000	Resident Relations Procedures	December 1997
R5000	Home Ownership Plan 2002 & Section 8 Home Ownership Plan	January 2002

Section 8 Management: (list below)

Admission Plan – Section Eight	December. 2001
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6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

- Grievance Procedures are listed in the newly implemented ACOP

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)
Lafern Williams Resident Service Center

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office

Other (list below)

- Section 8 Administrative offices at 3005 Emmett Street, Omaha, Ne.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan. See Attachment (ne001.b01.xls)

or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan.

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Development 44

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

- The replacement of the 327 units from the demolition of Pleasantview, Logan-Fontenelle and Hilltop.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Spencer Homes
1b. Development (project) number: NE001-004
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 15/04/2003
5. Number of units affected: 85
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: April 2003: Application b. Projected end date of activity: Redevelopment of Site

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or

only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: Coverage of action (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application

(date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

- The OHA’s plan is to continue the 5(h) homeownership program

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 5(h) Homeownership Project	
1b. Development (project) number: All Agency wide projects that have single-family homes, or duplexes (incl. Duplexes: #16-19). NE 16, 19, 20, 21,24, 26,28,30, 32, 35, 44.	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> New Section 32 program authorized by QHWRA Act, and Section of law to replace the old 5h program at OHA. <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
2. Date Homeownership Plan/Program	
<input checked="" type="checkbox"/> Approved, 01/01/1999 <input type="checkbox"/> Submitted, or <input type="checkbox"/> planned for submission:	
5. Number of units affected: All-Agency wide. (Duplexes and single-family) Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants (for FY 2003)

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- (Described in ne001101.doc).

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as on template by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies

- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Welfare to Work agreement with TANF, State of Ne., and Douglas County.	Open	All Residents	TANF offices at Blue Lion Center	Both
Work Transportation Assistance For first 6 Months of Employment	Open	All Working Tenants	Based out of the Resident Service Ctr.	Public Housing
ROSS - Service Coordinators	Contin.	Disabled/Elderly	Towers	Public Housing
ROSS – Resident Opportunities	250	All Families	Gateway/Towers	Public Housing
PH & HCV Homeownership Programs	Open	All Families	Gateway	PH & Sec. 8
Resident Study Center and Computer Lab	Open	All Residents	LaFern/Pleasantville	Public Housing
ROSS RSDM Asthma Awareness	800	All Families	LaFern/Gateway	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: 31/12/01)
Public Housing	0 Not Mandatory	21
Section 8	150	150

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

- Jackson Project # NE26P001-011
- South Side Project # NE26P001-001
- Spencer Project # NE26P001-004
- Pleasantview Project # NE26P001-005

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Monitoring key areas 24 hours a day. Patrolling developments with off-duty officers. Working with the Omaha Police in Community Police activities.

2. Which developments are most affected? (list below)

- As listed in A-3 above

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- As listed in A-3 above.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The Pet Policy was approved last year and amended in the current ACOP. The entire policy is included as attachment (ne001k01.doc).

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

OHA has implemented a new financial accounting system and is in the process of researching fixed asset management software. After the acquisition of the software, all fixed assets will be tracked and monitored for all long term maintenance and capital improvement needs on a regular schedule. There will be a continuous on-line tracking of financial and physical feasibility of all properties.

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached as attachment. (ne001e01.doc)

 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) Recommended by OHA Staff.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

- City of Omaha, Omaha, Nebraska

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

1. Admissions Policy for Deconcentration: (ne001a01.doc)
2. FY 2003 Capital Fund Program Annual Statement: (ne001b01.xls)
3. OHA Operating Budget For 2003 (ne001c01.doc)
4. PHA Management Organizational Chart: (ne001d01.doc)
5. Comments of Resident Advisory Boards (ne001e01.doc)
6. Definition of "Substantial Deviation" (ne001f01.doc)
7. Voluntary Conversion Initial Assessment (ne001g01.doc)
8. Identification of Resident Commissioner (ne001h01.doc)
9. Deconcentration Plan (ne001i01.doc)
10. RASS Implementation and Followup Plan (ne001j01.doc)
11. OHA Pet Policy (ne001k01.doc)
12. OHA Homeownership Policies (Public Housing & Section 8) (ne001l01.doc)

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
NE001-001 <i>Southside</i>	42-1 110-2 133-3 21-4 51-5 3-6 2-7	General Modernization Activities (see ne001b01.xls)						Project Based Accounting
NE001-004 <i>Spenser Family</i>	9-1 59-2 39-3 4-4 2-5	General Modernization Activities (see ne001b01.xls)						Project Based Accounting
NE001-005 <i>Pleasantville</i>	4-1 103-2 35-3 23-4 16-5	General Modernization Activities (see ne001b01.xls)						Project Based Accounting
NE001-007 <i>North South Park, KayJay</i>	26-0 515-1 27-2	General Modernization Activities (see ne001b01.xls)			Previously Designated			Project Based Accounting
NE001-009 <i>Pine, Benson</i>	238-0 48-1	General Modernization Activities (see ne001b01.xls)			Previously Designated			Project Based Accounting
NE001-010 <i>Highland, Florence</i>	174-0 34-1 4-2	General Modernization Activities (see ne001b01.xls)			Previously Designated			Project Based Accounting
NE001-011 <i>Jackson</i>	134-0 71-1 2-2	General Modernization Activities (see ne001b01.xls)			Previously Designated			Project Based Accounting
NE001-012 <i>Underwood</i>	82-0 21-1 1-2	General Modernization Activities (see ne001b01.xls)			Previously Designated			Project Based Accounting
NE001-017 <i>Crown</i>	145-1 4-2	General Modernization Activities (see ne001b01.xls)			Previously Designated			Project Based Accounting

Public Housing Asset Management

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
<i>NE001-020 Scattered Sites</i>	<i>21-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-021 Scattered Sites</i>	<i>19-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-024 Scattered Sites</i>	<i>20-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-004 Replacement</i>	<i>4-1 34-2 19-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-014 Duplex I</i>	<i>14-2 54-3 4-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-019 Duplex II</i>	<i>36-2 6-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-026 Scattered Sites</i>	<i>8-2 96-3 6-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-028 Scattered Sites</i>	<i>1-2 22-3 2-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-030 Scattered Sites</i>	<i>21-3 1-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-032 Scattered Sites</i>	<i>2-2 47-3 4-4 1-5</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-033 Scattered Sites</i>	<i>18-3 2-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-035 Scattered Sites</i>	<i>49-3 12-4 1-5</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>

Income Mixing and Deconcentration of Poverty.

Omaha Housing Authority Methodology.

Towers. The Omaha Housing Authority has exempted five (5) High Rise Towers from the deconcentration applicability because the towers are restricted to elderly and persons with disabilities. The remaining six (6) towers have income ranges within the 85 percent and 115 percent average income ranges for all the towers.

Public Housing Scattered Sites. The Housing authority is following the *Hawkins Settlement Agreement*, in developing all scattered site homes. These policy places 75% of all public housing developed into higher income census tracts in Omaha, and mixes incomes within each development. Currently, all scattered site housing is primarily duplexes or single-family structures mixed into neighborhoods with no PHA assisted unit being within 900 feet of another in most cases. OHA will offer a full service FSS program and offer many services to assist in credit counseling, family management skills, employment, education, and home ownership. Incomes in scattered site housing are usually 0-50% AMI, but are generally higher than the family developments because OHA offers a homeownership option for all scattered site housing families.

Public Housing, Family Developments. The OHA has three (3) family developments. These developments are Southside (363 units); Pleasant view (171 units); and Spencer (173 units) that are predominantly all extremely low income (AMI) in family income from \$6,006.00-Southside, \$6,906-Spencer, and \$5,579-Pleasantview. Most residents are in the very low, 0-30% AMI income range. It is the policy of OHA to offer residents of the three family developments incentive transfers, counseling, support to assist them to choose scattered site of mixed income mixed finance projects in higher income developments. Within the 3 family developments, the range of incomes is within the 69% to 75% of the average. OHA's average income range is \$8,056.32.

Policy. It is OHA's policy to use counseling (Family Housing Advisor Service), and incentive transfers to offer increased housing choice to residents. As new housing is made available, residents will be offered housing choices through incentive transfer. These policies are outlined in the Annual and Five-Year Plan goals.

Annual Statement / Performance and Evaluation Report Capital Fund Program (CFP) Part I Summary

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

HA Name HOUSING AUTHORITY OF THE CITY OF OMAHA	Planning Document	Capital Fund Program Grant Number NE26P001501-03	FFY of Grant Approval 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program year Ending
 Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	431,564			
3	1408 Management Improvements	100,000			
4	1410 Administration	431,564			-
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	132,000			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	279,235			
10	1460 Dwelling Structures	2,766,280			
11	1465-1 Dwelling Equipment - Nonexpendable	-			
12	1470 Nondwelling Structures	45,000			
13	1475 Nondwelling Equipment	130,000			-
14	1485 Demolition	-			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	-			
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18)	4,315,643		-	-
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date X Alphonso Patrick, ED	Signature of Public Housing Director Office of Native American Programs Administrator and Date X
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(2) To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
 Capital Fund Program (CFP) **PART II: Supporting Pages**

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency Wide	Operations	1406		431,564				
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		75,000				
Agency Wide	Training	1408		25,000				
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410 Administration		431,564				
Agency Wide	A&E Agency wide	1430						
1-7,1-9,1-11,1-10, 1- 12,1-17	A&E for General Tower Improv.	1430		12,000				
1-005	A&E for Pleasantview Renovation	1430		45,000				
1-7,1-9,1-11,1-10, 1- 12,1-17	A & E Fire sprinklers / Security Systems	1430		75,000				
Agency Wide	Site work including sidewalk, parking lots, retaining wall repair, grading & Landscaping	1450						
1-7,1-9,1-11,1-10, 1- 12,1-17	Driveway, sidewalk, parking & Landscaping	1450		62,000				
1-016,1-019	Retaining Wall Repair / Replacement	1450		10,000				
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	Scattered site driveway & sidewalk repairs, retaining walls	1450		127,000				
1-1, 1-4, 1-5	Site work including driveways, sidewalks, parking, &	1450		80,235				

Signature of Executive Director and Date

x

Alphonso Patrick

Signature of Public Housing Director Office of Native American Programs Administrator and Date

x

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Family Dev								
1-1, 1-4,1-5	LBP Abatement	1460		495,000				
1-001	Ceiling Heater replacements	1460		20,000				
1-004	Spencer 57, interior renovation	1460		180,000				
1-1, 1-4,1-5	Building exterior, roofs, gutters & downspouts, and porch	1460		80,000				
1-1, 1-4,1-5	Water Heater Replacement(s)	1460		40,000				
1-1, 1-4,1-5	Furnace Replacement	1460		12,000				
1-005								
1-1, 1-4,1-5	ADA Compliance	1460		10,000				
Towers								
1-007,1-009,1-010,1-011, 1-012,1-017	General Renovation	1460		487,000				
1-007,1-009,1-010,1-011, 1-012,1-017	Water Heater Replacement	1460		18,000				
1-007,1-009,1-010,1-011, 1-012,1-017	Common Area Rehab	1460		230,000				
1-007,1-009,1-010,1-011, 1-012,1-017	Emergency Pull Cord Systems	1460		10,000				
1-007,1-009,1-010,1-011, 1-012,1-017	Water Shut Off Valves	1460		70,000				
1-007,1-009,1-010,1-011, 1-012,1-017	Emergency Power Generators	1460		8,000				
1-017		1460						
1-010	Florence Renovation / Sprinkler	1460		500,000				
Duplexes								
1-016, 1-019	Entry Doors - Peepholes & Security Locks	1460		5,000				
1-016, 1-019	Water Heater Replacement(s)	1460		10,000				
1-016, 1-019	Painting & Siding	1460		10,000				
	Repair/Replacement			2,185,000				

Signature of Executive Director and Date

Signature of Public Housing Director Office of Native American Programs Administrator and Date

x
Alphonso Patrick

x

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report

Annual Statement / Performance and Evaluation Report
Capital Fund Program (CFP) Part III: Implementation Schedule

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No 2577-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Management Improvements	5/31/2005			5/31/2006			
Administration	5/31/2005			5/31/2006			
Non-dwelling Structures	5/31/2005			5/31/2006			
Dwelling Equip Equipment	5/31/2005			5/31/2006			
1-1, 1-4, 1-5	5/31/2005			5/31/2006			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	5/31/2005			5/31/2006			
1-16, 1-19	5/31/2005			5/31/2006			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	5/31/2005			5/31/2006			
Signature of Executive Director and Date				Signature of Public Housing Director Office of Native American Programs Administrator and Date			
x Alphonso Patrick				x			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report

Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0026 (exp. 6/30/2001)

See page four for Instructions and the Public reporting burden statement

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No. _____		b. Fiscal Year Ending <p style="text-align: center;">12/31/2003</p>	c. No. of months (check one) <input checked="" type="checkbox"/> 12 mo. <input type="checkbox"/> Other (specify) _____	d. Type of HUD assisted project(s)	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA) Housing Authority of the City of Omaha				01 <input checked="" type="checkbox"/> PHA/IHA-Owned Rental Housing	02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership
f. Address (city, State, zip code) 540 South 27th Street Omaha, NE 68105				03 <input type="checkbox"/> PHA/IHA Leased Rental Housing	04 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership
g. ACC Number C-434		h. PAS/LOCCS Project No.		i. HUD Field Office Cleveland, Ohio	
j. No. of Dwelling Units <p style="text-align: center;">2909</p>		k. No. of Unit Months Available <p style="text-align: center;">33024</p>		m. No. of Projects	

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 20 <u>01</u> PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. <u>2002</u> PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Homebuyers Monthly Payments for								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total	Break-Even Amount (sum of lines 010, 020, and 030)						
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
Operating Receipts								
070	3110	Dwelling Rental	141.69	137.03	135.48	4,474,080		
080	3120	Excess Utilities	0.34	0.44	0.61	20,080		
090	3190	Nondwelling Rental	3.00	4.51	4.54	150,000		
100	Total	Rental Income (sum of lines 070, 080, and 090)	145.03	141.98	140.63	4,644,160		
110	3610	Interest on General Fund Investments	1.04	0.79	0.79	26,210		
120	3690	Other Income	15.59	6.15	13.55	447,550		
130	Total	Operating Income (sum of lines 100, 110, and 120)	161.66	148.92	154.98	5,117,920		
Operating Expenditures - Administration								
140	4110	Administrative Salaries	36.68	40.45	36.10	1,192,040		
150	4130	Legal Expense	2.14	2.43	2.73	90,000		
160	4140	Staff Training	0.22	0.89	0.76	25,000		
170	4150	Travel	0.7	1.00	0.30	10,000		
180	4170	Accounting Fees						
190	4171	Auditing Fees	8.04	1.69	1.72	56,650		
200	4190	Other Administrative Expenses	7.58	22.08	17.29	570,940		
210	Total	Administrative Expenses (sum of line 140 thru line 200)	55.36	68.54	58.89	1,944,630		
Tenant Services								
220	4210	Salaries	1.01	1.51	2.21	72,940		
230	4220	Recreation, Publications and Other Services	0.41	0.47	0.45	15,000		
240	4230	Contract Costs, Training and Other	0.04	2.52	3.12	102,900		
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)	1.46	4.50	5.78	190,840		
Utilities								
260	4310	Water	12.34	8.98	9.14	301,780		
270	4320	Electricity	35.57	40.32	39.37	1,300,150		
280	4330	Gas	17.86	14.49	18.92	624,790		
290	4340	Fuel						
300	4350	Labor						
310	4390	Other utilities expense						
320	Total	Utilities Expense (sum of line 260 thru line 310)	65.77	63.79	67.43	2,226,720		

Name of PHA/IHA

Fiscal Year Ending

Housing Authority of the City of Omaha

12/31/2003

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 20 00 PUM (2)	X Estimates or Actuals Current Budget Yr. 2001 PUM (3)	Requested Budget Estimates			
					PHA/IHA Estimates		HUD Modifications	
					PUM (4)	Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
Ordinary Maintenance and Operation								
330	4410	Labor	65.44	73.95	65.36	2,158,410		
340	4420	Materials	13.50	12.3	12.42	410,000		
350	4430	Contract Costs	18.67	18.29	26.92	889,000		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	97.61	104.54	104.69	3,457,410		
Protective Services								
370	4460	Labor	0.63	2.97	5.28	174,520		
380	4470	Materials	0.01	0.08	0.15	5,000		
390	4480	Contract costs	2.21	2.81	3.48	115,000		
400	Total	Protective Services Expense (sum of lines 370 to 390)	2.85	5.86	8.92	294,520		
General Expenses								
410	4510	Insurance	8.41	13.25	15.66	517,090		
420	4520	Payments in Lieu of Taxes						
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions	28.30	32.5	34.48	1,138,740		
450	4570	Collection Losses	7.28	7.89	9.08	300,000		
460	4590	Other General Expense						
470	Total	General Expense (sum of lines 410 to 460)	43.99	53.64	59.22	1,955,830		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	267.04	300.87	304.93	10,069,950		
Rent for Leased Dwellings								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)	267.04	300.87	304.93	10,069,950		
Nonroutine Expenditures								
510	4610	Extraordinary Maintenance	0.03	0.47	0.45	15,000		
520	7520	Replacement of Nonexpendable Equipment	-1.75	0.63	0.61	20,000		
530	7540	Property Betterments and Additions						
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	-1.72	1.1	1.06	35,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	265.32	301.97	305.99	10,104,950		
Prior Year Adjustments								
560	6010	Prior year adjustments Affecting Residual Receipts						
Other Expenditures:								
570		Deficiency in Residual Receipts at End of Preceding Fiscal Yr.						
		other expenditures (line 550 plus or minus line 560 plus line 570)	265.32	301.97	305.99	10,104,950		
580	Total	Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	-103.66	-153.06	#####	-4,987,030		
HUD Contributions								
600	8010	Basic Annual Contribution Earned - Leased Projects-Current Year						
610	8011	Prior Year Adjustment - (Debit) Credit						
620	Total	Basic Annual Contribution (line 600 plus or minus line 610)						
630	8020	Contributions Earned - Op. Sub - Cur. Yr. (before year-end adj)	134.35	182.17	185.18	6,115,440		
640		Mandatory PFS Adjustments (net)						
650		Other (specify)						
660		Other (specify)						
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)						
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	134.35	182.17	185.18	6,115,440		
690	Total	HUD Contributions (sum of lines 620 and 680)	134.35	182.17	185.18	6,115,440		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810	30.69	29.11	34.17	1,128,410		

Name of PHA/IHA Housing Authority of the City of Omaha	Fiscal Year Ending 12/31/2003
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Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
740 2821	PHA/IHA-Leased Housing - Section 23 or 10(c) 50% OF LINE 480, COLUMN 5, FORM hud-52564		

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date) 2001	1,258,039
790	<input checked="" type="checkbox"/>	Provision for Operating Reserve - Current Budget Year (check one) Estimated for FYE 2002	
	<input type="checkbox"/>	Actual for FYE	922,790
800	<input checked="" type="checkbox"/>	Operating Reserve at End of Current Budget Year (check one) Estimated for FYE 2002	
	<input type="checkbox"/>	Actual for FYE	2,180,829
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700	1,128,410
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	3,309,239
830		Cash Reserve Requirement - <u>25</u> % of line 480	2,357,748

Comments

PHA/IHA Approval

Name Alphonso Patrick
 Title Executive Director
 Signature _____ Date _____

Field Office Approval

Name _____
 Title _____
 Signature _____ Date _____

Omaha Housing Authority: 2003 Plan Year.

Annual Plan 2003, and Five-Year Plan. Resident Comments and Meetings¹.

1. FLORENCE TOWER RESIDENT MEETING

October 3, 2002 4:00 p.m. Residents attending: 35

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

Capital Improvements:

- Environmental abatement of asbestos; where required in building interior
- Assisted Living Upgrades to food service kitchen area, nurse's station, common area upgrades, and recreation area.
- Repair defective doors. Door replacement, hardware, and deadbolts, closers.
- Lighting retrofit in apartments to save energy.
- Replacement of toilets, faucets, fixtures to save water.
- Site and parking repair.
- Upgrade Common Areas and laundry.
- Fire sprinkle entire building.
- Security exterior lighting, parking lot.
- Waterproofing and cleaning of building exterior.
- HVAC-Air condition modernization.
- Domestic hot water modernization, energy efficiency upgrades.
- Dwelling Unit renovation, kitchens, and bathrooms.
- Washing, waterproofing, and caulking of building exterior.

The residents requested increased handicapped parking and an automatic door opener for handicapped residents.

All maintenance issues were turned over to the Site Manager for processing.

¹ OHA has sign-in sheets, notification letters, and written responses from Residents for these meetings. They will be on-file for 3 years at the Central Office, OHA, 540 S. 27th Street. Omaha, NE 68105.

2. CROWN TOWER RESIDENT MEETING

October 1, 2002

7:00 p.m.

Attendees: 53

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Assisted Living Upgrades to food service kitchen area, nurse's station.
- Lighting retrofit in apartments to save energy.
- Replacement of toilets, faucets, fixtures to save water.
- Site and Parking repair.
- Upgrade Common Areas and laundry.
- Security lighting-parking lot.

The residents also requested increased regular and handicapped parking, roof repair and repair or the cracking and peeling around the outside of the building.

All maintenance issues were turned over to the Site Manager for processing.

3. PLEASANTVIEW, SPENCER, SOUTHSIDE RESIDENTS MEETING

August 28, 2002 5:00 p.m. LaFern-Williams Center Attendees: 12

The Family Development residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the years 2003-2007. The residents reviewed these existing and future projects. These items were discussed in further depth with the residents. Questions were addressed, and comments (in writing) were solicited from the residents.

Capital Improvements:

1. Southside Terrace

- 1450 Site work. Concrete steps, retaining walls, and landscaping. \$350,000.
- 1430 AE design. HVAC systems.
- 1460 Dwelling Unit. HVAC modernization. New Heating and Air Conditioning Systems in 51 buildings and 363 units. \$2.3 million.
- Energy conservation upgrades for interior lighting and water. \$250,000.
- Continuation of interior renovation to remove LBP and add new appliances

2. Spencer Housing (East and West).

- Demolition of Buildings 1,2,3,4,5,6,7,8,9,10,11,12,13, (Spencer West). \$2.5 million. (Separate application will be submitted to SAC in Chicago for demolition of 13 buildings (66 dwelling units). New housing replacement plan will be single-family and duplex units and result in a proposed 37 new dwelling units in the Spencer West neighborhood)
- 1430 AE Design and Planning for Spencer West and Spencer East.
- 1460 Spencer East and West modernization. HVAC, Interior kitchens and bathrooms. \$4.8 million.
- 1450 Spencer East and West site landscape and concrete work. \$1 million
- 1485 Demolition \$2.5 million.
- 1495.1 Relocation costs, Spencer West Buildings 1-13 \$90,000.
- Energy conservation measures in electricity and water \$500,000.

3. Pleasantview Homes.

- 1450 Site Work. Sidewalk, curbs, driveways steps and landscaping. \$800,000.
- 1460-HVAC modernization and installation of central air conditioning in 173 dwelling units. \$2.2 million
- Kitchen and bathroom remodeling, water conservation measures, toilets, faucets, and plumbing. \$600,000.
- Energy conservation and conversion to compact fluorescent lighting in dwelling units. \$50,000.

RESIDENTS' MEETING

4. Park South Tower September 30, 2002 2:00 p.m. Attendees: 19

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

Capital Improvements:

- Building Common area renovations, general.
- Air Conditioning in apartments
- Plumbing and waste drain upgrades.
- Security exterior lighting.
- Fire sprinkle entire building

The residents also indicated that they would like replacement stoves and a security guard in the building.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

5. Park North Tower September 30, 2002 3:00 p.m. Attendees: 31

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Building Common area renovations, general.
- Air Conditioning in apartments
- Plumbing and waste drain upgrades.
- Security Exterior lighting
- Fire sprinkle entire building.

The residents also indicated that they would like replacement stoves and range hoods.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

6. Pine Tower October 2, 2002 1:30 p.m. Attendees: 21

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Building Common area renovations, general.
- Air Conditioning in apartments
- Plumbing and waste drain upgrades. (Common)
- Security exterior lighting.
- Fire sprinkle entire building.
- Parking lot improvements-resurface and restripe, add 12 spaces.

The residents also indicated that they would like their parking lot expanded and voiced the need for a special handicapped space for one resident.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

7. Highland Tower October 2, 2002 10:00 a.m. Attendees: 12

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Building Common area renovations, general.
- Air Conditioning in apartments
- Plumbing and waste drain upgrades.
- Power wash, waterproof and clean building exterior
- Security exterior lighting
- Fire sprinkle entire building

The residents also indicated that they would like their parking lot increased in size and have speed bumps installed. They also requested that the roof be repaired.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

8. Kay Jay Tower September 24, 2002 2:00 p.m. Attendees: 27

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Environmental abatement of asbestos; where required in building interior
- Assisted Living Upgrades to food service kitchen area, nurse's station, common area upgrades, and recreation area.
- Lighting retrofit in apartments to save energy.
- Replacement of toilets, faucets, fixtures to save water.
- Site and Parking repair.
- Upgrade Common Areas and laundry.
- Fire sprinkle entire building.
- Waterproofing and cleaning of building exterior.

The residents also indicated that they would like more lighting in and increased size of their parking lot. They also requested that their kitchen areas be updated and renovated to include new stove and range hoods, double sinks, and new kitchen cabinets. The residents also showed concern about how the lack of curtains in the common meeting area was a security issue especially in the evening hours. The residents indicated that the rear entry door is difficult for handicapped residents to enter due to the handrail placement.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

9. Jackson Tower September 24, 2002 3:30 p.m. Attendees: 49

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Building Common area renovations, general.
- Air Conditioning in apartments
- Plumbing and waste drain upgrades.
- Site improvements, security lighting in parking lots.
- Maintenance shop modernization.
- Fire sprinkle entire building.

The residents also indicated that they would like new stoves with range hoods.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

11. Evans Tower September 26, 2002 3:30 p.m. Attendees: 27

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Assisted Living Upgrades to food service kitchen area, nurse's station, common area upgrades, and recreation area.
- Site and Parking repair.
- Upgrade Common Areas and laundry.
- Security lighting-parking lot.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

12. Benson Tower September 25, 2002 2:30 p.m. Attendees: 16

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

- Building Common area renovations, general.
- Air Conditioning in apartments
- Plumbing and waste drain upgrades. (Common)
- Security exterior lighting.
- Parking lot improvements.
- Fire sprinkle entire building.

The residents also indicated that they would like a vandal resistant phone, and an increase in the size of their laundry room and parking lot.

All maintenance issues were turned over to the Site Manager for processing.

RESIDENTS' MEETING

13. Underwood Tower October 1, 2002 4:00 p.m. Attendees: 21

The residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for the tower in the years 2003-2007. The residents reviewed these existing and future projects. Also presented was the new Security Access Modernization project. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents

- Air Conditioning of all units. (Vertical Air Units, in exterior walls.)
- Modernize Maintenance Area
- Lighting retrofit in apartments to save energy.
- Replacement of toilets, faucets, fixtures to save water.
- Site and parking repair.
- Upgrade common areas and laundry.
- Fire sprinkle entire building.
- Security exterior lighting, parking lot

The residents did not request any additional capital improvements.

All maintenance issues were turned over to the Site Manager for processing.

SCATTERED SITE MEETING

14. OHA Board Room: September 26, 2002 5:30 p.m. Attendees: 17

The single family home residents were given copies of the Executive Summary 2003, as well as, future capital improvements (as listed below) for homes in the years 2003-2007. The residents reviewed these existing and future projects. These items were discussed in further depth with the residents, and questions and comments were solicited from the residents.

An overview of the Homeownership program was give by Felecia Howard, Homeownership Manager. Several residents had questions which were addressed by Ms. Howard. Several residents also made future appointments to discuss eligibility in the program.

Family Self Sufficiency was discussed by Travistene Jones, Family Self Sufficiency Coordinator. Ms. Jones distributed a pamphlet that gave an overview of the program and encouraged residents to call and make an appointment to sign up for the program.

ROSS program was discussed by Juanita James, Resident Services Manager. Ms. James distributed a brochure and discussed the different programs that are available for residents through the ROSS grant. Ms. James encouraged all residents to make use of these services.

Community Advisory Board Members:

Jim Anderson - City Planning Office

Marion Todd – City Planning Office

Alvin Goodwin – Omaha Economic Development Corporation

Holy Name Affordable Housing – Sister Marilyn

Jerry Danzler – Omaha 100

James Rieker – Equity Fund of Nebraska

Beverly Griffen – Eastern Nebraska Human Services

Louise Latimore – Urban League of Nebraska

Dr. Dennis Roncek – University of Nebraska at Omaha

Captain Mark Sundermeier – Omaha Police Department

Bob Kubat – Nebraska Health and Human Services

Don Thompson – D. Thompson Realty & Property Management

Patricia Gunter – Southside Terrace Family Development

Ardyth Gladden – Jackson Tower

Josephine Watson – Crown Tower

COMMUNITY ADVISORY BOARD MEETING

November 12, 2002 2:00 p.m. at The Gateway Building Attendees: 12

Community Advisory Board Members:

Jim Anderson - City Planning Office
Marion Todd – City Planning Office
Alvin Goodwin – Omaha Economic Development Corporation
Sister Marilyn - Holy Name Affordable Housing
Jerry Danzler – Omaha 100
James Rieker – Equity Fund of Nebraska
Beverly Griffen – Eastern Nebraska Human Services
Louise Latimore – Urban League of Nebraska
Dr. Dennis Roncek – University of Nebraska at Omaha
Captain Tom Warren – Omaha Police Department
Bob Kubat – Nebraska Health and Human Services
Don Thompson – D. Thompson Realty & Property Management
Vacant – Family Developments
Ardyth Gladden – Jackson Tower
Josephine Watson – Crown Tower

Drafts of the Agency Plan was handed out to all those in attendance. Mr. Alphonso Patrick gave a general overview of future development, homeownership, family-self sufficiency, capital improvements, leasing, elderly housing needs, and budgetary visions. He also mentioned that there is a reorganization plan to better suit the needs of the organization and residents. Discussion was held.

Robin Ambroz, Special Assistant to the Executive Director and Development, discussed completed development projects such as 12 acquisitions, 4 new development units, mixed financing of Timbercreek Apartments, and the development of Frances Place for elderly and handicapped residents. She also discussed future mixed financing and development projects.

Brad Ullerich, Asset Manager for Capital Improvements, discussed the various capital improvements that were completed this year and those that were planned for over the next year. Discussion was held regarding Security Issues at the Towers. It was suggested that Mr. Patrick and the Security Coordinator hold meetings with the elderly residents in the towers to discuss their security concerns.

Jody Kirby, Senior Accountant, gave a brief synopsis of the Capital Funds available and general distribution for the next year.

Definition of "Substantial Deviation" and "Significant Amendment or Modification"

The Omaha Housing Authority defines the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in the annual plan that has met full public process and review.

The OHA will consider the following actions to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception for this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements and such changes will not be considered significant amendments by HUD.

Voluntary Conversion Initial Assessment

The Omaha Housing Authority has conducted an initial assessment of its properties for conversion of these public housing units to tenant-based assistance and the results are as follows.

The Authority has numerous developments acquired, constructed or developed under a large number of development numbers from 1 through 35. The real inventory is broken into family sites, high rise towers and scattered site developments. Of these only the three family sites are eligible for initial assessment. The Towers have all been applied for the designation of elderly or near elderly or have other development plans for their use. These developments are North and South Park and KayJay: NE001-007, Pine and Benson: NE001-009, Highland and Florence: NE001-010, Jackson: NE001-011, Underwood: NE001-012 and finally Crown: NE001-017.

The three main family developments which are subject to the initial assessments are Southside: NE001-001, Spenser: NE001-004 and Pleasantville: NE001-005. In each of these developments the Authority has instituted a wide variety of social services, children's recreational and learning centers, employment and other resident supportive services. Certain of these services are the Work Transportation Assistance which provides transportation for residents for work or training, ROSS Resident Opportunities which provides individual counseling for resident needs in tandem with an active Family Self Sufficiency program. The Omaha Housing Authority is likewise enhancing its Public Housing and Housing Choice Voucher Homeownership Programs and hopes to take on a large clientele of potential homebuyers in the coming year from the public housing rolls. Also there is a Resident Study Center and Computer Lab at two of the developments and all public housing residents are encouraged to utilize the job training facilities that the OHA developed in the Gateway Center.

Vouchering the family developments would likely mean the end of these programs which will not abound to the favor of the residents, the Authority or the surrounding community. For this reason alone the OHA believes that it would be unwise to voucher the properties and thus our initial assessment is negative.

In addition, the conversion would be unduly expensive. At present, the Authority subsidizes its units in the amount of \$173.90 per month, this is projected in next year's budget to be \$185.18. Meanwhile the average subsidy for the Housing Choice Voucher program is \$437.38, without the administrative fee which makes the payment \$478.84 total. This is well over twice the cost, at 275%, of the expense of maintaining the existing public housing units and is thus, on its face, not warranted.

All other Authority units acquired under development numbers from 20 to 35 consist of 524 units in 425 buildings of which 346 are single family. The remaining 178 are included in 79 buildings which are mainly duplexes and rowhouses. All of these units are already included in the OHA's homeownership program and are as a result exempt from initial assessment.

Identification of Resident Commissioner

Ms. Nell Winford is the newly appointed Resident Commissioner for the Omaha Housing Authority.

DECONCENTRATION PLAN
FOR THE OMAHA HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM

Prepared by:

Quadel Consulting Corporation
1200 G Street
Washington, D.C. 20005
(202) 789-2500

March 2002

DECONCENTRATION PLAN
FOR THE OMAHA HOUSING AUTHORITY'S
HOUSING CHOICE VOUCHER PROGRAM

INTRODUCTION

The Omaha Housing Authority (OHA) wishes to take steps to reduce the concentration of poor families in its Housing Choice Voucher (HCV) program. As a result, the Authority establishes this plan, consistent with the provisions of the HCV Program, to promote deconcentration through recruiting landlords with units outside areas of concentration and by providing information and encouragement to program participants to use their vouchers outside areas of concentration.

The major elements of the plan are to:

- Define and identify current areas of concentration and areas of opportunity.
- Conduct outreach to landlords with rental units in areas of opportunity in the Nebraska portions of the Omaha Metropolitan Statistical Area (MSA) to inform them about, and encourage participation in, the voucher program.
- Develop materials describing the areas of opportunity, including the geographic boundaries, population, housing and a wide range of services (e.g., transportation, schools, shopping, day care, churches, social services) in each area.
- Enhance the briefing provided to new participants by providing more materials and information about housing opportunities outside areas of concentration and to encourage moves to areas of opportunity by those applicants and participants who must move or wish to move.
- Design and implement a mobility counseling program to provide housing search assistance and counseling to program families to assist and encourage them to seek and obtain suitable housing outside areas of concentration.. This counseling is to be targeted to new applicants and current participants who must or are considering a move as part of their participation in the HCV program. In addition to direct services, it includes referrals to other community organizations that provide services needed by the families.
- Seek outside financial resources for security deposit and moving expense loans or grants to assist families seeking to move to opportunity neighborhoods.
- Support the program with a high level of service from the Rental Assistance Department to ensure consistent application of program rules and timely processing relative to inspections and other lease-up activities.

This Plan first reviews the background and issues prompting such a Plan, and it reviews important changes in Omaha's population and housing, as reported by the 2000 Census, that should be considered in this Plan. The Plan then addresses each element listed above.

BACKGROUND

OHA has made efforts to reduce concentration in its Section 8 programs, particularly since the Court found in the *Hawkins* decision that there was a concentration of Black households in several census tracts, primarily in North Omaha. As part of the *Hawkins* decision, HUD provided a special allocation of vouchers to OHA. Families electing to receive these vouchers could only use them to obtain housing outside the designated areas of concentration. In addition, HUD approved exception rents in substantial portions of Douglas County (including areas of Omaha) and Sarpy County to improve opportunities for families to obtain affordable housing in those areas. OHA's jurisdiction in administering the certificate and voucher programs was expanded to include those exception rent areas outside the City of Omaha.

As part of this effort, OHA contracted with a local non-profit organization (NPO) to provide counseling and move assistance for families receiving assistance under this special allocation. In addition, OHA employed a staff member whose principal job has been to identify rental opportunities outside areas of concentration and to meet with landlords to describe the program and encourage their acceptance of voucher program participants.

Many families receiving *Hawkins* vouchers were successful in relocating outside areas of concentration. However, the voucher program remains concentrated in areas of North and South Omaha, including those areas with high concentrations of Black and low-income households. During all of 2000 and a large portion of 2001, OHA did not enroll new households into the voucher program because the program was over-leased. It appears that the effect of no new enrollments has been to further concentrate the remaining program because turnover of families occurred at a lower rate in concentrated than non-concentrated areas.¹

As of August 2001 there were 2,962 families receiving assistance compared to almost 4,000 receiving assistance at the start of 2000. As of August 2001, more than half (56%) of all program families resided in the 21 census tracts restricted under *Hawkins*. More than four-fifths (83%) resided in the area of the City that is east of 72nd Street. Exhibit 1 shows the 2000 Census tracts with major streets as a reference for other maps provided in the Exhibits section at the end of this report. Exhibit 2 provides a map showing the distribution of voucher units by census tract as of August 2001.

¹ Contributing to this is that the largest Moderate Rehabilitation developments are located in areas of concentration. These units were not affected by the need to reduce program size so they became a greater percentage of OHA's total Section 8 program.

OHA has again begun intake processing for families from its waiting list and has about 1000 vacant subsidies in the program. With this large enrollment effort, OHA has determined that it is very important to develop a plan that provides encouragement and assistance for families to select housing outside areas of concentration. The plan should also stage the enrollment effort in order not to “saturate” the market with voucher holders.

Changes in Omaha MSA Population and Rental Housing from 1990 to 2000

The determination of concentrated and opportunity census tracts for *Hawkins* was based upon 1990 Census data. However, very important changes have occurred in the population of the Omaha MSA during the 1990s. It is important to examine these population changes, overall and in specific census tracts, in order to design a plan that reflects current reality. At the time this plan was being developed, 2000 Census data were available by census tract for race, ethnicity and tenure, but the data on poverty will not be available until the end of 2002.

From 1990 to 2000, the total population of the MSA increased by 12.1 percent, or a total of 77,418 persons. Table 1 summarizes the changes in population for the MSA.

TABLE 1
1990 AND 2000 POPULATION
OMAHA MSA

Category	1990 Population	2000 Population	Number Change 1990-2000	Percent Change 1990-2000
Total Population	639,580	716,998	***77,418	12.1
Race:				
White	577,768	611,081	33,313	5.8
Black	51,827	59,447	7,622	14.7
American Indian	3,418	3,759	341	10.0
Asian	6,567	11,238	4,671	71.1
Other Race	N/a	19,294	N/a	N/a
Two or More Race	N/a	12,179	N/a	N/a
Ethnicity:				
Hispanic	16,564	39,735	23,171	139.9
Total Minority*	76,797	123,096	46,299	60.3
Total Non-minority**	562,783	593,902	31,119	5.5

* Total Minority includes the race categories of Black, American Indian, Asian and those of Hispanic origin.

** Non-minority are individuals who are White and not of Hispanic origin.

*** Column does not total 77,418 because data on “Other Race” & “Two or More Race” were not available for 1990.

SOURCE: Minority Economic Development Council and Business Research Council of the Greater Omaha Chamber of Commerce, "Indicators for the Minority Community, June 2001." Derived from data provided by the U.S. Bureau of the Census.

Note: The Omaha MSA includes Cass, Douglas, Sarpy and Washington Counties in Nebraska and Pottawattamie County in Iowa.

There was a substantial increase reported in the minority population during the period. In percentage terms, the fastest growing segments of the Omaha MSA population were Hispanics (139.9 percent increase from 1990 to 2000) and Asians (71.1 percent increase). There was a 14.7 percent increase in Black households, a small part of which may be due to a change in the way race is reported.² Other White households increased by less than six percent during the decade.

A large portion of the increase for Hispanic persons, and to a lesser extent Black persons, appears to be the result of immigration during the decade. The Hispanic population grew to a substantial degree as a result of recruitment for jobs in slaughterhouses and meat packing plants. The Black population increased, in part, from the resettlement of refugees from Sudan. In both cases, and not atypical of first generation immigrants, these two groups have tended to concentrate in specific areas. The Sudanese have concentrated in housing developments primarily in North Omaha and Hispanics have concentrated in South Omaha.

Table 2 compares the population of the City of Omaha to that of the total MSA. While 54 percent of the total area population lives in the City of Omaha, the City contains 78 percent of the minority population, including 87 percent of Blacks and 74 percent of Hispanics.

TABLE 2
COMPARISON OF POPULATIONS FOR OMAHA MSA AND CITY OF OMAHA
2000 CENSUS

Category	Omaha MSA		City of Omaha		Omaha Percent of MSA Total
	Number	Percent	Number	Percent	
Total Population	716,998	100.0	390,007	100.0	54.4
Race:					
White	611,081	85.2	305,745	78.4	50.0
Black	59,447	8.3	51,917	13.3	87.3
American Indian	3,759	0.5	2,616	0.7	69.6
Asian	11,238	1.6	7,001	1.8	62.3
Other	19,294	2.7	15,250	3.9	79.0
Two or More Race	12,179	1.7	7,478	1.9	61.4
Ethnicity:					
Hispanic	39,735	5.5	29,397	7.5	74.0
Total Minority	123,096	17.2	96,131	24.6	78.1
Total Nonminority	593,902	82.8	293,876	75.4	49.5

SOURCE: Ibid.

² The 2000 Census was the first for which respondents were able to identify more than one race. This appears to represent about two percentage points of the increase in those reported as Black. Black is used here in reference to African-Americans to be consistent with Census reporting.

The intent of OHA is to base its deconcentration plan on the distribution of poverty rather than race or ethnicity. However, the 2000 Census data needed to make this determination will not be available until the end of 2002, and the available data on race and ethnicity indicate that important changes have occurred that should be considered immediately in developing this plan. There is a high correlation between the percent Black and the percent in poverty, based upon 1990 census data, but there was not a high correlation between percent Hispanic and percent in poverty.³ Unless these new data are considered, OHA risks developing a counseling program that further concentrates neighborhoods where there has been a substantial increase in concentration between 1990 and 2000. Therefore, this Plan defines concentration based upon the percent of Black residents. When poverty level data become available, OHA will review the data to determine if changes should be made in the designation of opportunity neighborhoods.

Comparison with *Hawkins*

For *Hawkins*, a total of 19 Census tracts (using 2000 tracts) were designated as restricted.⁴ All but one of these form a contiguous area in North Omaha. The remaining tract (Tract 29) is located in South Omaha. As shown in Table 3, the percent of the population that is Black increased between 1990 and 2000 in thirteen of these tracts and decreased in six tracts. Overall, in sixteen of the tracts, more than half of the residents are Black and in seven of these the percentage is greater than 75 percent. In addition, the *Hawkins* tracts continue to contain a major concentration of Section 8 units (vouchers and moderate rehabilitation units); as of August 2001, 56 percent of all participant households lived in these tracts. In six of these tracts, the voucher and moderate rehabilitation units are equal to more than one-fourth of all rental units reported in the 1990 Census.

Two other elements of the changes in population and of housing are important to consider for this Plan. First, over the period of the 1990s, population growth has been highest in the areas outside the center city of Omaha. Exhibit 3 provides a map showing the changes in population from 1990 to 2000 by Census tract. Second, the largest growth in rental housing occurred outside the center city. Exhibit 4 provides a map showing the changes in the distribution of rental units by Census tract. Clearly the growth in rental housing has been away from downtown Omaha primarily to the West, but also to the North and South of the City.

³ Based on 1990 Census data the correlation between Blacks and poverty was $R^2 = .726$ and the correlation between Hispanic and poverty was $R^2 = .180$.

⁴ Four 1990 Census tracts were consolidated into two tracts for the 2000 Census. Former tracts 9 and 12 were consolidated as Tract 12 and former tracts 10 and 11 were combined as Tract 11.

TABLE 3
PERCENTAGE OF POPULATION THAT IS BLACK FOR 1990 AND 2000 CENSUS, THE
NUMBER OF SECTION 8 UNITS AND SECTION 8 AS A PERCENT OF ALL RENTAL UNITS
FOR RESTRICTED CENSUS TRACTS UNDER *HAWKINS*

Census Tract	Percent Black in 1990	Percent Black in 2000	Change in Percentage Points	Section 8 Units As of August 2001	Section 8 Units as a Percent of Rental Units in 1990
3	55.1	70.4	15.3	128	39.3
6	66.2	68.7	2.5	59	18.4
7	86.3	91.1	4.8	47	15.0
8	86.2	86.8	0.6	38	21.5
9/12*	84.6	81.2	-3.4	108	13.9
10/11*	90.4	83.3	-7.1	92	13.5
29	29.7	28.1	-1.6	13	2.0
51	41.7	42.9	1.2	85	10.0
52	85.3	85.0	-0.3	51	9.1
53	71.4	68.4	-3.0	83	22.6
54	44.0	52.9	8.9	95	18.1
58	29.2	38.3	9.1	74	12.1
59.01	76.2	78.3	2.1	149	37.7
59.02	90.1	86.7	-3.4	108	25.2
60	57.6	69.9	12.3	205	33.1
61.01	62.4	69.3	6.9	105	30.5
61.02	47.0	56.9	9.9	162	38.4
63.01	52.1	60.7	8.6	9	1.7
63.02	49.2	62.2	13.0	51	11.7
Total				1,662	15.7

*These tracts were combined for the 2000 Census.

SOURCE: Data on race are from 1990 and 2000 Census data and data on rental units are from 1990 census. Data on Section 8 units leased as of August 2001 were provided by OHA and percentage of 1990 rental calculated by Quadel.

AREAS OF OPPORTUNITY

There are two elements to defining the areas of opportunity. The first is to define the neighborhoods of Omaha and the metropolitan area that make sense based upon geographic features or local practice. The second is to define which neighborhoods are concentrated and which are not.

Neighborhood Definitions

There is no tradition of defined and named neighborhoods in the City of Omaha. The most commonly used distinction is to divide the City itself into four areas defined as follows:

- North Omaha North of Dodge and East of 72nd Street
- South Omaha South of Dodge and East of 72nd Street
- Northwest North of Dodge and West of 72nd Street
- Southwest South of Dodge and West of 72nd Street

The City of Omaha Planning Department has contracted with a private firm to conduct an analysis which, in part, will recommend a set of neighborhoods to be used to describe areas of the City for planning purposes. However, this taxonomy of neighborhoods is not expected to become available until later in 2002.

In the meantime OHA will use the four areas defined above to describe the services and characteristics of the areas of the City. When the new taxonomy is developed and it appears appropriate, OHA may change its designations, taking into consideration the costs of altering materials developed for the Deconcentration Plan and the extent to which such a change would be beneficial in promoting the objectives of the Plan.

In addition to the areas of the City, there are a number of other areas of Douglas and Sarpy Counties where OHA has jurisdiction. And, there are other parts of the Metropolitan area where OHA does not have jurisdiction, but many of these represent opportunity areas for program participants through portability. Some of these are served by the Douglas County and Bellevue Housing Authorities. The Plan addresses all of the Nebraska portion of the MSA, including Cass and Washington Counties.⁵

The following identifies the areas of exception rents by county and then identifies the remaining areas of the Nebraska portion of the MSA that may provide opportunities for families through portability.

Exception Rent Areas

The exception rent portion of Douglas County (which includes substantial areas within the City of Omaha) are the areas west of 72nd Street, south of I-680 to the intersection of 133rd and then south of 133rd and then south of the extension of State Street west to 156th Street. On the west the boundary is from State Street south and east of 156th Street to Fort Street, then west to 164th Street, south to Pacific, west to 180th Street, and south to the Sarpy County border. This area includes thirty-two 2000 Census tracts which are listed in Table 4.

⁵ This plan does not address areas of concentration or opportunity in the Iowa portion of the Omaha MSA.

TABLE 4
EXCEPTION PAYMENT STANDARD AREAS IN DOUGLAS COUNTY

Census Tract	Census Tract	Census Tract	Census Tract
65.01	69.02	74.08	74.22
66.01	73.05	74.09	74.23
66.02	73.06	74.11	74.24
67.01	74.03	74.15	74.25
67.02	74.04	74.18	74.26
68.01	74.05	74.19	74.27
68.02	74.06	74.20	74.28
69.01	74.07	74.21	74.29

In Sarpy County the exception rent area in which OHA has jurisdiction includes all parts of the County east of 180th Street and west of 25th Street then east, south of Gilmore Lake Road to US 75 then south of Cornhusker Road East to St. Croix Road and west of St. Croix Road to the County line. This area includes the towns of La Vista and Papillion. The Sarpy County exception rent area includes the thirteen 2000 Census Tracts listed in Table 5.

TABLE 5
EXCEPTION PAYMENT STANDARD AREAS OF SARPY COUNTY

Census Tract	Census Tract	Census Tract	Census Tract
101.01	105.01	106.05	106.09
102.01	105.02	106.06	
103.03	105.03	106.07	
103.04	105.04	106.08	

Areas outside OHA's jurisdiction

Table 6 lists by County all census tracts outside OHA's jurisdiction. These may also provide opportunities for HCV families through Housing Choice Voucher program portability.

TABLE 6
CENSUS TRACTS IN NEBRASKA PORTION OF MSA
NOT WITHIN THE JURISDICTION OF OHA

County	Census Tract			
Douglas	70.01	70.02	70.03	71.00
	73.03	73.04	73.07	75.01
	75.02	75.03		
Sarpy	101.03	101.04	101.05	101.06
	102.98	103.02	104.01	104.98
	106.10	107.00		
Cass	BNA 9956	BNA 9957	BNA 9958	BNA 9959
	BNA 9960	BNA 9961		
Washington	0501	0502	0503	

For purposes of this plan, the Nebraska portion of the MSA is broken down into the following ten areas.

1. North Omaha
2. South Omaha
3. Northwest Omaha
4. Southwest Omaha
5. Remainder of Other Douglas County
6. Areas of Sarpy County with exception rents
7. Remaining areas of Sarpy County
8. Bellevue (served only by the Bellevue Housing Authority)
9. Cass County
10. Washington County

Defining Areas of Concentration and Areas of Opportunity.

Neighborhood concentration is typically measured in one of three ways: (1) percent of residents of a particular race or ethnicity, (2) percent of residents with incomes below the poverty level, or (3) percent of housing that is assisted via a Federally-assisted housing program. Data on concentration by race and ethnicity are available only from the 2000 Census; but data on poverty levels are available only from the 1990 Census until the end of 2002, when data from the 2000 Census become available.⁶ However, based upon the 1990 Census, there is a close correlation between race and poverty in the Omaha area. Data on concentrations of assisted housing are available from HUD and are updated frequently.

OHA has prior experience in determining neighborhoods of opportunity as a result of the counseling effort associated with the *Hawkins* decree. In that case, an allocation of Section 8 assistance was made available for families willing to accept a voucher conditioned on their selecting and leasing housing in neighborhoods not defined as concentrated.

The Hawkins decision was a race-based solution and all but two of its 21 restricted census tracts had populations that were 35 percent or more Black. The remaining two tracts (Tracts 29 and 58) had populations that were just under 30 percent Black. At that time, three other tracts had Black populations equal to 20 percent but less than 29 percent; these were not included in the restricted area.

If the 29 percent threshold from Hawkins were applied to 2000 Census data, a total of 20 Census tracts would be designated as concentrated (including Tracts 11 and 12, which include a total of four 1990 Census tracts). These 20 census tracts include all the Hawkins restricted tracts except for Tract 29 which had a reduction in percentage of its population that is Black from 29.7 percent to 28.1 percent. In addition, a total of six

⁶ Exhibit 5 shows the distribution of poverty by 1990 Census tract.

other tracts now have a Black population between 20 and 29 percent of their total. These are listed in Table 8.

TABLE 7
CENSUS TRACTS IN NEBRASKA PORTION OF MSA WITH BLACK POPULATION
GREATER THAN 29 PERCENT

Census Tract	Percent Black	Census Tract	Percent Black
3	70.4	58	38.3
6	68.7	59.01	78.3
7	91.1	59.02	86.7
8	86.8	60	69.9
10/11*	83.3	61.01	69.3
9/12*	81.2	61.02	56.9
51	42.9	62.02	31.3
52	85.0	63.01	60.7
53	68.4	63.02	62.2
54	52.9	63.03	34.1

*These were separate in the 1990 Census but combined in the 2000 Census

TABLE 8
CENSUS TRACTS IN NEBRASKA PORTION OF MSA
WITH BLACK POPULATION BETWEEN 20 AND 29 PERCENT

Census Tract	Percent Black	Census Tract	Percent Black
2	20.72	29	28.1
5	26.63	49	22.0
18	24.58	65.02	27.1

Exhibit 6 provides a comparison, by census tract, between 1990 and 2000 of the total population, percent Black, percent Hispanic, total housing units, occupied rental units and rental vacancy rate. Exhibit 7 is a map showing the percentage of residents who were Black by census tract using 1990 data. Exhibit 8 shows the same information using 2000 data. Exhibit 9 is a map showing the changes in the percentage of residents who are Black from 1990 to 2000.

Hispanic Households

During the 1990s, the Hispanic population of the Omaha Metropolitan Area increased by 140 percent. In 1990, no census tract had a population that was more than 25 percent Hispanic. In 2000, fifteen Census tracts had populations that were more than 25 percent Hispanic and eight of these had populations that were more than 35 percent Hispanic. Table 9 lists the 2000 Census tracts with populations more than 30 percent Hispanic and Table 10 lists those with Hispanic populations of between 20 and 30 percent. Exhibit 10 is a map showing the percentage of population that is Hispanic from the 2000 census.

TABLE 9
2000 CENSUS TRACTS WITH MORE THAN 30 PERCENT
HISPANIC RESIDENTS

Census Tract	Percent Hispanic	Census Tract	Percent Hispanic
20	43.7	0029	37.2
24	32.4	0032	52.2
26	52.7	0033	36.1
27	55.4	0039	42.3
28	41.2		

TABLE 10
2000 CENSUS TRACTS WITH BETWEEN
20 AND 25 PERCENT HISPANIC POPULATION

Census Tract	Percent Hispanic	Census Tract	Percent Hispanic
21	26.8	38	22.9
25	26.2	40/41*	26.9
30	20.7		

* These two 1990 Census tracts were combined into a single tract (Tract 21) in the 2000 Census.

As noted earlier, there was a very weak correlation between the concentration of Hispanic households and the concentration of poverty in the 1990 census. It is not yet clear whether this has changed with the large influx of Hispanic households. Therefore, the percent of Hispanic households is not being considered in the criteria for determining which tracts are to be designated as concentrated or as opportunity tracts.

Designation of Concentrated and Opportunity Neighborhoods

In developing this Plan, OHA has taken into consideration the differences between the purposes and effects of designating an area as concentrated for Hawkins versus this plan. For Hawkins, designating an area as concentrated meant voucher holders with special allocation vouchers could not use them at all in the restricted areas. A standard that applies a complete restriction might be more narrowly drawn than one under which families would be encouraged but not restricted in their choices. Therefore, OHA has identified as its initial designation of concentrated census tracts those with a Black population greater than 25 percent of the total population. By comparison all Hawkins tracts had a Black population of greater than 29 percent. Under the current plan, families will not be restricted from living in any tracts, but the resources and efforts of the landlord recruiting and mobility counseling efforts will be directed at encouraging residency in areas with less than 25 percent Black populations. Again, this decision is based upon race only because poverty data are not available. When those data become available, OHA will reconsider whether additional or fewer census tracts should be included in the concentrated category.

Based upon this designation, Table 11 shows the twenty-six 2000 Census tracts designated as concentrated, with the percentage of Black population. All other tracts are considered areas of opportunity.

TABLE 11
CENSUS TRACTS DESIGNATED AS CONCENTRATED FOR THE OHA
DECONCENTRATION PLAN WITH THE PERCENT OF POPULATION THAT IS BLACK

Census Tract	Percent Black	Census Tract	Percent Black
3	70.4	58	38.3
6	68.7	59.01	78.3
7	91.1	59.02	86.7
8	86.8	60	69.9
11	83.3	61.01	69.3
12	81.2	61.02	56.9
29	28.1	62.02	31.3
51	42.9	63.01	60.7
52	85.0	63.02	62.2
53	68.4	63.03	34.1
54	52.9	65.02	27.1

OUTREACH TO LANDLORDS

The major effort in attracting landlords with units in areas of opportunity to the voucher program will be led by a contractor selected to conduct a mobility counseling program on behalf of the Authority. OHA staff will aid this effort by providing information about current and new program landlords to the contractor for follow-up.

As part of the development of this Plan, available lists of landlords with units in the areas of opportunity have been compiled. These include lists of apartment complexes compiled from internet sites, tax credit properties which would have units affordable to voucher families, members of the Omaha Apartment Owners and Managers Association and current landlords participating in the voucher program. The contractor will use these lists and other resources available to it (e.g., other listings of landlords and following up with landlords who advertise rental units in local media) to market the program to landlords with units in opportunity areas. The objective of this effort will be to inform and encourage participation by non-participating landlords and to encourage participating landlords to consider families with vouchers in their other units. It will include the opportunity for landlords to list properties and/or vacant units with OHA or its contractor that will be available to counseled families.

MATERIALS DESCRIBING THE NEIGHBORHOODS OF OPPORTUNITY

Data have been accumulated and maps and tables prepared showing characteristics of the opportunity areas. This includes characteristics of the population, housing and services. These services include shopping, schools, day care, transportation, churches, employment centers and social services. OHA staff and the mobility counseling NPO will use these data and maps to better inform participants about opportunities in these areas.

ENHANCE THE BRIEFING FOR NEW PARTICIPANTS AND MOVERS

The data and maps describing the opportunity areas will be used in program briefings for new participants to identify the neighborhood characteristics and housing opportunities in the opportunity areas. In addition, new participants planning to move will be encouraged to consider these areas and offered access to the counseling program and move assistance. OHA will also develop ways for current participants considering a move to have access to these materials and counseling and to be encouraged to consider moves to opportunity areas. OHA will consider offering specific briefings for participant movers as a way to provide this information, encouragement and access to counseling and services.

MOBILITY COUNSELING PROGRAM

It is OHA's intent to issue an RFP to procure the services of an NPO counseling agency to lead the effort in conducting outreach to landlords and providing housing counseling and search assistance for voucher families. Major features of the program will be:

- Development of a comprehensive mobility counseling program for applicants and participants in the voucher program who apply for such a program and who meet the criteria established for participation.
- Recruit, hire and train qualified staff to perform the functions required for a successful mobility counseling program.
- Develop a marketing plan and conduct outreach to landlords with units in areas of opportunity. This includes maintaining information on rental housing in the market area, offering a listing service for landlords for their developments or specific vacant units, conducting one-on-one outreach to large landlords and meeting with groups of owners or organizing forums to inform and recruit landlords to participate in the program.
- Conduct outreach to program applicants and participants, participate in briefings of new families and participants who want to move to inform them of the program and of the housing opportunities and other benefits of selecting housing in areas of opportunity.

- Organize a resource area or room that contains information on neighborhoods and housing opportunities presented in a way that is user friendly for program participants considering a move.
- Periodically update the materials developed for this program and review data on poverty rates when it becomes available to help OHA evaluate whether changes should be made in the designation of concentrated and opportunity neighborhoods.
- Maintain liaison and good working relations with the variety of governmental and non-governmental organizations that provide services that might benefit program families in their housing search, in their relations with landlords and in meeting other personal and family needs.
- Assist OHA in its efforts to obtain outside funding to assist families with the cost of moving and pursue other sources that can help families become more self-sufficient and better able to get to jobs and job opportunities.
- Provide direct search assistance to participating families to help them find and obtain suitable housing in areas of opportunity. This may include tours, transportation to look at units, assistance in negotiating with landlords.
- Conduct housing counseling that includes counseling or training on how to be a good tenant and information on tenant and landlord rights and responsibilities, how to search for housing, how to locate resources and other services when needed, and what to do when you have a dispute with your landlord.

SEEK OUTSIDE FUNDING FOR MOVE ASSISTANCE

One of the major obstacles in moving to an area of opportunity is the cost of moving. This may include the costs for a security deposit, deposits or payments to get utilities turned on, application fees, and the cost of the move itself. OHA, with the assistance of its mobility counseling contractor, will seek outside sources of funding to assist participants who are willing to consider areas of opportunity to be successful in their moves.

IMPROVE SECTION 8 PROGRAM PERFORMANCE IN SUPPORT OF THE MOBILITY EFFORT.

In order to support the efforts of the mobility counseling firm to market its "enhanced tenants" (those receiving counseling who are fully prepared to be very good tenants), OHA will make any needed improvements and then maintain a high level of service to program participants and landlords. This may include establishing standards for how quickly inspections of new units will be conducted, how quickly HAP contracts will be prepared after all program requirements are met, and how quickly the initial payments to landlords will occur. OHA will also work to ensure ongoing high performance in program administration, including timely payments, consistent application of program

rules and standards (e.g., HQS standards), and prompt and professional responses to tenants and landlords. If necessary, OHA will consider ways to provide priority processing to participants in the mobility counseling program to help ensure their success.

OHA will annually evaluate the adequacy of its payment standards and will adjust them as appropriate to ensure continued access by families to units in opportunity areas.

OHA will work with its contractor to help make this a successful program. This will include orientations for staff about the goals and activities of the program and how they can help make it effective.

RASS Implementation and Followup Plan

The Omaha Housing Authority scored a 9 on its Resident Survey out of a potential 10 and therefore requires no followup plan.

Omaha Housing Authority
PET POLICY – ELDERLY/DISABLED PROJECTS

[24 CFR Part 5, Subpart C]

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will not be applied to animals that assist persons with disabilities. To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the Omaha Housing Authority (OHA) management.

The pet owner must submit and enter into a Pet Agreement with the OHA.

Registration of Pets

Pets must be registered with the OHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Dogs and cats must be spayed or neutered.

Execution of a Pet Agreement with the OHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Resident must provide proof of liability insurance.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal to Register Pets

The OHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the OHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The OHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The OHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and

behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the OHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one.

Pet rules will not be applied to animals that assist persons with disabilities.

Persons with Disabilities

To be excluded from the pet policy, the resident/pet owner must certify:

- That there is a person with disabilities in the household;
- That the animal has been trained to assist with the specified disability; and
- That the animal actually assists the person with the disability.

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Tenants are not permitted to have more than one *type* of pet.

1. Dogs

- Maximum number: One
- Maximum adult weight: 25 pounds
- Must be housebroken
- Must be spayed or neutered
- Must have all required inoculations
- Must be licensed as specified now or in the future by State law and local ordinance

2. Cats

- Maximum number: One
- Must be declawed
- Must be spayed or neutered
- Must have all required inoculations
- Must be trained to use a litter box or other waste receptacle
- Must be licensed as specified now or in the future by State law or local ordinance

3. Birds

- Maximum number: Two
- Must be enclosed in a cage at all times

4. Fish
Maximum aquarium size: 20 gallons
Must be maintained on an approved stand
5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)
Maximum number: Two
Must be enclosed in an acceptable cage at all times
Must have any or all inoculations as specified now or in the future by State law or local ordinance
6. Turtles
Maximum number: Two
Must be enclosed in an acceptable cage or container at all times

C. PETS TEMPORARILY ON THE PREMISES

Pets that are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

D. DESIGNATION OF PET/NO-PET AREAS

The following areas are designated no-pet areas: interior common area

E. ADDITIONAL FEES AND DEPOSITS FOR PETS

The resident shall be required to pay a refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

A payment of \$100 on or prior to the date the pet is properly registered and brought into the apartment, and;

The OHA reserves the right to change or increase the required deposit by amendment to these rules.

The OHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The OHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The OHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the OHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the OHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit;
- Fumigation of the dwelling unit;
- Common areas of the project.

Pet Deposits are not a part of rent payable by the resident.

F. ALTERATIONS TO UNIT

Residents shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

G. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$25 per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the OHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

- The cost of repairs and replacements to the dwelling unit;
- Fumigation of the dwelling unit.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

The expense of flea deinfestation shall be the responsibility of the resident.

H. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

An area of the development grounds has been designated as the area in which to exercise animals and to permit dogs to relieve themselves of bodily wastes. This area includes designated walk areas identified in pet agreement.

Residents are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

I. NOISE

Residents must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

J. CLEANLINESS REQUIREMENTS

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

Removal of Waste from Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

K. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 12 hours.

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Residents must agree to exercise courtesy with respect to other residents.

L. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

Resident must notify manager in writing for each absence and provide the name and telephone for person(s) caring for the pet.

M. INSPECTIONS

The OHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

N. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the resident/pet owner has 14 days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within the 7 day period, the meeting will be scheduled no later than 3 calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

O. NOTICE FOR PET REMOVAL

If the resident/pet owner and the OHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the OHA, the OHA may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the OHA's determination of the Pet Rule that has been violated;

The requirement that the resident /pet owner must remove the pet within 14 days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

P. TERMINATION OF TENANCY

The OHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Q. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over 12 hours.

If the responsible party is unwilling or unable to care for the pet, or if the OHA after reasonable efforts cannot contact the responsible party, the OHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

R. EMERGENCIES

The OHA will take all necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the OHA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

Omaha Housing Authority

PET POLICY - GENERAL OCCUPANCY (FAMILY) PROJECTS

[24 CFR Part 960, Subpart G]

This policy does not apply to animals that are used to assist, support or provide service to persons with disabilities, or to service animals that visit public housing developments.

A. ANIMALS THAT ASSIST, SUPPORT OR PROVIDE SERVICE TO PERSONS WITH DISABILITIES

The resident/pet owner will be required to qualify animals (for exclusion from the pet policy) that assist, support or provide service to persons with disabilities.

Pet rules will not be applied to animals that assist, support or provide service to persons with disabilities. This exclusion applies to both service animals and companion animals as reasonable accommodation for persons with disabilities. This exclusion applies to such animals that reside in public housing and that visit these developments.

B. STANDARDS FOR PETS

Types of Pets Allowed

No types of pets other than the following may be kept by a resident. The following types and qualifications are consistent with applicable State and local law.

1. Dogs

Maximum number: One

Maximum adult weight: 25 pounds

Must be housebroken

Must be spayed or neutered

Must have all required inoculations

Must be licensed as specified now or in the future by State law and local ordinance

Any litter resulting from the pet must be removed immediately from the unit

2. Cats

Maximum number: One

Must be declawed

Must be spayed or neutered

Must have all required inoculations

Must be trained to use a litter box or other waste receptacle

Must be licensed as specified now or in the future by State law or local ordinance

Any litter resulting from the pet must be removed from the unit immediately

3. Birds

Maximum number: Two

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size 20 gallons

Must be maintained on an approved stand

5. Rodents (Rabbit, guinea pig, hamster, or gerbil ONLY)

Maximum number: Two

Must be enclosed in an acceptable cage at all times

Must have any or all inoculations as specified now or in the future by State law or local ordinance

The following are NOT considered "common household pets":

Domesticated dogs that exceed 25 pounds. (Animals certified to assist persons with disabilities are exempt from this weight limitation).

Vicious or intimidating pets. Dog breeds including pit bull/rottweiler/chow/boxer/Doberman/Dalmatian/German shepherd are considered vicious or intimidating breeds and are not allowed.

Animals who would be allowed to produce offspring for sale.

Wild, feral, or any other animals that are not amenable to routine human handling.

Any poisonous animals of any kind.

Fish in aquariums exceeding twenty gallons in capacity.

Non-human primates.

Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit.

Pot-bellied pigs.

Ferrets or other animals whose natural protective mechanisms pose a risk of serious bites and/or lacerations to small children.

Hedgehogs or other animals whose protective instincts and natural body armor produce a risk of serious puncture injuries to children.

Chicks, turtles, or other animals that pose a significant risk of salmonella infection to those who handle them.

Pigeons, doves, mynahs, psittacines, and birds of other species that are hosts to the organisms that cause psittacosis in humans.

Snakes or other kinds of reptiles.

C. REGISTRATION OF PETS

Pets must be registered with the OHA before they are brought onto the premises.

Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet:

has received all inoculations required by State or local law
has no communicable disease(s) (and)
is pest-free
dogs and cats must be spayed and neutered.

Each pet owner must provide two color photographs of their pet(s).

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Resident must provide proof of liability insurance

Execution of pet agreement with the OHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Refusal to Register Pets

If the OHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial. The notification will be served in accordance with HUD notice requirements.

The OHA will refuse to register a pet if:

The pet is not a “common household pet” as defined in this policy;

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information;

The OHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet’s temperament and behavior may be considered as a factor in determining the pet owner’s ability to comply with the provisions of the lease.

The notice of refusal may be combined with a notice of pet violation.

D. PET AGREEMENT

Residents who have been approved to have a pet must enter into a Pet Agreement with the OHA.

The Resident will certify, by signing the Pet Agreement, that the Resident will adhere to the following rules:

Agree that the resident is responsible and liable for all damages caused by their pet(s).

All complaints of cruelty and all dog bites will be referred to animal control or applicable agency for investigation and enforcement.

All common household pets are to be fed inside the apartment. Feeding is not allowed on porches, sidewalks, patios or other outside areas.

Tenants are prohibited from feeding stray animals.

The feeding of stray animals will constitute having a pet without permission of the Housing Authority.

Residents shall not feed any stray animals; doing so, or keeping stray or unregistered animals, will be considered having a pet without permission.

No animals may be tethered or chained outside or inside the dwelling unit.

When outside the dwelling unit, all pets must be on a leash or in an animal transport enclosure and under the control of a responsible individual.

All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. Failure to do so will result in a Pet Waste Removal charge of \$25. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly. Failure to do so will result in a Pet Waste Removal charge.

The Resident/Pet Owner shall be responsible for the removal of waste from any animal or pet exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin immediately.

Residents must take precautions to eliminate pet odors.

The resident/pet owner shall take adequate precautions to eliminate any animal or pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

The right of management to enter dwelling unit when there is evidence that an animal left alone is in danger or distress, or is creating a nuisance.

The right of management to seek impoundment and sheltering of any animal found to be maintained in violation of housing rules, pending resolution of any dispute regarding such violation, at owner's expense. The resident shall be responsible for any impoundment fees, and the OHA accepts no responsibility for pets so removed.

That failure to abide by any animal-related requirement or restriction constitutes a violation of the "Resident Obligations" in the resident's Lease Agreement.

Residents will prevent disturbances by their pets that interfere with the quiet enjoyment of the premises of other residents in their units or in common areas. This includes, but is not limited to, loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Residents shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

Dogs may only be kept in dwelling units with an enclosed yard space. Residents may not alter their unit or patio to accommodate an animal.

E. LIMITATIONS ON PET OWNERSHIP

Dogs may only be kept in dwelling units with an enclosed yard space.

Dogs will not be permitted in units where backyard fencing is inadequate to keep dogs in, and small children out.

Dogs will not be permitted in units where backyard fencing is inadequate to prevent a small child from putting a hand, arm, or leg through the fence.

F. DESIGNATION OF PET-FREE AREAS

The following areas are designated as no-pet areas:

- OHA playgrounds
- OHA day care centers
- OHA management offices
- OHA community centers
- OHA recreation center areas

G. PETS TEMPORARILY ON THE PREMISES

Excluded from the premises are all animals and/or pets not owned by residents, except for service animals.

Residents are prohibited from feeding or harboring stray animals.

H. DEPOSITS FOR PETS

Tenants with animals must pay a pet deposit of \$200 for the purpose of defraying all reasonable costs directly attributable to the presence of a particular pet.

The resident will be responsible for all reasonable expenses directly related to the presence of the animal or pet on the premises, including the cost of repairs and replacement in the apartment, and the cost of animal care facilities if needed.

These charges are due and payable within 30 days of written notification.

A deposit payment of \$200

The OHA reserves the right to change or increase the required deposit by amendment to these rules.

The OHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, within a reasonable time after the tenant moves or upon removal of the pet from the unit.

The OHA will refund the Pet Deposit to the tenant less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The OHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The OHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the OHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the OHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including, but not limited to:

- The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the project if applicable

The expense of flea deinfestation shall be the responsibility of the resident.

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

Pet Deposits are not a part of rent payable by the resident.

I. ADDITIONAL PET FEES

The OHA will charge a non-refundable nominal fee of \$100 for each household with a pet.

This fee is intended to cover the reasonable operating costs to the project relating to the presence of pets. Reasonable operating costs to the project relating to the presence of pets include, but are not limited to:

Landscaping costs

Pest control costs

Insurance costs

Clean-up costs

Other general costs

The nominal fee will be assessed initially.

The OHA reserves the right to change or increase the required deposit by amendment to these rules.

J. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of \$25 per occurrence will be assessed against the resident for violations of the pet policy.

Pet waste removal charges are not part of rent payable by the resident.

K. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried or confined in fenced in area, and under the control of the resident or other responsible individual at all times.

Residents are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

L. CLEANLINESS REQUIREMENTS

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up/emptied daily by the pet owner, disposed of in heavy, sealed plastic trash bags, and placed in a trash container immediately.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit.

M. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 12 hours.

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Residents must agree to exercise courtesy with respect to other residents.

N. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

Resident must notify manager in writing for each absence and provide name and phone number for person(s) caring for the pet(s).

O. INSPECTIONS

The OHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

P. PET RULE VIOLATION NOTICE

The authorization for a common household pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Residents who violate these rules are subject to:

Mandatory removal of the pet from the premises within 30 days of notice by the Housing Authority; or if for a threat to health and safety, removal within 24 hours of notice.

Lease termination proceedings.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the resident/pet owner has 14 days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within the 7 day period, the meeting will be scheduled no later than 3 calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

Q. NOTICE FOR PET REMOVAL

If the resident/pet owner and the OHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the OHA, the OHA may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the OHA's determination of the Pet Rule that has been violated;

The requirement that the resident/ pet owner must remove the pet within 14 days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

R. TERMINATION OF TENANCY

The OHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

S. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. This includes pets who are poorly cared for or have been left unattended for over 12 hours.

If the responsible party is unwilling or unable to care for the pet, or if the OHA after reasonable efforts cannot contact the responsible party, the OHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

T. EMERGENCIES

The OHA will take all necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the OHA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

This Pet Policy will be incorporated by reference into the Dwelling Lease signed by the resident, and therefore, violation of the above Policy will be grounds for termination of the lease.

OMAHA HOUSING AUTHORITY
2003
PUBLIC HOUSING HOMEOWNERSHIP PLAN

The Omaha Housing Authority has an existing homeownership program approved by HUD in September 1998, under Section 5h of the old Federal Regulations. Under QHWRA Section 32, OHA submitted a revised homeownership program with enhanced family self-sufficiency services in 2002 to improve resident participation. The 2003 Homeownership Plan builds upon the 2002 plan and increases homeownership opportunities for OHA residents. The goals of the homeownership plan include the following:

- Retooling the OHA public housing portfolio by making all scattered-site units in the Single-Family Housing Stock available through homeownership options for OHA residents, including a lease-purchase addendum.
- Assisting very low income and low-income families with all aspects of family self-sufficiency, including employment, education, welfare-to-work, social services, credit counseling, and homeownership classes.
- Partnerships with other agencies that offer mortgage and credit counseling, as well as budget and maintenance classes.
- A soft second mortgage from OHA to make the home more affordable.
- A matching funds program that escrows up to \$1,500 for closing costs. This will allow for a mechanism to cover a portion of the down payment or closing costs.
- Increased participation in the Family Self Sufficiency (FSS) program
- Linkage with State of Nebraska, NIFA, FHA loan-mortgage products and down payment programs to assist eligible families in purchasing a home.

OHA has hired a Homeownership Manager through a ROSS grant and also operates a FSS program and a Section 8 Homeownership Program.

Legal Authority:

HUD has approved the existing Homeownership Program under the Housing Act--

Section (5h). HUD approved the current procedures on September 23, 1998 by letter. OHA expanded the units available for the Homeownership Program in 2002 by adding an additional 455 scattered-site units to the program. HUD approved this plan under QHWRA Section 32 in May, 2002.

The revised 2003 Homeownership Plan under QHWRA Section 32 includes an additional 16 units. As the Omaha Housing Authority acquires new single-family or duplex housing, these units will be added to the list of available units for the Homeownership Program.

Size of Program:

All OHA-owned single-family or duplex units are available for the Homeownership program. These homes are “scattered-site” homes and are available for the program during the current fiscal year. All sales are subject to OHA Board and HUD approval.

The homeownership participants must demonstrate credit worthiness and complete homeownership classes, as well as meet the requirements outlined below in the Lease-Purchase Program. The OHA Homeownership Manager will assist residents with these classes and with obtaining financing through a NIFA or FHA approved lender.

Lease-Purchase Program: (OHA Homeownership Lease Addendum).

ROSS grant funds will strengthen the important family self-sufficiency aspect of this program by offering continuous support, monitoring, and assistance to all enrolled families. OHA will offer eligible families a “lease-purchase” Addendum.

The Homeownership Manager will provide the initial marketing and orientation to all existing families of public housing to determine those families interested in the lease-purchase homeownership option. Current families will have the option of entering into a lease-purchase Addendum.

A separate waiting list for incoming public housing residents who want to move into scattered-site housing and have the option to sign a lease-purchase Addendum upon move-in will be implemented to fill any vacant units. The family will qualify under the following criteria to enter into the lease-purchase program:

- Payment on time of OHA rent for six (6) continuous months.
- Minimum income of at least 25% of the Area Median Income (AMI) for the Omaha, Nebraska Metropolitan Statistical Area (MSA).
- Agree to participate in the OHA Family Self Sufficiency (FSS) program.
- Must be a First-time Homebuyer.
- Must be current on all lease obligations.
- Must have one or more of the adult family members who will own the home employed full-time (not less than 30 hours per week) continuously for the last year. OHA may waive the continuous employment requirement on a case by case basis. This requirement does not apply to a family with an elderly or disabled head of household.

The Lease-Purchase Addendum will have a term of five (5) years, and the goal will be to have participants purchase their homes by the fifth year. A family may purchase their home at any time within the five year term if they have fulfilled all of the pre-closing requirements outlined below.

If a family who has executed a lease-purchase Addendum does not want to purchase their home at the end of the fifth year and does not want to continue working toward purchasing the home, the family will be given the following options: 1) suitable affordable housing in another public housing unit, 2) a Section 8 Housing Choice Voucher, or 3) remain in their current unit as a renter.

If a family does not purchase their home at the end of the fifth year because they are ineligible as a result of not yet being prepared to purchase, but want to continue working toward purchasing their home, the Omaha Housing Authority staff may extend another lease-purchase Addendum.

Pre-closing Requirements:

When a family is prepared to execute a purchase agreement as outlined in their lease-purchase addendum, the following requirements must be satisfied prior to closing:

- Attend and successfully complete a homeownership counseling program.
- Must be current on all lease obligations, including those outlined in the lease-purchase addendum.
- Must have 1% of the purchase price or \$500, whichever is greater, as a down payment from the family's own sources.
- Must have secured a first mortgage loan, with terms that are approved by the Omaha Housing Authority.

Matching Funds Program:

The Omaha Housing Authority will match up to \$500 in tenant contributions to a savings account annually. OHA will match these funds for three years or up to a maximum of \$1,500. These funds are to be used at closing for down payment or closing costs.

When a resident chooses to disenroll, moves from Omaha, is evicted, or receives some other termination from the Omaha Housing Authority, the resident will not receive any of the OHA matching funds. However, the resident may receive all of his/her contributions that have been made to the savings account.

Sale Price of the Homes:

In order to maintain the value of the property to be purchased, as well as that of the surrounding community, the purchase price of all OHA scattered-site properties shall be determined by a third party appraisal.

Second Mortgage Assistance:

Affordability objectives will be reached through deferred and partially forgivable second mortgages offered by the Omaha Housing Authority. While each family situation will be examined on a case-by-case basis, the following income guidelines shall be used when determining the maximum amount of second mortgage assistance for a family:

- Up to \$20,000 for families with an income between 61% - 80% of the Area Median Income (AMI).
- Up to \$35,000 for families with an income between 41% - 60% of the Area Median Income (AMI).
- Up to \$50,000 for families with an income of 40% of the Area Median Income (AMI) or less.

The OHA second mortgage shall bear no interest and will be deferred unless the family sells the home prior to the end of the 20th year after the sale. The second mortgage will be forgiven at a

rate of 1/180 per month starting five (5) years from the date of sale. Therefore, the second mortgage would be completely forgiven by twenty (20) years after the sale date.

If the family sells the home prior to the end of the fifth year, the second mortgage amount is due in full to the Omaha Housing Authority. If the sale is after the fifth year and prior to the end of the 20th year, the remaining amount that has not been forgiven is due to the Omaha Housing Authority. If the family sells the home to another eligible low-income family, the second mortgage may be assumable, as determined by the Omaha Housing Authority.

Financing:

The Omaha Housing Authority has developed strong relationships with local lenders who offer a variety of loan products geared toward making loans to first-time and low-income homebuyers. In addition, Omaha 100, a non-profit, community-based lending consortium of 10 local banks is committed to making loans to low and moderate income homebuyers.

The OHA Homeownership Manager will assist families with finding and securing a first mortgage. The Homeownership Manager will also coordinate training sessions with lenders and Omaha 100 to familiarize families with the home mortgage process.

Participation Selection Criteria:

First priority goes to all occupants of single-family homes within the program who are eligible. Current residents will be given the option of entering into the lease-purchase arrangement. In order to do so, they must meet credit, employment and income restrictions as described in the Lease-Purchase section. If a family is not ready to enter into a lease-purchase arrangement, the Homeownership Manager will assist the family with any identified credit issues and the Employment Manager will assist with job training and opportunities.

Second priority for selection will be incentive transfers from other public housing developments and families from the OHA public housing waiting list. Finally, a participant of the Section 8 Homeownership Program may also purchase an OHA home if it is vacant and no public housing family wants to purchase the home or sign a lease-purchase addendum.

Associated Counseling and Training:

The Omaha Housing Authority's Homeownership Manager will design and coordinate ongoing homeownership counseling and training for participants in the Homeownership Program. The Family Self Sufficiency (FSS) component of the program will also provide residents with additional training, goal setting, and savings plan.

OHA will also partner with local counseling agencies such as Consumer Credit Counseling, Family Housing Advisory Services, and NuVision Housing Services to provide training sessions for the residents. An additional support for the Homeownership Program will be guest speakers that the OHA Homeownership Manager brings in to present different topics to the residents. Guest speakers will include lenders, realtors, title companies, homeowner's insurance companies, and home maintenance / repair specialists.

Resale Restrictions:

OHA has created this program for the purpose of low-income persons, as defined by OHA, to acquire a principal dwelling for a participant and his/her family, and not for real estate speculation, investment or entrepreneurship. Any family who sells the home prior to the end of

the fifth year will repay the second mortgage amount in full. If the home is sold between years six and twenty, the family will repay only the portion of the second mortgage that is remaining at that time. If the family sells to qualified low-income persons as determined by OHA, the second mortgage may be assumable. OHA may waive the second mortgage upon death of the homeowner.

Program Termination:

Each family that executes a lease-purchase addendum shall meet the program requirements as described above. If the family chooses to disenroll or fails to meet the program requirements, their lease-purchase addendum shall be terminated. Any funds that the family contributed to savings during the program may be withdrawn by the family; however, any OHA matching funds shall remain in a restricted homeownership account for the use of another eligible homebuyer.

Use of Sale Proceeds:

The proceeds of the Homeownership program will be placed in a separate account to be used for future homeownership activities and the development of additional public housing units.

Omaha Housing Authority

Section 8 Homeownership Program

Addendum to Section 8 Administrative Plan

Introduction:

In addition to an existing homeownership program under public housing that was approved by HUD in September, 1998, and subsequently expanded under QHWRA, Section 32 in the Agency Plan of 2002, the Omaha Housing Authority hereby establishes a Section 8 Homeownership Program under Section 8Y and in accordance with the US Department of Housing and Urban Development (HUD) final rule dated September 12, 2000. The establishment of this program is consistent with Omaha Housing Authority's annual and five-year plan.

Under the Section 8 Homeownership Program, Housing Assistance Payments can be used to supplement the participant's income when calculating their housing ratio for a home mortgage. It is the goal of Omaha Housing Authority to place at least ten (10) to fifteen (15) families in their own home every year through the Section 8 Homeownership Program.

Advisory Committee:

Omaha Housing Authority will create an Advisory Committee made up of representatives from various organizations that will provide input regarding the coordination and implementation of the Section 8 Homeownership Program.

The representatives will be from organizations such as: 1) non-profit housing groups, 2) homeownership counseling groups, 3) lending consortiums or institutions, 4) economic development groups, and 5) service providers. The Advisory Committee will create a link between organizations that play a role in the steps a participant takes to become a homeowner. In addition, this Committee can educate other members of their organizations and promote the Section 8 Homeownership Program.

Program Coordination:

Under Omaha Housing Authority's Family Self Sufficiency Program, funds from the Ross Grant have been awarded to create a 'Homeownership Manager/Specialist' position. This position will coordinate all homeownership activities of Omaha Housing Authority.

The person selected for the 'Homeownership Manager/Specialist' position will be the initial point of contact for potential participants in the Section 8 Homeownership Program and will also monitor the ongoing progress of participants. Additional assistance will be available from one (1) Section 8 Family Self Sufficiency staff assigned to the Homeownership Program.

The responsibilities of this position include, but are not limited to:

1. Assisting potential participants with developing and understanding a budget.
2. Performing and reviewing credit checks with potential participants.
3. Developing relationships with local lenders.
4. General homeowner education and training.
5. Developing and implementing Homebuyer & Homeowner Clubs.
6. Oversight of existing participants in the Homeownership Program.

It is anticipated that by having this position in place, Omaha Housing Authority can facilitate homeownership in the early stages of the process and prepare potential participants to eventually enter into the Section 8 Homeownership Program. Once established, the Homebuyer Club will generate a pool of future homebuyers and provide opportunities for sharing and mentoring among participants. After participants have purchased a home, the Homeowner Manager can provide ongoing assistance to the participants to ensure their success as a homeowner.

Omaha Housing Authority Homes:

Omaha Housing Authority plans to place homes from our single family units of public housing for sale as vacancies occur to Section 8 Homeownership Program participants. As outlined in Omaha Housing Authority's five year plan, all of these units will be available for purchase by Public Housing tenants through the previously revised homeownership program under 5h, and this would expand the opportunity to Section 8 Homeownership Program participants. It is anticipated that these homes will be available in February of 2002 once the five year plan is approved.

When participants purchase these homes, they are eligible for up to \$20,000 in down payment assistance from Omaha Housing Authority.

Participant Eligibility:

- 1) The option of participating in the Section 8 Homeownership program will be open to current eligible Housing Choice Voucher participants or applicants who are eligible for admission to the Housing Choice Voucher program.
- 2) The participant or applicant must be a first-time homebuyer, with no family member having an ownership interest in a residence for the last three (3) years. Exceptions to this requirement include family members who acquired shares in a cooperative prior to homeownership assistance and families who include a person with a disability. A single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse is also considered eligible.
- 3) The participant or applicant must not have previously defaulted on a mortgage that was obtained through a homeowner assistance program.
- 4) The participant or applicant must meet the following income and employment requirements:
 - a) One or more of the adult family members who will own the home at the time of commencement of the homeownership assistance must be employed full-time (not less than an average of 30 hours per week) and has been so employed continuously for at least one (1) year. Omaha Housing Authority may allow interruptions in employment for certain instances such as lay-offs or illnesses on a case-by-case basis.

An exception to this requirement is granted to families whose head of household or spouse is elderly or disabled. Families with a disabled member may also request an exception from Omaha Housing Authority to this requirement. This requirement is applicable at the initial qualification for homeowner assistance and is not a requirement for continued assistance.

- b) Adult family members who will own the home at the time of commencement of the homeownership assistance must have a gross annual income equal to or greater than 2,000 hours of work at the Federal minimum wage.

Public assistance may only be included as income when determining eligibility for a family with an elderly or disabled head of household or spouse. This requirement is applicable at the initial qualification for homeowner assistance and is not a requirement for continued assistance.

- 5) The participants must attend and successfully complete the pre-assistance homeownership counseling program offered by Omaha Housing Authority or a HUD-approved counseling agency designated by Omaha Housing Authority. The homeownership counseling program will cover topics such as:
 - a) Home maintenance
 - b) Budgeting and money management
 - c) Credit counseling and credit repair
 - d) Aspects of financing a home
 - e) Predatory lending prevention
 - f) How to find a home
 - g) Fair housing
 - h) Foreclosure prevention
 - i) Information regarding the Real Estate Settlement Procedures Act
- 6) Current Section 8 participants must be in compliance with their rental lease and program requirements and must terminate their lease in accordance with the terms outlined in such document.
- 7) Omaha Housing Authority will give priority to participants of the existing Family Self Sufficiency (FSS) program.
- 8) A down payment of three percent (3%) of the purchase price is required, with the greater of one percent (1%) or \$500 from the participant's own funds.
- 9) Participants must sign a "statement of homeowner obligations" with the Omaha Housing Authority.

Jurisdiction:

Participants may locate a home within Omaha Housing Authority's jurisdiction or may choose a home outside of Omaha Housing Authority's jurisdiction if the receiving Public Housing Authority is administering a Section 8 Homeownership Program and is accepting new applicants.

Time Line:

The participants will have a maximum of six (6) months from the time of their successful completion of homeownership counseling to find a home to purchase and enter into a Contract of Sale. If the participants are unable to locate a desirable home and enter into a Contract of Sale before the end of six months, the participants will be allowed to continue their assistance toward a rental unit. Extensions of the six month time frame are at the discretion of Omaha Housing Authority.

Sale of Contract:

Once the participants select the home they would like to purchase, they must enter into a Sale of Contract with the sellers of the property. The Sale of Contract must include the following:

- 1) The purchase price and the terms of the sale.
- 2) State that pre-purchase inspections will be completed to the satisfaction of the participants and Omaha Housing Authority and that the sale is conditional upon the participant's and Omaha Housing Authority's acceptance of the inspection reports.
- 3) State that the participants are not obligated to pay for repairs that are needed as a result of the findings of the inspection report.
- 4) Certification that the seller is not debarred, suspended, or subject to limited denial of participation by HUD.

Inspections:

An independent professional home inspection must be completed by a third party selected and hired by the participants. The inspection must cover major building systems and components. These include, but are not limited to, the structural integrity of the home and its foundation, the age and quality of the roof, the interior and exterior make-up, and an inspection of the plumbing, heating/cooling, and electrical systems.

In addition, Omaha Housing Authority or its designated party will conduct a Housing Quality Standards Inspection and review the independent professional home inspection. Omaha Housing Authority or its designated party may disqualify a home from participating in the Section 8 Homeownership Plan based on either inspection.

Financing Requirements:

Housing Assistance Payment funds may not be used for the financing costs of purchasing a home. The participants are responsible for acquiring financing, but the terms of the loan will be subject to the approval of Omaha Housing Authority. Omaha Housing Authority can deny a financing package if the terms (such as balloon payments or certain variable interest rates) are not affordable to the participants. When determining affordability, Omaha Housing Authority will consider all household expenses of the participants.

The first mortgage lender should be a federally regulated financial institution; other lenders (such as seller financing) must be approved by Omaha Housing Authority. Loan fees should not exceed five (5) percent. Prepayment penalties or prepaid life insurance will not be allowed in any financing arrangement.

While the Omaha Housing Authority does not require that financing be provided by a specific lender, assistance with locating a lender will be provided at the participant's request. This will be done by developing a list of lenders who have been informed about and are willing to participate in the Section 8 Homeownership Program.

Omaha Housing Authority will require participants to provide at least three percent (3%) of the purchase price of the home as down payment. At least one percent (1%) or \$500, whichever is greater, of the purchase price must come from the participant's own sources for the down payment. Omaha Housing Authority will work with participants to identify additional sources of

down payment assistance. If the participant is purchasing a home currently owned by Omaha Housing Authority, up to \$20,000 can be provided in down payment assistance as established under the current homeownership program under 5h regulations.

Eligible Unit:

The participant's selected unit must be either under construction or an existing unit at the time the participant was accepted into the Section 8 Homeownership program. The unit may be 1) a single, detached home, 2) a unit in a condominium or cooperative, or 3) a single unit in a townhouse development. Omaha Housing Authority can deny a unit if the owner has been disbarred or suspended under Section 24 CFR, Part 24.

Housing Assistance Payments:

Housing Assistance Payments for participants will be the lesser of 1) the current Section 8 Voucher payment standard minus the *Total Tenant Payment*, or 2) the participant's monthly homeownership expenses minus the *Total Tenant Payment*.

The *Total Tenant Payment* will be the greatest of 1) thirty percent (30%) of the family's adjusted monthly income, 2) ten percent (10%) of the family's gross monthly income, or 3) the minimum rent established by Omaha Housing Authority for the unit size.

Monthly homeownership expenses used to calculate the Housing Assistance Payments will include: 1) principal and interest on mortgage debt, 2) mortgage insurance, 3) real estate taxes and assessments, 4) home insurance, and 5) Omaha Housing Authority's allowances for utilities, routine maintenance, and major repairs. The utility allowances will be equal to the allowance schedules for Section 8 rental units. The routine maintenance and major repair allowances will be set by Omaha Housing Authority based on the results of research and current trends.

As the fair market rent payment standard changes, adjustments will be made to the Housing Assistance Payment by Omaha Housing Authority. In the event that a participant's income increases enough that Housing Assistance Payments are no longer received, the participant will remain eligible for such payments for 180 calendar days. After a continuous period of 180 days without Housing Assistance Payments, the participant's eligibility for such assistance will automatically discontinue.

Housing Assistance Payments will be provided only when the participants remain in their home and will be in effect for fifteen (15) years if the initial mortgage is twenty (20) years or longer. In all other cases, the term of the Housing Assistance Payments will be provided for ten (10) years. These terms do NOT apply to elderly and disabled families. However, if an elderly or disabled family ceases to be qualified as such while receiving Housing Assistance Payments for homeownership, the maximum term shall be determined from the date of the initial commencement of homeownership assistance. The family will receive a minimum of six (6) months of Housing Assistance Payments after the maximum term, provided the family continues to be eligible and is complying with family obligations.

The term of the assistance is applied from the time of the initial purchase, regardless if the participants move to a new unit under the Section 8 Homeownership Program. Participants can choose to sell their home and stay in the program by purchasing another home, provided that a default on their mortgage has not occurred and they are in compliance with the "statement of homeowner obligations". If this happens, the initial eligibility requirements apply, with the exception of the first-time homeowner and the pre-assistance homeownership counseling.

Omaha Housing Authority will provide the lender with the amount of the Housing Assistance Payments prior to closing. Housing Assistance Payments will be made directly to the lender or to an escrow account established by the lender for the payments.

Homeowner Obligations:

Participants must execute a “statement of homeowner obligations” with Omaha Housing Authority prior to the implementation of homeowner assistance. To continue receiving Housing Assistance Payments under the Section 8 Homeownership Program, participants must comply with the following homeowner obligations.

- 1) The participant must comply with the terms of any mortgage secured for the purchase of the home.
- 2) The participant must remain in the home. If the participant chooses to sell, convey, or transfer any interest in the home to another family member residing in the home, the Omaha Housing Authority must approve such changes.
- 3) The participant must report any changes in family composition to the Omaha Housing Authority.
- 4) The participant may NOT sublet or lease their home.
- 5) The participant must comply with all obligations under the existing Section 8 Housing Choice Voucher Program.
- 6) The participant must supply information about refinancing or final payment of debt to the Omaha Housing Authority. The participant may NOT refinance or place any additional lien or other encumbrance on the home without approval from the Omaha Housing Authority.
- 7) The participant must inform Omaha Housing Authority of any changes in homeowner expenses.
- 8) The participant must notify Omaha Housing Authority of any default on mortgages secured for the purchase of the home.
- 9) The participant must notify Omaha Housing Authority at least one month before the family moves out of the home.
- 10) The participant may NOT have an interest in any other residential property while receiving assistance under the homeownership program. However, the participant may choose to sell the home and purchase another once the home is sold and may remain in the homeownership program provided that all homeowner obligations are met.
- 11) At the time of annual recertification, the participant must supply to the Omaha Housing Authority documentation that mortgage and utility payments are current and allow inspection of the home by Omaha Housing Authority or its designated party.
- 12) The participant must continue post-purchase counseling and ongoing meetings with the FSS Homeownership Manager/Specialist.

- 13) Participation in the Homeowner Club established by Omaha Housing Authority will be required. This will provide participants the opportunity to meet and share ideas with other homeowners, participate in community activities, and ensure continued support and education for the family.

Lease-to-Purchase Agreements:

Lease-to-Purchase Agreements are acceptable and the unit is considered a rental, with the tenant-based Section 8 rental rules applied. Any “homeowner premium” charged in a lease-to-purchase arrangement must be absorbed by the participants. A “homeowner premium” is defined as an increment charged for the lease-to-purchase right or money set aside every month for down payment to reduce the purchase price.

When the participant is ready to exercise the purchase under the lease-to-purchase agreement, the Section 8 Homeownership requirements apply and must be met before the purchase of the home.

Omaha Housing Authority will implement this type of agreement with its own eligible units, where federal regulations allow such arrangements. Omaha Housing Authority will also educate local landlords about the Section 8 Homeownership Program and the possibilities of utilizing this program with their properties.

Mortgage Defaults:

If the participant defaults on any loan secured for the purchase of the home, Housing Assistance Payments for homeownership will be terminated. Omaha Housing Authority may allow the participant to continue receiving assistance under the Section 8 tenant based rental program provided that the participant has conveyed title to the home to the lender or its designee and has moved from the home within the timeline established by the lender or its designee.

Recapture:

Prior to the purchase of the home, the participant must execute documentation as required by HUD that secures Omaha Housing Authority’s right to recapture Housing Assistance Payments in some circumstances upon the sale or refinancing of the home prior to the end of the ten (10) year time period.

The amount that is subject to recapture reduces in annual increments of ten percent (10%), commencing one year from the initial purchase price. The amount subject to recapture is zero (0) at the end of the ten (10) year period.

If a home is sold and sale proceeds are used by participant to purchase another home under the Section 8 Homeownership Program, Housing Assistance Payments are not subject to recapture. In addition, if a participant refinances a mortgage to receive better financing terms and no proceeds are realized, a recapture penalty is not applied.

In the event that a home is sold and the participant does not purchase another home under the Section 8 Homeownership Program, the amount of recapture is the lesser of

- 1) the amount of Housing Assistance Payments subject to recapture, or 2) the difference between the sales price and the purchase price less any capital expenditures, sales costs, amount used toward the purchase of a new home, and previous recapture amount.

If the mortgage is refinanced and the participant realizes proceeds from the refinancing, the recapture amount is the lesser of 1) the amount of Housing Assistance Payments subject to recapture, or 2) the difference between the current mortgage debt and the new mortgage debt less any costs of capital expenditures, refinancing costs, and amounts previously recaptured.

Administrative Fee:

The Omaha Housing Authority will receive the same ongoing administrative fee as in the Section 8 rental program and as outlined in Section 24 CFR 982.152(b).

Fair Housing:

In compliance with the Fair Housing Act (Title VIII of the Civil Rights Act, 1988) the Section 8 Homeownership Program will not discriminate based on race, color, national origin, sex, handicap, of familial status.